



NEWMAN FARM

PREPARING A WAY FORWARD

MASTER PLAN
JUNE, 2007

Prepared for

District of Central Saanich

By  **MASSELINK**
ENVIRONMENTAL DESIGN

"The community of Central Saanich will care for Newman Farm in a manner that honours the legacy of the Newman Family, reveals our agrarian heritage, demonstrates our values, and involves and considers our community."

- Guiding Vision

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2 EXECUTIVE SUMMARY

In July of 2003, the Newman family generously donated their 6.6-hectare farm to the District of Central Saanich for use as public parkland. The Newman Farm has a special history, having remained in family ownership as a subsistence farm without the benefit of modern conveniences for most of the 20th Century. In addition, seven of the Farm's fifteen buildings have received municipal heritage designation.

Central Saanich has taken initial steps to stabilize the buildings on site and address immediate safety and security issues. The Newman Farm Working Group, made up of a dedicated group of volunteers, has been preserving archival materials left by the family and researching the family's place in the history of the Saanich Peninsula. While the Newman Farm is not currently open to the public, Central Saanich is working on the appropriate transition of the property to public parkland. The development of a master plan is an important part of this transition process.

2.1 Master Plan Process

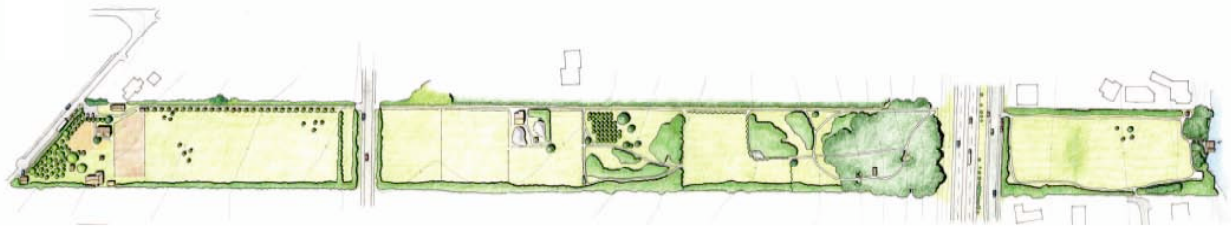
In November of 2006, Central Saanich, with the assistance of Masselink Environmental Design, began an in depth analysis and master planning process for the park. The goals established for the master plan process were:

- Determine the management direction for the Farm as public parkland;
- Establish a guiding vision and set of stewardship principles;
- Determine priorities for short-term action; and
- Identify opportunities and partnerships for assistance and support.

2.2 Public Consultation

The public was given an opportunity to provide comments through two open houses held on January 24th and April 19th, 2007, a publicly accessible website, and a static display at the District's Municipal Hall. The first open house described the master plan process, described the findings of the initial site assessment work and presented a proposed vision and management approach that would guide the development of the Master Plan. Draft recommendations of the Master Plan were presented during the second open house. During both sessions the public was encouraged to respond and provide comments. Comments received helped shape the final plan and associated recommendations, and are included in the Appendix.

Public feedback received during and after these two sessions was very supportive of the Master Plan's guiding vision and recommendations. Areas of minor dispute included beach access (for and against), the value and cost of retaining and managing the Farm and the desire for a family play area in the Lower Farm area adjacent to Lochside Drive.



2.3 Guiding Vision

"The community of Central Saanich will care for Newman Farm in a manner that honours the legacy of the Newman Family, reveals our agrarian heritage, demonstrates our values and involves and considers our community."

2.4 Central Recommendation

Manage the Park in a manner that effectively protects and expresses its agricultural heritage – that of a small, subsistence, maritime Peninsula Farm - and maintain the high stewardship standards established by the Newman family for over a century.

By accepting these limitations Central Saanich will ensure the protection and maintenance of this fragile but truly unique, ecologically complex and healthy, heritage farm.

2.5 Additional Recommendations

Bring the history of the Farm to life and demonstrate its relevance through the Farm's programs and activities.

- Maintain and reveal the Farm's cultural and historic features.
- Retain and preserve or rehabilitate all buildings with the exception of the abandoned boatbuilding shed.
- Initiate a comprehensive historical study of the Farm.
- Consider municipal heritage designation for the remaining buildings.
- Involve the community in the care and preservation or rehabilitation of the Farm's historical features.

Encourage the resumption of agricultural activities that reflect the organic and subsistence practices of the Newman family.

- Respect and embrace the limitations imposed by the Farm site and its history.
- Develop the agricultural program slowly - resources and interest permitting.
- Involve interested members of the public in the care and restoration of the Farm's agricultural features.
- Consider establishing a caretaker position that can supervise the management of the Farm's agricultural programs.

Demonstrate how farms, residential properties and regional parks can benefit from the consideration and incorporation of wild and natural ecosystems, habitats and features.

- Protect and enhance the Farm's existing ecological features.
- Avoid the establishment of utilities, recreational facilities and maintenance programs that might negatively impact the Farm's ecological attributes.
- Establish programs and activities that reveal and benefit the Farm's ecological features.

Recognize that “everything educates” and realize educational opportunities through the careful restoration, revitalization, sharing and use of the Farm’s unique values and features.

- Establish guided site tours and talks that allow visitors to develop a better understanding of the Farm and local history.
- Involve interested members of the public in the care and restoration of the Farm's historic, agricultural, and ecological features.
- Provide appropriate directional and interpretive signage.
- Host workshops and courses that connect with and reveal the Farm's core values and features.

Support park activities that are historically appropriate and enhance the Farm's unique and sensitive historic, agricultural and ecological features and values.

- Promote the establishment of facilities that support the Farm's features and values.
- Provide natural walking paths through the Central and Lower areas of the Farm.
- Provide parking along roadways located adjacent to the Farm.
- Establish directional and interpretive signage.
- Restrict beach access to Ferguson Cove due to safety and security issues.
- Where possible, use existing Farm buildings to accommodate park functions and activities.
- Establish a permanent presence on the site i.e. caretaker and residence.

Involve the interested individuals, community groups and organizations in the care and restoration of the Farm.

- Support and formalize the existing Newman Farm Working Group.
- Establish a volunteer docent program to provide guided site tours.
- Implement a Neighbourhood Park Watch program to improve site security.
- Invite local First Nations to share their knowledge and become involved in the management of the Park.

Restore the Farm carefully and slowly. Work should proceed only if there is the knowledge, community interest, and resources necessary to support it.

- Establish a permanent committee to oversee the implementation of the Master Plan.
- Practice restraint, thrift and creativity in the Farm's development and operation.
- Create a new park category that more accurately describes and maintains the Farm's historical, ecological and agricultural features.
- Address safety and security issues before opening the Farm to the public.
- Involve the community and ask for their support and participation.

Work should proceed on the development of the Park in phases provided there is the capacity (knowledge, community interest, and resources) necessary to support it.

Phase I (short term - 1-2 years)

- Establish a permanent committee to oversee the implementation of the Master Plan.
- Address structural, rot and water penetration issues for the Farm's buildings.
- Reduce liability and security concerns.
- Establish the proposed Neighbourhood Park Watch program.
- Develop and implement an interim landscape management plan.
- If resources allow, provide limited public access.
- Apply for funding and explore partnership opportunities.

Phase II (as resources permit)

- Consider parking, entrance and enhanced security measures.
- Open the Farm to the public.
- Further restore the Farm buildings and infrastructure.
- Explore the utilization of the Farm's buildings for activities and events.
- Begin to develop and implement agricultural and educational activities and programs.

2.6 Required Support

The successful restoration and management of Newman Farm will require the support from outside funding sources and partnerships with appropriate and interested community groups and organizations. A number of potential funding sources have been identified that could assist with the protection and restoration of the Farm's buildings. Central Saanich should remain open to proposals of interest from community groups and individuals interested in participating in the realization of the vision for the Newman Farm.

3 OVERVIEW

3.1 Background

The Newman Farm is a 6.6-hectare (16.3 acre) municipally owned park located within one kilometre of Saanichton Village, within the District of Central Saanich. Though a single legal parcel, the Farm is crossed by the Patricia Bay Highway, Central Saanich Road and Lochside Drive, forming three separate land areas, two of which are located within the Agricultural Land Reserve.

In July 2003 the Newman Farm was officially transferred to the District of Central Saanich for use as public parkland. Initial management measures have focused on addressing safety and security issues, the emergency stabilization of a number of the historical site structures, and the establishment of a local volunteer interest group known as the *Newman Farm Working Group*.

Currently, the majority of the Farm remains closed to the Public, with only limited access available to the eastern-most field.

The Newman Farm property offers an opportunity within the Central Saanich Park System to provide a unique community asset with an opportunity to engage people in a number of areas, including:

- Heritage
- Agriculture
- Ecology
- Education
- Recreation and park use
- Ongoing management

Many of the attributes that characterize Central Saanich, including its agricultural setting, history, ocean frontage and natural landscape, are represented on the Newman Farm property.

3.2 Project Goals

The goals for the master plan process were to:

- Determine the management direction for the Farm as public parkland;
- Establish a guiding vision and set of stewardship principles; Determine priorities for short-term action; and
- Identify opportunities and partnerships for assistance and support.

Early on in the planning process seven areas of consideration were identified. They include:

- Heritage;
- Agriculture;
- Ecology;
- Education;
- Recreation and park use;
- Community involvement; and
- Ongoing management.

The master plan process was informed by the District's Official Community Plan, the 2006 Strategic Plan, the 1999 Central Saanich Parks and Open Space Master Plan Policy Summary, and the 2001 Assessment of Public Beach Accesses within Central Saanich.

In addition, the consultant, Masselink Environmental Design, addressed goals identified by the District of Central Saanich in a manner that was cognizant of local issues and interests, would result in improved health of the Farm and local community, and would honour the memory and approach of the Newman family.

3.3 Project Guidance

Central Saanich Planning staff Bonnie McKenzie, and Bruce Greig, under the supervision of Hope Burns, provided project oversight and administration for the development of the Master Plan. This plan would have not been realized much less completed without their support and participation.

The Project Advisory Committee provided general guidance. Members included:

Councillor Alastair Bryson, District of Central Saanich
Hope V. Burns, Director of Planning and Building Services, District of Central Saanich
Joan Butler Gilbert, Newman Farm Working Group
Norm Doerksen, Parks Foreman, District of Central Saanich
Bruce Greig, Planner, District of Central Saanich
Bonnie McKenzie, Manager of Community Services, District of Central Saanich
Councillor Susan Mason, District of Central Saanich
Brian Wildman, Central Saanich Heritage Commission

Members of the Central Saanich Heritage Commission and the Newman Farm Working Group provided additional help and suggestions.

3.4 Methodology

3.4.1 Site Assessment

Numerous visits to the site were made by the consulting team during the period between October 2006 and March 2007 to collect information necessary to complete the Master Plan. During these visits all areas and aspects of the Farm were viewed in detail. In an effort to develop a better understanding of the Farm and its historic development and management, research was done on the Newman family. This included reviews of a portion of John Newman's photographic records, a review of some of the archival records held by the District, the Saanich Pioneers' Society and Saanich Historical Artifacts Society, a review of the history of Saanichton, Central Saanich and the Saanich Peninsula, and conversations with people who knew the Newmans or were familiar with their history.

During site visits, photographs and measurements were taken, and observations recorded. Site visits were often made with District staff, neighbours and interested specialists.

3.4.2 Specialized Surveys

To support the planning work the consulting team surveyed the Farm's soils and buildings during the site assessment period.

Soils

Robert Maxwell, P.Ag. conducted a soil survey of the Newman Farm. Soil mapping started on October 12th with the identification of 25 soil-sampling sites in various locations over the three portions of the farm. On November 3rd, 2006 Norm Doerkson of Central Saanich Parks dug the 25 pre-selected holes with a 30 cm diameter tractor-mounted auger. Each hole was then surveyed between November 3rd and November 12th, 2006. A soils report has been prepared as a separate accompanying document.

Buildings

Architect Dennis Moore M.A.I.B.C. and Don Campbell, of Don Campbell Renovations, conducted a detailed building inventory and analysis, starting in mid October, 2006 and ending in March, 2007.

The purpose of this study was to:

- Establish a detailed record of the existing condition of each building;
- Recommend potential approaches to the management of the existing buildings;
- Identify conservation measures for each building; and
- Suggest potential uses compatible with the heritage designation of the buildings and the Master Plan.

Comments regarding the buildings are provided in a number of areas of the document. General comments and recommendations are located within the main body of the plan with more detailed assessment, recommendations and cost information provided in Appendix A. A detailed building assessment report has been prepared as a separate, accompanying document.

Building assessments followed the procedures outlined in Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*¹.

3.4.3 Public Consultation



The general public was given an opportunity to comment on the draft Newman Farm Master Plan through two open houses held early in 2007.

The first open house was held on the evening of Wednesday, January 24th, 2007 at the Masonic Hall in Saanichton. Approximately 80 people attended the meeting to learn more about the site assessment work that had been completed in preparation for the planning process in addition to the management approach suggested by the consultants. After a slide

¹ Parks Canada. 2001. *Standards and Guidelines for the Conservation of Historic Places in Canada*. www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/nldclpc_sgchpc_e.pdf

presentation by the consulting team, participants were encouraged to share their concerns and ideas for Newman Farm either by placing comments on a large map of the park or by submitting comments via a form that was provided at the door. Over 30 responses were received.

The second open house was held on the evening of April 19, 2007 to receive comments on the draft Master Plan and its associated recommendations. A visual summary of the Plan was displayed using nine presentation boards.

Copies of the questionnaires presented at these two meetings are provided in Appendix B. Facsimiles of the visual display boards are provided in Appendix C. Summaries of completed questionnaires for each open house are provided in Appendix F.

3.5 Acknowledgements

The quality of any plan depends on the quality of participation and support received from key individuals. We were fortunate to be supported by a number of extremely knowledgeable, enthusiastic people. Without their knowledge and support this project wouldn't have been realized. They include:

Members of the Newman Farm Project Advisory Committee and Working Group
Members of the Central Saanich Heritage Commission
John Johnson, long-time neighbour of the Newman family
Lorrie Adam, volunteer with Heritage Acres
Roy Thomassen, Chief Building Inspector, District of Central Saanich
Flora Wood
Rick Schortinghuis
Niki Strutynski

In particular, we would like to thank UBC Landscape Architecture student, Niki Strutynski who, through her masters' project, provided additional photographs, information, ideas and assistance.

British Columbia Heritage Branch's Community Heritage Planning Program provided financial assistance for this project.

4 CONTEXT

The District of Central Saanich currently has over 80 hectares in 32 municipal parks including 20 nature parks, 5 neighbourhood parks, 3 community parks, and 4 children's play areas. These parks protect a variety of cultural and natural areas and provide a wide range of recreation opportunities. Newman Farm is one of the latest editions to this system.

Newman Farm is one of the last remaining original homestead properties on the Saanich Peninsula. Others like it have been lost – having either been amalgamated into larger farm properties or over time subdivided and then re-developed, effectively erasing most of their associated heritage.



While Central Saanich is still a predominantly agricultural rural community, the municipality has experienced significant growth and change, particularly during the later half of the 20th Century. Aerial photographs taken at regular intervals during this time period provide a visual record of this change in the area surrounding the Newman Farm. The most noticeable change is the removal of forest along the north side of the property and the development of the surrounding farmland along Lochside Drive. The latter occurred prior to the establishment of the Agricultural Land Reserve in 1973 and likely contributed to the decision not to include the lower portion of the farm in the ALR. The photographs also capture the development of the Patricia Bay Highway and Central Saanich Road that effectively divided the property into three separate sections.

With approximately two-thirds of its land in the ALR, Central Saanich has strong historical, cultural, and economic ties to agriculture. However, the municipality is feeling the pressure of development due to the declining economic viability of farming, a strong real estate market, a rapidly growing regional population, and increasing buyer interest in the area, which is located within commuting distance of downtown Victoria. To date Central Saanich has been able to keep development at bay. In the five years prior to March 2005, 87% of all ALR exclusions were on Vancouver Island². While in Central Saanich total exclusions have been limited to less than 1%³.

Changing land use around Newman Farm.

² Campbell, C. 2006. *Forever Farmland: Reshaping the Agricultural Land Reserve for the 21st Century*. David Suzuki Foundation. Vancouver, BC

³ Burns, H. V. 2007. *Pers. comm.*

4.1 First Nations History

It is very likely that this area was historically important to the Tsawout First Nations who hold an exclusive traditional claim to the area⁴. Newman Farm is situated less than 1 kilometre from their Saanichton Bay community (East Saanich Indian Reserve No. 2) one of the largest remaining First Nation settlement areas on the Saanich Peninsula. As noted on their website,

"It is important to mention that the people of Tsawout were not stationary at Saanichton Bay year-round, though this was our "headquarters". The Saanich people's territory includes the Saanich Peninsula, south to Mount Douglas, across to Mount Finlayson and Goldstream. In addition, the Southern Gulf Islands, reaching to Point Roberts, and San Juan Islands constituted what is the Saanich Peoples' traditional territory. The Tsawout and Saanich people's traditional territory is the lands and seas that we traditionally used throughout every season. Names were given to all places we knew, every bay, every stream, every village, every mountain, every lake, every inlet, and island has a name in our language, the SENCOTEN language. Our Language, place names, stories, history is what defines our territory and speaks to our long-standing relationship to the land and waters."⁵



The Tsawout are part of the Saanich Peoples. Prior to 1850, the Saanich occupied three main villages on the Saanich Peninsula – one of which was situated in Saanichton Bay - as well as other settlements in the Gulf Islands⁶.

Prior to the coming of Europeans in the late 18th Century it was observed that,

"At one time or another practically every sheltered bay and nook along the southeast coast of Vancouver Island, and on the small islands adjacent to it, carried a settlement of greater or less size..."⁷

Given the Farm's situation along Ferguson Cove, and evidence of First Nations use discovered during the soil survey, efforts should to be made to involve the Tsawout First

⁴ BC Ministry of Forests 2005. Asserted First Nations Traditional Territories Key Map, South Island Forest District. www.for.gov.bc.ca/dsi/First_Nations.htm

⁵ www.tsawout.ca/History/SaanichtonBay/tabid/64/Default.aspx

⁶ Suttles, W. 1951. *The Economic Life of the Coast Salish of Haro and Rosario Straits*. Doctoral dissertation, University of Washington.

⁷ Jenness, D. 1938. *The Saanich Indians of Vancouver Island*. Unpublished manuscript. Available in type in Special Collections, U.B.C., and Provincial Archives, Victoria.

Nation in the park planning and development process. This would help improve the appreciation and understanding of First Nations historic use of this area and to ensure that local their history and potential artifacts are respected and protected.

4.2 The Newman Family⁸



Allida and Nestor Newman.

Nestor (Nyman) Newman, a Finlander who had worked in Dunsmuir's coal mines, purchased the farm in rural Saanich in the 1880's. With his wife, Allida, he built a small cabin as their first home on the property. While the original cabin remains today, a larger house was built nearby in 1905, to accommodate their growing family. At this time, Nestor Newman worked as a Section Foreman for the Victoria & Sidney (V&S) Railway, which ran in front of their home, along what is now called Old V&S Road.

In April 1913 Nestor Newman died. Allida Newman was left to run the family farm and raise seven sons and two daughters. Their eldest child, George, at 15 years old assumed his father's position with the V&S Railway. True to the pioneering spirit, the Newman family was self-reliant. They grew their own fruits and vegetables, ground their own grains, and raised prize-winning jersey cattle. Fresh cream and butter they produced provided extra income for the family.

Five of the Newman children never married. George, along with younger brothers, John and Henry, spent most of their lives on the family homestead, which was actively farmed up until 1996.

John Newman was an accomplished athlete, participating in both cycling and rowing races. Over his lifetime, John designed and built twenty-seven racing shells and other small crafts. John was also a skilled photographer. As a young man in the 1920's, he began recording a variety of images. Some of his favourite subjects included cows, birds, scenery, and rural life. Over his lifetime he took over 20,000 images. This unique collection was recently gifted to the District of Central Saanich. Although yet to be catalogued, in time this collection is expected to offer valuable insight into the Farm, the Newman family and local community events, such as the Saanich Fair and early development of the district.



John Newman.

In August 1994, seven of the fifteen buildings on-site were designated as municipal heritage structures, ensuring their protection and conservation

⁸ Taken from Central Saanich website.
www.centralsaanich.ca/residents/news/Newman_Farm_Park_Master_Plan.htm

in the future. A public ceremony was held on-site in November 1994, with John, Henry and youngest brother, Lou (Reino), in attendance.

In July 2003, the Newman Farm was officially transferred to the District of Central Saanich for use as public parkland.

4.3 Farm Chronology

1892	Work on Victoria & Sidney Railway begins
1897	0.4 ha (1 acre) parcel purchased by Nestor and Allida Newman
1897	Original cabin built and 1 st child (George) born
1898	Remaining 6.8 ha (17.4 acres) acquired
1905	Main Farmhouse built
1913	Nestor Newman dies
1919	V&S Railway stops running
1952	Patricia Bay Highway completed – results in a 1.0 acre right-of-way exclusion
1965	Allida Newman dies
1971	Central Saanich Rd. completed – results in a 0.4 acre right-of-way exclusion
1994	Main Farmhouse and six outbuildings receive heritage designation
1997	John Newman dies
2000	Henry Newman dies
2003	Central Saanich receives farm as a donation
2006	Central Saanich begins the Newman Farm planning process



The Main Farmhouse.



John Newman bathing in the Original Cabin.

5 SITE DESCRIPTION



Newman Farm is located on the eastern edge of the Saanich Peninsula, 21 kilometres north of Victoria and 12 kilometres from the Swartz Bay Ferry Terminal in the District of Central Saanich. Central Saanich is approximately 41 square kilometres in area with a population just over 16,000⁹. It is considered a rural community where residents enjoy life in the countryside while being situated close to the city.

The historic farm property is currently a long, narrow tract (1000 metres long and 70 metres wide) of 6.6 hectares extending west from the waters edge at Ferguson Cove toward Mt. Newton, ending at the Old V&S Road, the former rail bed of the

Victoria – Sidney Railway. The original entrance to the farm is off Old V&S Road, within walking distance from the village of Saanichton situated in the central part of the District.

The development of Patricia Bay Highway/Lochside Drive in 1952 and Central Saanich Road in 1971 has effectively divided the farm into three separate areas. The area located east of the highway is most affected by this division likely due to the impassibility of the highway corridor at that point and the visual separation created by its distance from the Upper and Central Farm areas, forest vegetation and topography.

Approximately two thirds of the Farm - the area located between Old V&S Road and the Patricia Bay Highway - is located within the Agricultural Land Reserve (ALR) and zoned for Agriculture by the District of Central Saanich. For some unknown reason the area of the farm east of the highway and Lochside Drive was not included in the ALR and is now zoned for Residential Settlement.

5.1 Division & Access

Access to the farm and the main farmhouse and yard was originally via the V&S Rail line and later Old V&S Road at the northwest corner of the property. Given the property's one kilometre length and the development of the Canadian Northern Pacific Railway in 1917 (which later became Lochside Drive) through the eastern portion of the Farm, it is likely that there was a secondary access to the lower portion of the Farm.



Pat Bay Highway, 1952.

⁹ Burns, H. V. 2007. Pers. comm.

The division of the farm occurred at three distinct periods in the 1900's:

- 1917 CNPR divides lower portion of farm;
- 1952 - establishment of the Patricia Bay Highway further enhances this division and over time becomes uncrossable; and
- 1971 - establishment of Central Saanich Road effectively divides the upper portion of the farm^{10,11}.

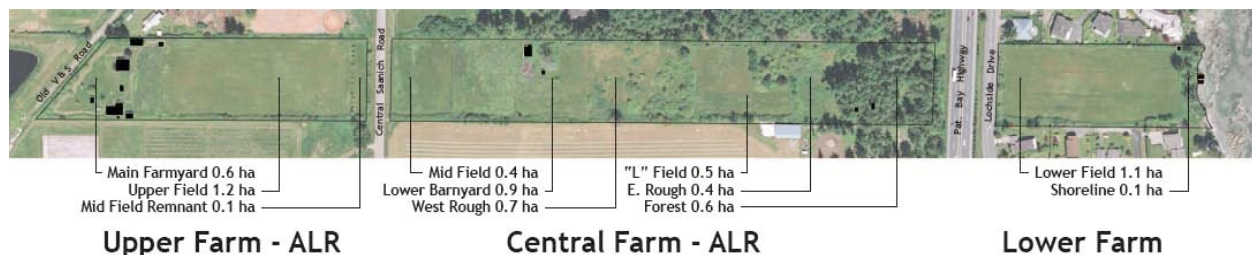
The consequence of these divisions was two-fold:

- It reduced the continuity of the Farm. This was particularly true for the lower, eastern parcel, which was effectively cut-off and detached from the portion located west of the highway thereby limiting the range of farming opportunities (particularly the grazing of livestock) and other activities (boatbuilding) that relied on the original, connected situation.
- It required additional fencing to contain livestock and protect crops and gates to provide access.

As a result of these divisions four additional access points were created all situated toward the north side of the property. They include gates on the west and east side of Central Saanich Road and a gate on the east side of Lochside Drive. A pedestrian gate was inserted into the northern property/fence line adjacent to the milking/loafing shed to provide access to and from the Johnson property to the north.

In 2001 the Lochside Regional Trail was established along the former CNPR rail bed (now Lochside Drive)¹². Use of this trail by recreational and commuter cyclists, walkers and joggers is increasing yearly and is particularly heavy during the summer months.

5.2 Farm Areas



In order to identify issues and opportunities the Farm has been divided into a number of distinct and understandable units. Each of these areas has unique or particular geographical, biophysical or development characteristics that allow them to be differentiated from each other. Table 1 provides an indication of their relative size.

The Upper Farm area, which fully encompasses two units (and a portion of a third – the Mid Field unit), is situated between Old V&S Road and Central Saanich Road. The Central Farm area located between Central Saanich Road and the Patricia Bay Highway fully encompasses five identified units and contains majority of a sixth (Mid

¹⁰ Muralt, D.E. 1992. *The Victoria and Sidney Railway: 1892-1991*. BC Railway Historical Association. Victoria, BC.

¹¹ Grant, P. 1998. *The Story of Sidney*. Porthole Press. Victoria, BC.

¹² www.crd.bc.ca/parks/lochside.htm

Field unit). The Lower Farm area found between Lochside Drive and Ferguson Cove contains two distinguishable units.

Table 1. Identified Farm areas.

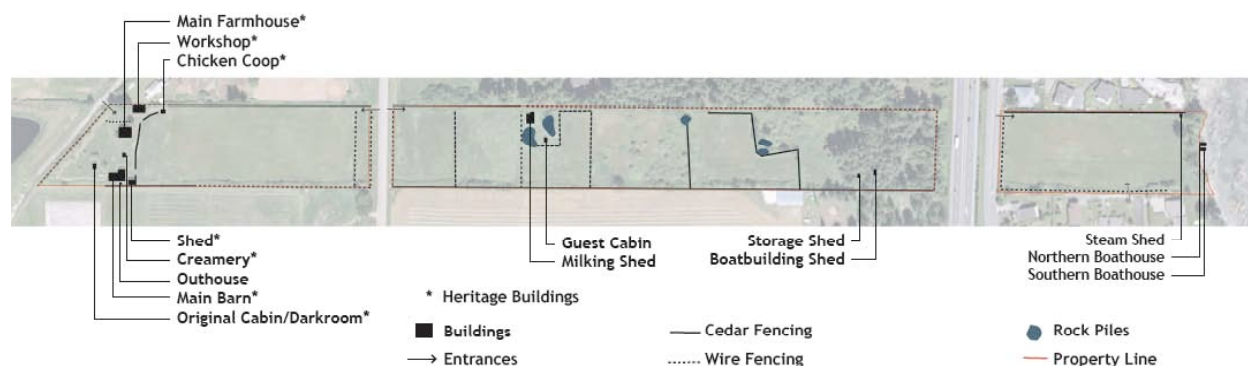
Farm Area	Area (acres)	Area (ha)
Upper Farm Area	4.7	1.9
Main Farmyard	1.5	0.6
Upper Field	3.0	1.2
Mid Field Remnant	0.2	0.1
Central Farm Area*	8.6	3.5
Central Saanich Road right-of-way	0.5	0.2
Mid Field	1.0	0.4
Lower Barnyard	2.2	0.9
West Rough	1.7	0.7
"L" Field	1.2	0.5
East Rough	1.0	0.4
Forest	1.5	0.6
Lower Farm Area*	3.0	1.2
Patricia Bay Highway/Lochside Drive right-of-way	1.0	0.4
Lower Field	2.7	1.1
Shoreline	0.3	0.1

* Area totals do not include road right-of-way areas.

Detailed descriptions of the Farm areas along with their associated features, buildings and historical use are provided in Appendix A.

5.3 Building Infrastructure

There are a total of 15 remaining buildings on Newman Farm (Table 2). These buildings embody the Newman family's approach to living, utility, reuse, and practicality. They represent the family's response to creating a basic but very well functioning infrastructure that has stood the test of time. Many of the buildings still offer the opportunity for continued use today.



The Farm's buildings came into being by several means. They were either built by the Newman's from salvaged or recycled materials, brought onto site after being used for a different purpose somewhere else or, in the case of the Main Farmhouse, bought from a supplier as a complete package, or "kit", to be erected on a previously constructed

structural base. In every case, buildings were thoughtfully and purposefully sited on the Farm to create useful and functional relationships with the land and other buildings, and to take advantage of particular views. Although the Farm infrastructure appears scattered and haphazard, there were clear and strong reasons for the selection and the placement of each building.

Table 2. Newman Farm building inventory.

Building	Building Footprint (s.f.)	Statement of Condition	Heritage Designation (✓ = Yes)
Upper Farm Area - Homestead			
Original Cabin/Darkroom	216	Fair**	✓
Main Farmhouse	844	Fair	✓
Main Barn	843	Fair	✓
Outhouse	18.5	Fair	
Shed	175	Good*	✓
Creamery	69	Fair	✓
Workshop	608	Fair	✓
Chicken Coop	98	Poor***	✓
Central Farm Area – Lower Barnyard			
Milking/Loafing Shed	388	Fair	
Guest Cabin	127	Fair	
Central Farm Area - Forest			
Boatbuilding Storage Shed	66	Fair	
Boatbuilding Shed	215	Very Poor****	
Lower Farm Area - Shoreline			
Steam Shed	76	Very Poor	
Northern Boathouse	336	Fair	
Southern Boathouse	210	Poor	

* Requires minor repairs/restoration for any potential use

** Requires some repairs/restoration for any potential use

*** Requires extensive repairs/restoration for any potential use

**** Requires very extensive repairs/restoration for any potential use

As Indicated in Table 2 the Farm's buildings are clustered in four different areas of the Farm. A majority of the Farm's buildings are grouped together on the original farm site (referred to in this document as the Homestead) located adjacent to Old V&S Road. Seven of the eight buildings in this area have been awarded heritage status by the District of Central Saanich. Included with this cluster of buildings is the oldest structure on the site - the Original Cabin, and the building exhibiting the finest construction details on the Farm - the Main Farmhouse - erected in 1905.



Creamery and Main Farmhouse.

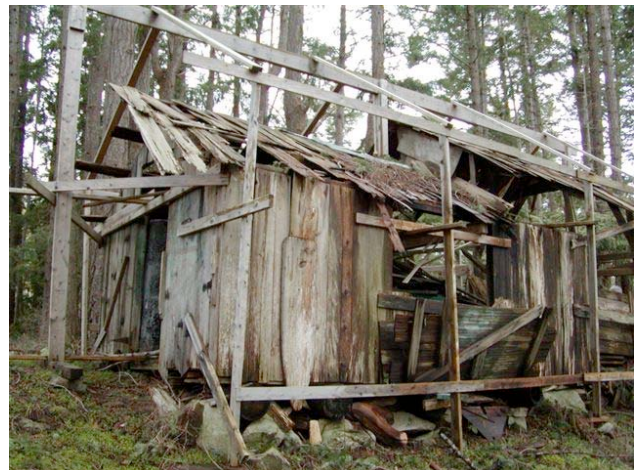
Four buildings are located in the Central Farm Area. Two of these, the Milking/Loafing Shed and the Guest Cabin are associated with the Lower Barnyard area. Due to their association with livestock, the structures in this area were actively used on a daily basis, up until the departure of the Newmans.



Milking/Loafing Shed.

The Milking/Loafing Shed and the Guest Cabin are good examples of the Newman's resourceful approach. The Guest Cabin appears to have had its origins as a logging operation cabin that was likely floated around to different locations along the coast. It was skidded into position from the eastern shoreline to serve as a sleeping place while tending to animals (possibly during calving) in the Milking/Loafing Shed, and as extra room for visitors.

The Boatbuilding and Boatbuilding Storage Sheds in the Central Farm area are located just inside the Forest close to the southern property line. These buildings are another example of recycled uses and recycled materials. The small Boatbuilding Storage Shed appears to have been brought onto the site from elsewhere. Both buildings were exclusively used for boatbuilding. There are many interesting aspects of these buildings, which demonstrate the Newman's values. For example, the re-use of a wooden ironing board for a patch of siding



Boatbuilding Shed.

The placement of these two boatbuilding structures near or at the edge of a steep slope break above the Lower Farm area was deliberate. Located at the top of this slope break they were within a reasonable distance from the Upper and Central Farm areas. Their proximity to the ocean provided a reasonable portage for completed boats. The forest may have been a source of building materials but likely was valued for its summer shade and winter storm protection. Active use of these two buildings ceased once the Patricia Bay Highway was built which effectively severed the existing portage, and eventually made it impossible to move boats directly down to Ferguson Cove.

The three remaining buildings in the Lower Farm area are situated on or near the shoreline. The two largest are boathouses, elevated on log cribbing at the waters edge. The third is a small steaming shed located at the top of the bank overlooking the cove.

Once the Highway was constructed, these shoreline buildings apparently became the hub of boat related activities. At one point there were four boathouses situated in a row along this shore, each serving as a place to build or store various types of boats.

A summary building assessment is provided in Appendix A. A detailed building assessment is provided as a separate document.



Ferguson Cove Boathouses.

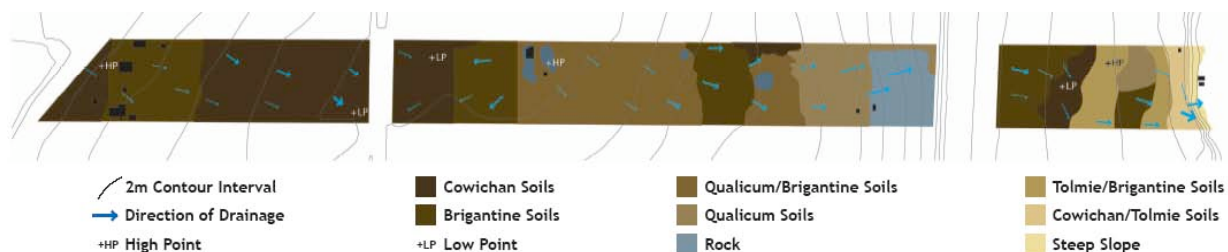
5.4 Biophysical Characteristics

5.4.1 Soils

The soils of the Farm were found to be generally stony and clayey consisting predominantly of four main types:

- Cowichan;
- Brigantine;
- Qualicum; and
- Tolmie.

The surface soils were found to be generally well-structured and rich in organic matter indicating the use of sustainable farm soil management practices by the Newman family.



The use of machinery was limited and when used was used carefully, respecting the limitations of the seasons. As far as is known with the exception perhaps in a few areas around the perimeter or adjacent to roads no areas of the Newman farm were artificially drained or ditched.

Fence locations suggest that rotational grazing and cropping was practiced. Cows were allowed access to individual pastures for a limited period before being moved. Rotation grazing reduces the possibility of overgrazing, keeps pasture grasses in a productive state, and limits soil compaction.

Upper Farm Area

The western portion of the farm, located between Old V&S Road and Central Saanich Road contains two major soil types, Cowichan clays and Brigantine gravels over clays. While the management regime practiced by the Newmans in this area is not known

exactly, the soils appear to be well cared for and in very good condition, particularly the 30+ centimetres of dark surface soils.

The very upper portion of this area immediately adjacent to Old V&S Road contains the Cowichan clayey soils, while the soils around the main farmhouse house appear to be sands and gravels over clays. The surface of this area is well structured and non-compacted, which is unusual as many farmyard areas with natural soil cover are often compacted and rutted by machinery, vehicles and animals. The soils around the buildings and home are all in a fine and healthy condition. There are no paved areas within the Main Farmyard area.

The upper portion of the field immediately south of the Chicken Coop has soils that are in good condition showing distinct structure and little evidence of compaction. The lush grass cover over this area confirms that this area was regularly gardened and improved with manure.

The mid-slope fields east and down slope from the farmyard are comprised of Cowichan soils with intermittent gravelly surfaces. The quality and health of the soils in this area also suggests a careful management and cultivation approach.

The southern portion of the upper farm area immediately along the south property line has soil with a deep black surface with fine charcoal in the matrix. The site may have been a small ancient Garry Oak meadow maintained by First Nations burning activity.

The eastern most and lowest portion of this area lying immediately adjacent to Central Saanich Road contains a Cowichan soil with a deep rich black surface. This soil is well structured and aerated. This area is fenced off from its more gravelly upslope neighbour indicating a different management approach likely due to its saturated condition from late fall to early spring.

Central Farm Area

Similar to the lower fenced area located on the west side of Central Saanich Road, the low fenced pasture area lying on the opposite side of the road contains clay-rich Cowichan soils which also are saturated in winter.

Further east the pastures surrounding the Milking/Loafing Shed were established on stony, gravelly soils with the clays at depth. The capability of these soils has been greatly increased by stone picking. The large stone piles to the south and east of the lower barn are a testament to this work. These soils support a healthy growth of perennial grass.

The stony soils found between the Shed and the Forest area have been subject to a variety of uses. The stonier portions were 'unimproved' for active farming. While they were partially picked of stones they still retain the humps and hollows resulting from the blasting of stumps. The soils supporting the small "L"-shaped field appear to be richer, less stony and have the ability to retain moisture and thus able support the growth of forage into the summer months. Three small stone piles, resulting from the development of this field, are situated around the margins, and are now hidden by thickets of shrubs.

The forested portion of the central farm area contains a rocky east-facing slope and the bedrock crest. The land in this area is largely unusable for active soil bound farming and it appears that this area was maintained in a natural condition.

Lower Farm Area

The soils in this area are in good condition. Indications of the original forest soils and their vegetation patterns still exist. The gentle hollows with winter seepage still maintain a black rich surface soil that was likely built up with the lush moisture loving vegetation. A few sites revealed fine charcoal in the surface and some fire-cracked rock, an indication of historical First Nation activity.

The steep bank leading down to the ocean appears intact and not subject to major erosion. Some slumpage has occurred at the south end of the bank due to water building up at the end of what appears to be an old plough furrow, eventually draining over the edge, saturating and eventually destabilizing the soils below. In addition some minor erosion is noticeable near the toe of the bank due to wave action. The bank is covered in vegetation and appears protected and naturally maintained.

5.4.2 Surface Hydrology

A formal hydrological study of the Farm was not conducted. However, during the assessment of the property a general understanding of the Farm's surface hydrology was developed.

Two known wells are located on the farm. The first is located near and just north of the Creamery shed. This well serviced the house throughout the year and was used to provide water to livestock during the dry summer months. Its depth is approximately 4 metres and was likely dug by hand. The second well, is located near the fence line separating Mid Field from the Lower Barnyard field area. It is a shallow hand-dug well that apparently would run dry during the dry summer months.

A major rain event occurred while conducting the soil survey providing a significant demonstration of the site's soil hydrology. On November 3rd, 2006, 25 soil pits were dug throughout the property to a depth of one metre. At the time they were dug most of the soils were very dry. Over the following week about 180 mm of rain fell. As a consequence most of the holes filled with water. The holes dug into Cowichan clayey soils in the low areas were completely full of water while those dug into Brigantine gravels over clays had water to within 25 to 50 cm from the surface. No water was visible in holes dug into Qualicum soils.



Water-filled soil pit.

This major rainfall event revealed how the Farm's soils respond to fall and winter rains. With significant rainfall most of Farm's soils quickly become saturated, some to the point of flooding. Indicators of this saturation potential were found during the soil survey. The rain event helped confirm the survey findings.

Surface water is particularly noticeable in the low field areas adjacent to Central Saanich Road with significant and persistent accumulations present along the northern property line. In flatter areas of the Upper and Lower Field areas water is present near or at the surface during the winter months.

The wet winter soil conditions and lack of existing drainage may limit the types of perennial crops that can be considered for these areas.

5.4.3 Climate

Newman Farm is located within the distinct climate zone that occurs over the southeastern lowlands of Vancouver Island, the Southern Gulf Islands and the Fraser River estuary. The climate of this area is strongly influenced by the ocean, topography and latitude. It is an area characterized by warm, dry summers and by mild, wet winters resulting in a frost-free season of greater than 200 days¹³. At the Victoria International Airport average temperatures range from a January low of 0.7 °C and an August high of 22 °C¹⁴.

Bright sunshine is a feature of this area in the spring, summer and fall months. The area receives an average of around 2086 hours of sunshine, second only to the Canadian Prairies.¹⁵

During the winter the climate is controlled by moist maritime air masses originating in the north Pacific and flowing onto Vancouver Island. This easterly flow brings frequent cyclonic storms responsible for the cloud cover and rain that dominate the area during the winter.

On average the area around Newman Farm receives 885 mm of precipitation per year. Peak precipitation occurs between November and January. Approximately 80% of the mean annual precipitation falls during the period between the beginning of October and the end of March¹⁶.

December and January are generally the two coldest months with mean daily air temperatures of 4°C. During the winter months the prolonged periods of cloud cover and cool temperatures minimize evapotranspiration, which results in a climatic moisture surplus for the period between October and April. During this period improperly drained soils quickly reach field capacity and can become saturated¹⁷.

¹³ Capital Region Profile: Physical Setting Vol.1, No.3 Spring 1996.

www.crd.bc.ca/regionalplanning/publications/capitalregionprofile/documents/physical.pdf

¹⁴ Canadian Climate Normals 1971-2000 for Victoria International Airport.

www.climate.weatheroffice.ec.gc.ca

¹⁵ Capital Region Profile: Physical Setting Vol.1, No.3 Spring 1996.

www.crd.bc.ca/regionalplanning/publications/capitalregionprofile/documents/physical.pdf

¹⁶ Canadian Climate Normals 1971-2000 for Victoria International Airport.

www.climate.weatheroffice.ec.gc.ca

¹⁷ Jungen, J.R. 1985. *Soils of Southern Vancouver Island*. Ministry of Environment, Lands and Parks Technical Report 17. Victoria, BC. sis.agr.gc.ca/cansis/publications/bc/bc44/intro.html

Summers are mild and dry. In particular, July and August are normally dominated by a high-pressure system, resulting in average monthly precipitation of 22 mm¹⁸.

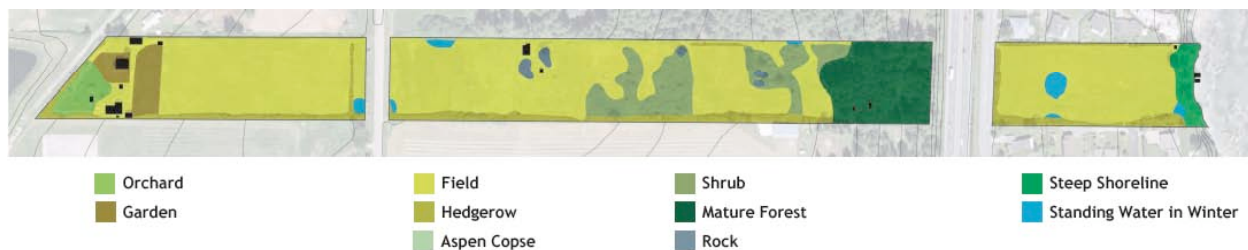
From the beginning of May to the end of September the rate of evaporation is greater than precipitation received¹⁹. This results in a climatic moisture deficit during the growing season. As a result, in an average growing season, droughty conditions will be experienced on most moderately to rapidly drained soils. Moisture stress is likely to be most evident during the driest months of July and August.

The climate in this area is in many respects similar to that of much of the Northern Mediterranean region. While the summer temperatures are somewhat lower and winter rainfall generally greater the droughtiness of the summer months is generally just as pronounced²⁰.

The relatively long frost-free period, abundant sunshine and warm summer temperatures provide a very favourable climate for a wide variety of agricultural pursuits. Low precipitation during the summer months is the major climatic limitation.

5.4.4 Ecology^{21, 22}

Newman Farm is situated in the Coastal Douglas-Fir Biogeoclimatic Zone and the Georgia Depression Ecoprovince. Douglas-fir trees are dominant and occur in sites ranging from dry, rock outcrops to moist valley bottoms. Salal and Oregon grape are common understorey plants in upland Douglas-fir forests; arbutus, Garry oak and sometimes shore pine grow alongside Douglas-fir in rock outcrops. Wild rose, ocean spray and snowberry grow well in drier forests while sword fern, salmonberry and trillium are common in moister forests.



Pasture and grazing areas were originally forestland. There are still some trees and forested areas on the farm where birch, aspen, hawthorn, Western Red Cedar, Arbutus, and Douglas-fir can be found in small forests and hedgerows. The original forest cover could have consisted of mixed stands of Douglas-fir, western hemlock, big leaf maple,

¹⁸ Canadian Climate Normals 1971-2000 for Victoria International Airport.
www.climate.weatheroffice.ec.gc.ca

¹⁹ Saanichton CDA Bio-climate Data 1971-2000.
www.cics.uvic.ca/scenarios/bcp/select.cgi?&sn=2

²⁰ Capital Region Profile: Physical Setting Vol.1, No.3 Spring 1996.
www.crd.bc.ca/regionalplanning/publications/capitalregionprofile/documents/physical.pdf

²¹ Meidinger, D. and J. Pojar. 1991. *Ecosystems of British Columbia*. Ministry of Forests Special Report Series 6. Victoria, BC.

²² Pojar, J. and A. MacKinnon. 1994. *Plants of Coastal British Columbia*. Lone Pine Publishing. Vancouver, BC.

grand fir and western flowering dogwood in wetter areas and Garry oak meadows on rocky outcrops.

Black-tailed deer are very abundant in this area. In the past other large mammals would have included cougar and Roosevelt elk. Small mammals include the Virginia opossum, marsh shrew, Trowbridge's shrew, shrew-mole, Townsend's and coast mole, Douglas' squirrel, eastern cottontail (introduced), and creeping vole.

The highest diversity of birds in BC is found in the Georgia Depression. Newman Farm contains an exceptional diversity of bird species due to the occurrence of several different habitats: remnant Douglas-fir forest, field/forest edges, wet field depressions, single large trees, abandoned old buildings, a stand of aspen trees, dense wild rose/snowberry/oceanspray/hemlock hedgerows, shrubby areas, rock piles with blackberry, and a densely vegetated sloping ocean shoreline.



Dark-eyed junco.

Reptiles that are found in this area include the western pond turtle (introduced), garter snake, and sharptail snake. Local amphibians include the Pacific giant salamander, ensatina salamander, bullfrog (introduced), red-legged frog, and green frog (introduced).

6 SITE ASSESSMENT

As a municipal park, Newman Farm presents a unique opportunity and challenge for the District of Central Saanich. The Farm is 1000 meters long and only 70 meters wide. It is located along the Lochside Regional Trail; part of an increasingly important and well utilized regional trail system. The Farm also has a valuable and historically significant connection to Ferguson Cove.

The following is a summary assessment of the critical attributes of this property conducted in an effort to help determine a direction and plan for this new park property. A detailed assessment of each Farm area is provided in Appendix D.

6.1 Heritage

Newman Farm is a rare heritage property as suggested by the following characteristics:

- Its development and management as a subsistence farm - strictly maintained by one family for the better part of a century;
- Its connection to two of the three former Peninsula railways
- Its situation on and connection to the ocean – which played a significant role in its development and management;
- The number and diverse assemblage of its farm buildings - many of whose type are no longer found on the Peninsula;
- The undisturbed condition and quality of its associated infrastructure (buildings, soils, etc.); and
- The quantity and quality of the associated records (photographic collection, written materials, oral histories, etc.).

Efforts to identify a farm with similar characteristics on Southern Vancouver Island have been unsuccessful.



Main Barn.

The agrarian heritage of this property is as significant as its heritage buildings. There is a limited understanding of the agrarian heritage and activities practiced by subsistence landholders on the Peninsula. The Newman Farm provides an unprecedented look into that life and practice. Certain remaining features provide subtle clues on how the Farm was incrementally developed and carefully managed and contributes to our understanding and appreciation of the inner workings of the small subsistence farms that were common to the

Saanich Peninsula prior to the introduction of farm mechanization and other technological farming advances after WWII. In addition, Newman Farm provides an uncommonly extended record of one family's ethic or life philosophy expressed through the development and use of their home property. A more complete understanding of the history of the property coupled with a revival and implementation of the Newmans' holistic land management approach could help reconnect the

property, which over the years has been increasingly disconnected through the establishment of the Pat Bay Highway and Central Saanich Road.

To better understand the history of the Farm, its inhabitants and its uses, the Farm should be considered as one long, narrow property extending between Old V&S Road and Ferguson Cove. The Farm's rail and sea linkages allowed the Newmans to easily connect with the surrounding region and in the case of John Newman enabled the pursuit of a number of extracurricular activities.

The need to protect the historic aspects of the Farm has been established. The extent to which the buildings are preserved and possibly reused likely will be determined by the availability of supporting funding, the type of park activities, and the extent to which the public will be allowed to access the site.

6.1.1 Built Infrastructure

The Newman Farm buildings have a number of unique and special attributes including their:

- Age and unaltered nature;
- Building/repair methods clearly demonstrate the family values;
- Range of uses;
- Large number (15); and
- General lack of connection to and incorporation of modern utilities.

While many of the buildings and fences require immediate attention to address issues of rot and water penetration, considering their age they are in remarkable condition. The fifteen remaining buildings are quite diverse in function and illustrate the varied activities that the Newman family was involved in, ranging from home life to farm work to boat building and launching and food processing and storage. Seven of the remaining fifteen buildings have been designated heritage by the District of Central Saanich. Apart from the Outhouse the remaining buildings have not been assessed for their heritage value. A statement of significance, which is required to access a number of outside funding sources and to establish heritage values and guide conservation work has not been completed for the Farm or any of its buildings.

The Farm's buildings, which are distributed in four clusters over the three Farm areas, are a visible and overarching element of the Farm. They also provide a number of interconnected points of interest for visitors.

Each Newman Farm building demonstrates a practicality of use, appropriateness of placement, and resourcefulness of materials. Buildings were made to last. If something needed fixing it is apparent that inventive, resourceful and thrifty measures such as recycling, salvaging, and "cobbling together" were taken to make things right again. The buildings also demonstrate the Newmans' "no nonsense" approach to creating and maintaining the infrastructure. This approach is an important aspect and feature of the Farm and its buildings. Every attempt should be made to continue this approach during the restoration and potential reuse of the buildings.

The greatest concentration of buildings is located in the original Homestead area alongside Old V&S Road at the west end of the Farm. Given the quality and concentration of these buildings, this area would make an attractive interpretive site that, if brought back to its original condition (including the home garden), would provide an opportunity to demonstrate how the family lived.

The two buildings located in the Central area of the Farm were associated with the livestock operation. While the small Guest Cabin is of considerable age, the Milking/Loafing Shed appears to be of a more recent vintage and is composed of a variety of materials many of which do reflect a relaxation of the thrifty standards of the Newmans (the Newman brothers were getting older when this building was erected). These buildings and the area around them are in a general state of disrepair and could pose a safety issue for unescorted visiting public.



The Guest Cabin.

Both of these buildings were important to the functioning of the Farm and in later years were central to the livestock operations. This area appears to be the best place to keep livestock during the wet winter months. If livestock are to be brought back on to the Farm the Milking/Loafing Shed could be considered for rehabilitation and reuse, the style and manner of which would have to be determined. Given the age of the building and utilitarian construction methods it is unlikely this building could be designated a heritage structure. That said, it an important element of the original Farm. Given its age and history, the Guest Cabin may qualify for heritage designation and could be preserved in place or further rehabilitated or restored to accommodate appropriate farm or park-related activities.

John Newman used the two buildings in the Forest for building boats. The Boatbuilding Shed is in extremely poor condition with much of its roof removed. Given its condition and the knowledge that this building was abandoned almost fifty years ago it could be left to rot or restored for interpretive purposes. The Boat Storage Shed is in much better condition. Like the Guest Cabin it was likely brought to this area from some other area of the Farm or the Peninsula. It could be preserved and potentially rehabilitated and reused. The boat building area provides an opportunity for interpretation and signage.

The three buildings located along Ferguson Cove are in need of immediate attention to address serious issues of rot and water penetration. All three buildings supported boat-related activities. The unusual Steam Shed provides clues about John Newman's boatbuilding techniques. The boathouses were important buildings on the Farm and are now rare examples of what was once a common Peninsula shoreline feature. Currently, access to the boathouses is precarious. If remedied these two unique buildings could become an attractive and interesting feature of the Farm. Depending on local interest, both boathouses could be further rehabilitated to allow access and

use by local boatbuilding or rowing groups. Given their importance to the Farm and their relative rarity these three buildings may warrant heritage designation and protection.

6.2 Agriculture



Saved seed found on the Farm.

Newman Farm was maintained as a small subsistence holding for the better part of a century. Agriculture was the central and defining activity around which the Farm and its buildings were developed. The agricultural heritage and potential of the Farm was later recognized with approximately 80% being placed within the Agricultural Land Reserve. The re-establishment of agricultural activities – specifically those associated with this Farm – likely will provide a more complete expression and understanding of this property, the Newman family and early pioneer families like them.

Agriculture, if resumed in the manner that it once was, will not be without its challenges, particularly if it is to meet the high standard established by the Newman family. The soils are clayey and stony, and are extremely wet in winter and very dry in summer – conditions that often result in compaction and degradation if not managed carefully. Patience, care and attention is required to take advantage of their fertility and moisture to retain abilities without compromising their health.

The Farm's forage, field and cover crops were generally maintained without the aid of irrigation. Today it is hard to imagine any farm using "no irrigation" techniques. But the addition of irrigation, while potentially allowing a greater range and productivity of field crops, would be a significant and historical departure from the type of agriculture that was practiced on this farm.

Animals – specifically poultry and dairy cows – were once an important feature of the Farm. It may be appropriate to bring animals back onto the Farm but their presence would introduce issues of animal care and safety.

Neighbours and friends remember that the Newmans devoted a significant portion of their upper and central field areas to the growing of potatoes and tomatoes. And while it would be nice to continue this historical practice, the presence of a soil parasite, the golden nematode, may prevent it from happening.

The golden nematode is a serious parasite of the *Solanaceae* family of which potatoes and tomatoes are members. Central Saanich has been under quarantine restrictions, which restrict the movement of plants, plant parts and soil from the quarantine area²³. As the Newman Farm is located entirely within the Zone C nematode area, unless tomatoes and potatoes can be consumed or processed on site, these quarantine restrictions will prevent these crops from being grown.

²³ www.qp.gov.bc.ca/statreg/reg/P/PlantProtection/253_79.htm

6.3 Ecology

There are a wide range of habitat types on the Newman Farm including shoreline, mature Douglas-fir forest, mixed scrub, and open field. The property also contains extensive hedgerow areas, which have become established along much of its long fence lines and a small copse of aspen trees. These natural areas in turn support a diversity of wildlife that could provide opportunities for bird watching, nature interpretation, and photography. They also support populations of cottontail (rabbit), and black-tailed deer, and a number of invasive plants.



Chickadee nest photographed by John Newman.

The extent and diversity of natural habitats present on the Farm demonstrate the Newmans' love and appreciation for nature.

Consequently nature likely should be kept as an important aspect of the Farm. In doing so it will provide an additional source of interest and attraction for visitors while demonstrating the value of incorporating protected wildlife habitat on farms and residential properties.

There may be opportunities to improve and even enlarge the existing natural and forested areas particularly in the East and West Rough areas. Hedgerows now hide most of the old fence lines. These could be maintained and improved to continue to provide valuable habitat, reduce the need for new fences and improve privacy for neighbouring residences.

Evidence revealed by the soil survey suggests that a number of the field areas may have once been Garry oak meadow habitat that was created and managed by First Nations burning. There may be an opportunity to consider the re-establishment of Garry oak meadow ecosystems in parts of the Upper and Lower Field areas in a manner that increases the ecological integrity of the Farm without compromising its agricultural potential.

Invasive species such as Scotch broom, Himalayan blackberry, and European hawthorn are generally limited to hedgerow areas. Some broom is present in the East Rough area. Efforts could be made to remove invasive species (especially Scotch broom), however, the blackberry and hawthorn currently provide some benefits for people and wildlife.

6.4 Education

The unique features and history of the Farm could make it an important educational resource demonstrating how the area's early farm families lived and farmed. The Newmans' resourceful approach to life, their resistance to societal change, and avoidance of modern conveniences are additional features for those interested in learning how to live and farm in a more sustainable fashion.



John Newman at dinner.

Newman Farm provides an opportunity to share the Newman's lives with the public. Through the Newman's story Central Saanich could highlight the lives of other small Peninsula farms and farmers no longer remembered.

The extent of a future educational program will likely depend on community interest and support. There have been suggestions from the public to include unprogrammed areas for play and exploration, as there are limited park areas on the Peninsula that contain a combination of "unmanicured" forest and field areas. Passive recreation and education interests could be met by allowing unstructured activities in the meadow and forested areas of the Farm.

A more comprehensive understanding of the Farm's history could be provided to the public through the establishment of a volunteer docent program, which would allow for guided site tours and interpretation. The supervisory nature of such a program may help address potential liability and security concerns. Farm visitors would benefit from the provision of directional and interpretive signage.

6.5 Recreation and Park Use

Given that Newman Farm appears to be one of the last intact examples of a small, subsistence-based, maritime heritage farm on the Peninsula and possibly the Capital Regional District, there is an increased responsibility to maintain its heritage features. Protection of these features will limit the type and extent of potential park activities. It will also likely affect the maintenance and upkeep of the Farm and its buildings.

The Newman family left the Farm to the District of Central Saanich to be utilized as a public park. Consequently, consideration of the unique and sensitive cultural, ecological and agricultural features of the Farm will have to be given to ensure their protection, appropriate treatment and use.

The District currently has no park classification that adequately captures the Farm's historic, ecological and agricultural attributes. The Community Park and Nature Park classifications do not acknowledge the agricultural or



John Newman the rower.

working landscape component of the Farm²⁴. There may be a need to establish a new park classification and associated management policies to help guide the District in their management and protection of this unique heritage farm.

6.5.1 Access and Parking

Though the Farm is located between Victoria and the Swartz Bay Ferry Terminal, with the Island's busiest highway corridor passing through it, the location of the Farm is not obvious. In addition, the Farm's entry gates are obscure and require a good knowledge of the area and local roads.

The western-most Farm entry is located off Old V&S Road. To access this gate from Saanichton or the Patricia Bay Highway is difficult but it does bring one onto the Farm through the original entrance at the original homestead area.

A more direct and central access point is located off Central Saanich Road where there is an option to access either the Upper or Central Farm areas. Access to the Lower Farm area is provided along Lochside Drive or through a small informal break in the hedgerow located at the end of Arthur Drive.

The Lochside Regional Trail passes along the Lower Farm area. Apart from the Arthur Drive entry all access points are gated as the Farm is currently closed to the public.

Currently there are no on-site dedicated parking areas. During the first open house the concerns were raised about the future placement of such facilities on the Farm. There was a suggestion that the Newman family would not have wanted the extent or productivity of any of Farm's field areas compromised by "non-productive" activities such as parking. Anecdotal evidence provided by friends and neighbours supports this opinion.

Given this, on-site parking may not be appropriate. Fortunately the Farm has three adjacent roadways that could accommodate a considerable number of parked cars. However, all three of these roadways would require upgrades in order to safely accommodate them.

6.5.2 Ocean Access

This is an important feature of the Farm. The Farm's situation on Ferguson Cove allowed the Newmans to launch and store boats, providing them with an alternative way to access the Farm and the surrounding region. It is likely that the Farm's connection to the water was as important as its former connection to the V&S Railway. Today there are very few farms remaining on the



Ferguson Cove.

²⁴ District of Central Saanich. 1991. *Central Saanich Parks and Open Space Master Plan: Summary of Policies*. 1999

Peninsula that have been able to maintain a connection to the ocean.

Access to the beach is difficult, impaired by a steep, vegetated bank that terminates at a narrow rocky beach. The stairs down to the two remaining Boathouses are rotten and unsafe and the alternate path is steep, slippery and also unsafe. The condition and accessible nature of the two old boathouses located at the base of the bank pose an additional safety and liability issue.

In 2001 an assessment of the District's beaches was conducted. This assessment indicated the possible use of an existing beach right-of-way that runs along the Lower area from the end of Arthur Drive. The conclusion of this study concluded that improvement of this possible beach access should be deferred "pending resolution of the current situation involving lands immediately to the north [Newman Farm].²⁵"

Prior to opening the Farm to the public, beach access will have to be addressed. Given the limited nature of the beach, the presence and condition of the existing Boathouses and the proximity of neighbouring properties, it is anticipated that uncontrolled public access could potentially result in the creation of a number of liability and security issues.

The historical importance and utility of the beach access to the operation of the Farm and the presence of the two locally significant and increasingly uncommon Boathouses suggests that access to the beach area be maintained. In order to address concerns about public mischief and safety it is likely that this access will have to be controlled and or limited. Fortunately, there are a number of easier, safer alternative public beach accesses located nearby (Arthur Drive, Cy Hampson, and Saanichton Bay Parks).

Currently, the historical connection between the existing Steam Shed and the two Boathouses is not readily apparent. Improvements could be made to reveal their connection and use.

6.5.3 Continuity

The continuity of the Farm and its connection to the ocean has been greatly affected by the development of a number of dissecting roadways. Of these, the uncrossable Patricia Bay Highway has the greatest impact; physically and visually separating the Lower Farm area located between Lochside Drive and Ferguson Cove from the Central and Upper Farm areas. Traffic noise associated with the highway corridor has a significant impact on the Forest and Lower Field areas of the Farm.

The Upper and Central Farm areas were created by the placement of Central Saanich Road in the early 1970s. Although impacting some of the Farm's most fertile soils, this road right-of-way is still crossable allowing for the passage of pedestrian and motorized Farm traffic.

If the Farm is to be understood by the public as one park area there will be a need to re-establish a connectivity and relationship between the three separated parcels. This

²⁵ District of Central Saanich. 2001. *Beach Access: Assessment of Public Beach Accesses with Central Saanich*.

could be accomplished through the use of common entrance signage that depicts the whole Farm, through the establishment of connecting view corridors, and the use of common and connected design elements such as gates, benches, fences that suggest continuity and enhance the overall Farm character.

6.6 Community Involvement

The Newmans' unconventional subsistence lifestyle was well known to people living on the Saanich Peninsula. Even though the Newmans did not seek public attention, their steadfast and increasingly unique commitment to a self-sufficient lifestyle, their avoidance of modern conveniences, and John's athletic and artistic pursuits brought them public recognition and appreciation. There is an opportunity to invite those captivated by the Newmans' story to more directly support the continued protection and maintenance of the Farm.

As John and Henry grew older they increasingly required assistance from their friends and neighbours. Many of these friends and neighbours continue to provide support through their participation on the Newman Farm Working Group and sharing of information and advice with District staff. Efforts could be made to further include their participation, in particular with the development of a more detailed history of the Farm and the Newman family.



Volunteers cleaning up the Boatbuilding Shed.

During the public consultation process it was apparent that a number of neighbours, located around the east end of the property, east of Lochside Drive are concerned about opening up and potential development of that Lower Farm area. It is apparent that a number of residents in this area value the Lower Farm area as community open space and are concerned that the opening up of this area could potentially impact their neighbourhood. Given their location and interest there is an opportunity to involve this local neighbourhood in the development and management of the Park.

6.7 Responsible Management

6.7.1 Safety & Security

Site safety and security are ongoing concerns. The lack of a site caretaker coupled with a high number of old, and likely very flammable buildings, scattered across a narrow 1-kilometre long site, the presence of additional fire hazards (natural habitats) in the summer, the lack of secure perimeter fencing, and the absence of fire suppression equipment greatly increase the risk and possibility of a catastrophic fire or irreparable vandalism. There is currently only one fire hydrant located on-site – near the southwest corner of the Central Farm area.



In an effort to reduce the possibility of such an incident the District has discouraged public access with signage, and by locking gates and buildings. Neighbours alert authorities about trespassers, and suspicious signs or activities. While this informal and highly affordable arrangement appears to be working, there are increasing signs of trespass around the Homestead area and the two Boathouses.

Public access will increase chances of fire and vandalism and it will also introduce issues of liability, which are heightened due to the condition of many of the buildings, fences and field areas. While safety and security issues will need to be addressed, measures should be taken to ensure that the unique features and special character of the Farm is not unduly impacted. If buildings are to be opened to the public, consideration will have to be given to the extent and subsequent effect of the required rehabilitation or restoration upgrades. The District's Chief Building Inspector has indicated that substantial utility upgrades could be avoided as long as the buildings were not used for habitation.

The lack of running water, power, sewage and telephone are defining features of Newman Farm. In order to maintain this historic aspect of the property it would be appropriate to avoid the establishment of these "modern" utilities. However, if these utilities are required for health, safety or security purposes the three rights-of-way that cross the Farm may provide locations in which to situate these improvements.

6.7.2 Proximity of Neighbours

The linear nature of the Farm increases its contact with a number of neighbouring properties. The rural Upper and Central Farm areas have only five adjacent lots, four of which have permanent residences. The Lower Farm area is located within a suburban-style neighbourhood and consequently has ten adjacent residences.



Neighbouring houses - Lower Farm area.

Given the narrowness of the property there is a possibility that surrounding land uses and activities could negatively affect the quiet and rural nature of the Farm. This is particularly noticeable toward the east end of the Farm where neighbouring effects include noise from the Patricia Bay Highway corridor and visual impacts from overlooking properties, commercial development and a cell tower.

While neighbouring activities could and do impact the Farm, as the Farm is opened to the public there is a possibility that park activities could impact adjacent neighbours. This potential is highest along the north side of the Central Farm area and the north and south sides of the Lower Farm area. Opportunities for utilizing and enhancing existing vegetative screens to buffer these properties from the potential effects of park activities are present in both situations.

7 VALUES, VISION & STEWARDSHIP

As a historic, working subsistence farm that retains much of its original character and heritage, Newman Farm is a unique park property within the District of Central Saanich and the Saanich Peninsula. Given the District's interest in protecting and potentially developing the historic, agricultural and recreational potential of this property particular attention will have to be given to the management of this park.

While ongoing management is a tremendous responsibility, particularly with the immediate improvements required to retain the park's buildings and to address the safety and security concerns, the District of Central Saanich has an opportunity to explore the development of a specific management approach and philosophy for this special property.



Allida Newman.

Newman Farm could provide the District with an opportunity to demonstrate and promote its core values as well as its vision for agriculture and sustainability to a broader community. In addition, there is a possibility of creating a publicly accessible site that illustrates the history of the Saanich Peninsula and the value of its remaining farmland and farm families. With the involvement of the local community Central Saanich could explore and demonstrate a unique approach to the integration, use, and ultimately protection of local history, sustainable agriculture education and recreation. Success will require a holistic approach that is based on the core values and desired vision of the District of Central Saanich.

7.1 Identification of Core Values

Our approach in developing management plans for agricultural properties is first to determine the underlying core values of the agency responsible for the ongoing management of the property. Once these core values are established, a vision and corresponding management approach that supports and expresses these values can then be developed and articulated. We believe that this value-based approach offers the best opportunity for the long-term success and viability of the prescribed program.

Newman Farm is an interesting case because there are primarily two sets of values that need to be considered: the Newman family that farmed the property for nearly a century; and the District of Central Saanich that received the property from the Newman family in 2003. Fortunately there appears to be significant compatibility between the two sets of values.

The Newman Family

The Newman family lived in a way that could be considered austere: a life geared to providing for their needs as much as possible from their land relying on their own efforts. Resourcefulness and resolve characterized the Newmans' approach to life. They were

not extravagant in their tastes. They lived their lives according to and within their means – growing most of their own food and managing the Farm in a way that minimized the purchase of off-farm inputs. Apparently they were interested in organic growing techniques as far back as the 1940's - long before it become fashionable²⁶.

Their interest in personal health and fitness carried over to the Farm. While two-thirds of the Farm is located within the Agricultural Land Reserve it contains stony, clayey soils that are not easily cultivated. Much work is required to make them productive. However, over time with care, attention, commitment and hard work these soils can be improved considerably. The Newman family accomplished this by:

- Using careful ploughing and cultivation techniques;
- Removing vast quantities of stones over time; and by
- Improving fertility with pasture rotations, green manures, and appropriate numbers and breeds of animals.

The current health and fertility of the Farm's soils is evidence of their careful stewardship of the Farm.

The Newmans' practices suggest a number of central values:

- Simplicity and Thrift – They lived simply, within their means making the most of what little they had.
- Discipline – Subsistence-based household economies require a great deal of personal discipline. The fact that the Newman family lived their lives on the Farm in this manner for nearly a century during times of increasing prosperity suggests an uncommon level of discipline and commitment.
- Discernment – The Newman family did not blindly follow society. They evaluated the costs and benefits of new approaches and technologies - often choosing to do without.
- Affinity (or at least an awareness and concern) for nature – John's photographic subjects and the manner in which the family managed the Farm attest to their appreciation of the natural world.
- Responsibility – The family demonstrated this in the commitment to each other and to the Farm.
- Utility – They were not overly concerned about outward appearances.
- Health – John's extracurricular activities and organic management of the Farm and condition of the Farm's soils suggest an interest in health.
- Fidelity – The family was committed to the Farm and its ongoing maintenance.
- Community – Even though the family kept to themselves they relied on neighbours and the community to purchase their milk and other farm products. By all accounts they were good neighbours and as they got older their need for assistance and support from the community increased.
- Generosity – The gift of the farm and a sizable donation for the construction of the Newman Boathouse at Heritage Acres demonstrate a remarkable capacity for giving. Due to the economic constraints determined by their subsistence lifestyle they likely were not able to demonstrate this value to a great degree while they were alive.

²⁶ Johnson, J. 2007. *Pers. comm.*

By exercising these values in the daily management and development of their Farm they were able to achieve a certain amount of independence from society – by reducing their wants, taking responsibility for as many of their needs as possible as a family more time could be spent attending to their own particular interests.

District of Central Saanich

For the purposes of this planning exercise we have identified a number of core values for the District from two key policy documents: the 2006 Strategic Plan, and the 1999 Official Community Plan.

In June 2001 the District of Central Saanich completed its first overarching Strategic Plan in an effort to unify all other corporate planning documents and guide the ongoing planning processes as well as the activities and decision-making for staff, Council and various committees and task forces. The plan is updated yearly. The version referred to during this planning process was completed in February 2006.



The strategic vision for the District of Central Saanich is:

“To provide fair, responsive and effective leadership and services in support of a legacy of:

- *Strong community ties;*
- *Managed growth;*
- *Healthy business and agriculture;*
- *Responsible stewardship of our environment;*
- *Solid infrastructure; and*
- *A safe, healthy place to live and work.²⁷”*



In 1999 the District's OCP review process established a long-term vision and fundamental philosophy which is,

“To retain, protect and enhance the current rural-small village character of Central Saanich, its agricultural land base and environmentally sensitive areas while allowing for modest, gradual, low-impact growth within existing Residential-Settlement areas. ...to encourage more [residents] to work locally, reducing single occupancy vehicle travel and building a more “complete” community.²⁸”

The Plan identifies a number of fundamental principles that include:

²⁷ www.centralsaanich.ca/__shared/assets/Strategic_Plan_20061121.pdf?method=1

²⁸ www.centralsaanich.ca/__shared/assets/OCP_Bylaw_1303_Consolidated1207.pdf?method=1

- Support agriculture
- Maintain rural character
- Use land wisely
- Manage growth carefully
- Support economic development
- Facilitate community building
- Protect shoreline and the marine environment
- Protect and enhance the environment
- Protect water quality and quantity
- Protect diverse heritage
- Responds to changing social needs
- Support community involvement
- Maintain open communications

This explicit approach provides an indication of the values that are important to the District as it conducts its daily affairs.

Because Newman Farm is such a unique site with a locally recognized family history any activities undertaken or anticipated should honour the Newman family's approach to life and farming while promoting the District of Central Saanich's philosophy and fundamental principles.

These shared values provide a solid foundation for the development of a vision for the Farm – one that will help guide its creation and ongoing management. A strong, connected, understood and supported vision that expresses these core values is critical to the future direction and development of the Farm.

7.2 Guiding Vision



A vision provides a framework or common understanding to guide future decision-making. The development of a guiding vision is informed by the associated characteristics and cultural history of the site and benefits greatly from input and support received from the local community. In this situation, the Farm, our understanding of the Newman family, the local community and the District of Central Saanich – in particular their values and long-term interests, inform the development of a guiding statement.

Based on the site, its history and discussions with members of the local community and people associated with the District of Central Saanich the following guiding vision has been developed.

“The community of Central Saanich will care for Newman Farm in a manner that honours the legacy of the Newman Family, reveals our agrarian heritage, demonstrates our values and involves and considers our community.”

7.3 Stewardship Principles

To help identify and guide potential park activities it is useful to establish a set of operational or stewardship principles that further describe and therefore support the guiding vision statement.

Given our understanding of the Newman family's approach to life, their future desire to see their Farm protected and developed as a park, and the District's explicit land management philosophy, it was possible to identify a number of specific stewardship principles that have been helpful in guiding and assessing site activities and proposed developments for other organizations. They include the following:

Nothing does one thing

Often described as multifunctionality the implementation of this important ecological principle helps increase the resiliency of a system by providing supportive connections, elements and backups. Given the costs and risks associated with establishing a new park all programs and activities should connect, reinforce and support one other.



Everything educates

The District has identified education as an important element of the Farm. There is a real opportunity to physically demonstrate the District's values and principles as articulated in their policy documents. Consequently, all aspects of the Farm should be designed to maximize the opportunity for education through demonstration and instruction.

Nature as model and mentor

Natural systems embody the principles of sustainability. While conventional agricultural and land management approaches often highlight the struggle and conflict that exists between natural and human-influenced systems, ecological approaches often demonstrate the health, productivity and community acceptability benefits that natural systems can provide. The management of Newman Farm should be informed by an ecological approach.

Work with Nature

This flows from the previous principle. There is an opportunity to manage the Newman Farm in a manner that better considers, incorporates and enhances on-farm and adjacent natural systems.

Use current solar income

Energy use is a growing societal concern and one that deserves much more focused attention. Just as natural systems are 'powered' by solar energy, sustainable agricultural systems require sunlight to produce crops. The operation of the Farm and its associated programs should try to take a zero emissions approach, deriving as much of their energy as possible from sunlight that falls on the Farm.

Waste equals food

The principle of no waste is a challenge but is one that is demonstrated by healthy ecological systems. The challenge is to manage Newman Farm as a whole system

where the waste or products from one process or program becomes the food for another.

Respect diversity

There is a growing appreciation that the health and resiliency of natural systems depends on the diversity of its components. Whether it is diversity of opinion, diverse programs, people or participants, Newman Farm, the local community and ultimately the District of Central Saanich would benefit ecologically, economically and socially from such an approach.



Emphasize health and wholeness

All activities and programs related to Newman Farm should contribute to the health of those people, organizations, neighbourhood and community with which it connects. Today, many of our endeavours result in unexpected ugly and health diminishing consequences. The challenge for our society is to encourage behaviour that results in health and wholeness. We need more demonstrations of this kind of integrity.



George Newman moving what appears to be the Boatbuilding Storage Shed.

Respect the past, consider the present, look to the future

Newman Farm's history is significant and has resulted in the creation of a unique and healthy subsistence farm system. There is a real opportunity for learning – particularly in the area of sustainable farm management and design.

Involve community

All aspects of Newman Farm should include the community. It is obvious that the local community warmly remembers the Newman family and values the Farm. All opportunities should be made to invite and encourage their participation in its revival.

8 RECOMMENDATIONS

The author and farmer, Wendell Berry, provides an excellent summation of the inherent and often overlooked values of heritage farm properties like Newman Farm,

“[The farm] is a never-ending effort of fitting together many diverse things... It must be a pattern on the ground and in the mind. It must be at once ecological, agricultural, economic, familial, and neighbourly. It must be inclusive enough, complex enough, coherent, intelligible, and durable. It must have within its limits the completeness of an organism or an ecosystem, or of any other good work of art.”²⁹

Newman Farm is an example of this level of attention and detail. As such it provides an outstanding local example of stewardship and husbandry. Efforts should be made to protect and retain both its built and un-built farm features. Newman Farm should be managed as a historic farm with sensitive and unique agro-ecological features.

The sensitivity of these features requires the adoption of protective and restorative measures. While these measures will necessarily limit the extent and accessibility of the site they will ensure the continuation and increased appreciation of a unique heritage farm.

Consequently the central recommendation of the Master Plan is to:

Manage the Park in a manner that effectively protects and expresses its agricultural heritage – that of a small, subsistence, maritime Peninsula Farm - and maintain the high stewardship standards established by the Newman family for over a century.

By accepting these limitations Central Saanich will ensure the protection and maintenance of this fragile but truly unique, ecologically complex and healthy, heritage farm.

8.1 Heritage

Newman Farm has a unique and important history. The Farm remained in one family's ownership and was maintained as a subsistence farm without the benefit of modern conveniences like indoor plumbing, running water or electricity for over 100 years. The Newmans' discerning, uncompromising approach to life and work coupled with their commitment to it as a family home protected the Farm and allowed it to remain largely intact and unchanged.



²⁹ Berry, W. 2005. *Renewing Husbandry*.

Newman Farm now provides the community with an opportunity to understand and appreciate both the Newman family and the lives of many turn-of-the-century pioneer Peninsula farm families. The Newmans' approach to life, which some suggest is the key to our society becoming more sustainable, is perhaps their most valuable legacy. Central Saanich has an opportunity to continue and share this legacy with the larger community.

The District will be required to limit the range of park activities and uses in order to ensure the protection the Farm's unique heritage, its sensitive soils, subtle remaining signs and indications left by the Newmans, and its ecological features. The challenge will be to establish a management approach that maintains the unique and special qualities of the Farm while resisting requests to accommodate additional and potentially conflicting or unsupportive needs.

Recommended Approach

Bring the history of the Farm to life and demonstrate its relevance through the Farm's programs and activities.

- Maintain and reveal the Farm's cultural and historic features.
- Preserve as many of the remaining buildings as feasible.
- Initiate a comprehensive historical study of the Farm.
- Consider municipal heritage designation for the remaining buildings.
- Involve the community in the care and preservation or rehabilitation of the Farm's historical features.

8.2 Agriculture



Cows grazing in a field of clover on Newman Farm.

Agriculture was a central and defining activity around which the Farm and its buildings were organized and developed. For over a century the Newmans practiced a type of subsistence farming that was organic in nature, involved little or no irrigation, improved the health of the Farm's stony soils, and allowed for the integration and protection of nature.

The Newmans likely were able to practice sustainable farming techniques because they were not entirely reliant on the Farm for income. The family lived within their means and extended this approach to their farming practices. They farmed with limited inputs such

as imported fertilizers and irrigation. Mechanical cultivation was used sparingly, seeds were saved and off-farm forage and feed inputs were limited.

The Newman's approach to farming captured by the old farm saying, "feed the farm first and then share the excess," should define the Farm's future agricultural program. This will require a commitment to the principles of sustainable farm management, which involve the ongoing assessment of proposed, and existing farm practices and

interlinking these activities. For example, if livestock are to be considered as a component of the Farm, the ability of the Farm to provide for their daily needs (food, water and housing) should be determined. In addition, the service(s) they would provide would also have to be identified and assessed. This prior assessment would help avoid activities that do not positively contribute to the sustained health and longevity of the Farm.

Today, two-thirds of the Farm is located within the Agricultural Land Reserve. The re-establishment of the Farm's agricultural activities and management approach would provide a more complete expression and understanding of the Farm, the Newman family and early pioneer families like them. It also provides the District with a unique opportunity to underscore the importance of farming to Central Saanich and society in general and respond to growing public interest in local food production, and sustainable farm practices.

To farm without irrigation, with minimal inputs, in a subsistence manner will limit the type and extent of agricultural practices. However, to do otherwise would greatly compromise the integrity of this historic farm. An authentic agricultural approach, though difficult, would provide a unique and important demonstration of the Farm's history and the lost art of subsistence farming.

Recommended Approach

Encourage the resumption of agricultural activities that reflect the organic and subsistence practices of the Newman family.

- Respect and embrace the limitations imposed by the Farm site and its history.
- Develop the agricultural program slowly - resources and interest permitting.
- Involve interested members of the public in the care and restoration of the Farm's agricultural features.
- Consider establishing a caretaker position that can supervise the management of the Farm's agricultural programs.

8.3 Ecology

Newman Farm encompasses a wide range of habitat types including shoreline, mature Douglas-fir forest, mixed scrub, open field and extensive hedgerows. This diversity of natural areas in turn supports a wide diversity of wildlife. The amount and extent of natural habitat found on the Farm, the presence of numerous bird houses, the number of nature photographs taken on the Farm by John Newman, and stories remembered by friends and neighbours indicate that nature was important to the Newman family and a valued part of the Farm.

Given the mandate and philosophy of the District of Central Saanich, Newman Farm should be managed in a manner that promotes ecological health and is informed by the ecological farm management approach established by the



Newmans.

The successful integration of nature on Newman Farm and subsequent benefit and value of biodiversity and natural habitats are features that could be showcased. Newman Farm could act as a living demonstration of how property owners can support the environment in small and subtle ways.

Recommended Approach

Demonstrate how farms, residential properties and regional parks can benefit from the consideration and incorporation of wild and natural ecosystems, habitats and features.

- Protect and enhance the Farm's existing ecological features.
- Avoid the establishment of utilities, recreational facilities and maintenance programs that might negatively impact the Farm's ecological attributes.
- Establish programs and activities that reveal and benefit the Farm's ecological features.
- Implement the recommended stewardship principles.

8.4 Education



Dated fencepost.

"If we are to have an accurate picture of the world, even in its present diseased condition, we must interpose between the unused landscape and the misused landscape a landscape that humans have used well."³⁰

Ecologically managed parks and mixed, subsistence farms can provide a wide range of implicit and explicit learning opportunities on how humans can interact and work in a healthy and productive way with nature.

Newman Farm's historic, ecological and agricultural features provide an exceptional range of educational opportunities. The Farm provides an incredible opportunity to appreciate the region's early farm families. Through careful development and management, it could become a living example of sustainable land management practices and a living demonstration of Central Saanich's environmental values.

Recommended Approach

Recognize that "everything educates" and realize educational opportunities through the careful restoration, revitalization, sharing and use of the Farm's unique values and features.

³⁰ Orr, D.W. Transformation or Irrelevance: The Challenge of Academic Planning for Environmental Education in the 21st Century. Naaee.org/publications/symposium98.pdf.

- Establish guided site tours and talks that allow visitors to develop a better understanding of the Farm and local history.
- Involve interested members of the public in the care and restoration of the Farm's historic, agricultural, and ecological features.
- Provide appropriate directional and interpretive signage.
- Host workshops and courses that connect to and reveal the Farm's core values and features.

8.5 Recreation and Park Use

The Newman family left their farm to the District of Central Saanich to be managed in perpetuity as a park. They felt that the Farm should be protected and shared with the larger community.

Given that the Newmans' lives were so connected to and described by the Farm, it may be beneficial to have their former on-farm activities and pursuits guide future park uses. Potential activities could include:

- Subsistence-focused agricultural activities and demonstrations;
- Boat building;
- Restoration work on buildings, fences, etc.;
- Natural history;
- Passive recreation (unstructured play and exploration of the fields and forest, walking, tours of the Farm, picnicking, viewing/appreciating nature);
- Photography and artistic pursuits; and
- Associated community events or gatherings



Bird watching near the Forest area.

These activities would beneficially complement the existing features to the Farm. They could also be structured to utilize and improve existing buildings and facilities.

Recommended Approach

Support activities that are historically appropriate and enhance the Farm's unique and sensitive historic, agricultural and ecological features and values.

- Promote the establishment of facilities that support the Farm's features and values.
- Provide natural walking paths through the Central and Lower areas of the Farm.
- Provide parking along Old V&S and Central Saanich Roads, and Lochside Drive.
- Provide parking along roadways located adjacent to the Farm.
- Establish directional and interpretive signage.
- Restrict beach access to Ferguson Cove due to safety and security issues.
- Where possible, use existing Farm buildings to accommodate park functions and activities.
- Establish a permanent presence on the site i.e. caretaker and residence.

8.6 Community Involvement



For the better part of a century neighbours and the local community have helped support the Newman family and their Farm. Today that support continues through the help of interested community members and neighbours participating through the Newman Farm Working Group who are assisting Central Saanich with the preservation of the Farm and family's history.

The protection and management of the Farm in perpetuity while effectively honouring and sharing the history and values of the Newman family will largely depend on the continued interest and involvement of the community.

Volunteer identifying fruit trees.

Recommended Approach

Involve the interested individuals, community groups and organizations in the care and restoration of the Farm.

- Support and formalize the existing Newman Farm Working Group.
- Establish a volunteer docent program to provide guided site tours.
- Implement a Neighbourhood Park Watch program to improve site security.
- Invite the local First Nation community to share their knowledge and become involved in the management of the Park.

8.7 Responsible Management

Newman Farm should be managed in a way that is fiscally responsible and in a manner in keeping with values and principles of Central Saanich and the Newman family. The District cannot afford to manage Newman Farm in a way that deviates from the approach maintained by the Newman family for over a century. The Farm was carefully managed, utilizing local resources in a restrained and respectful manner. Today, this is referred to as an ecological or holistic management approach. Such an approach will require careful planning, and community participation and support.

The Newman Farm offers an opportunity to develop an economic and community supported management model that could be more broadly applied to conserve other threatened agricultural properties.



Ironing board used as a patch on the Boatbuilding Shed.

Recommended Approach

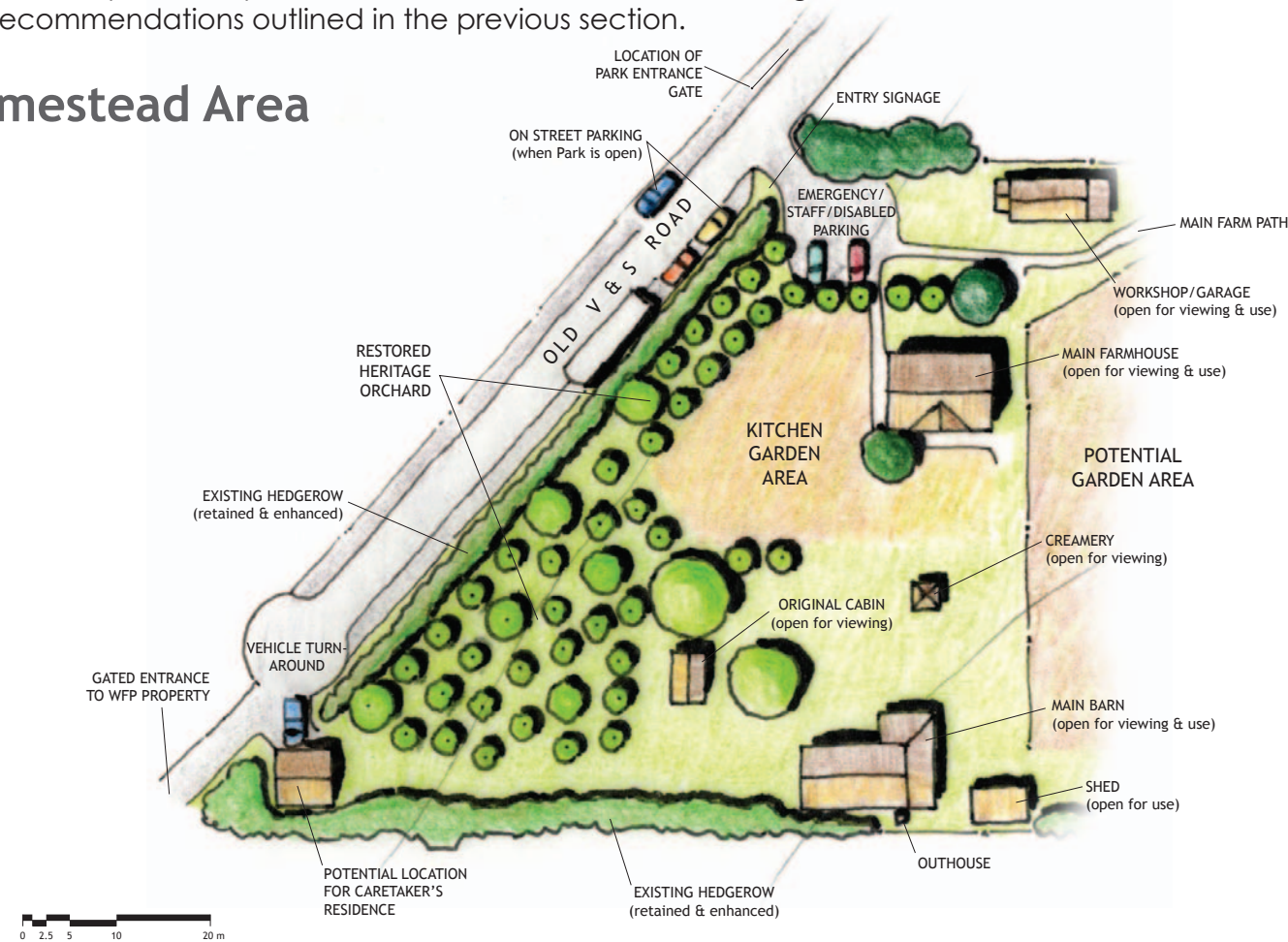
Restore the Farm carefully and slowly. Work should proceed only if there is the knowledge, community interest, and resources necessary to support it.

- Establish a permanent committee to oversee the implementation of the Master Plan.
- Practice restraint, thrift and creativity in the Farm's development and operation.
- Create a new park category that more accurately describes and maintains the Farm's historical, ecological and agricultural features.
- Address safety and security issues before opening the Farm to the public.
- Involve the community and ask for their support and participation.

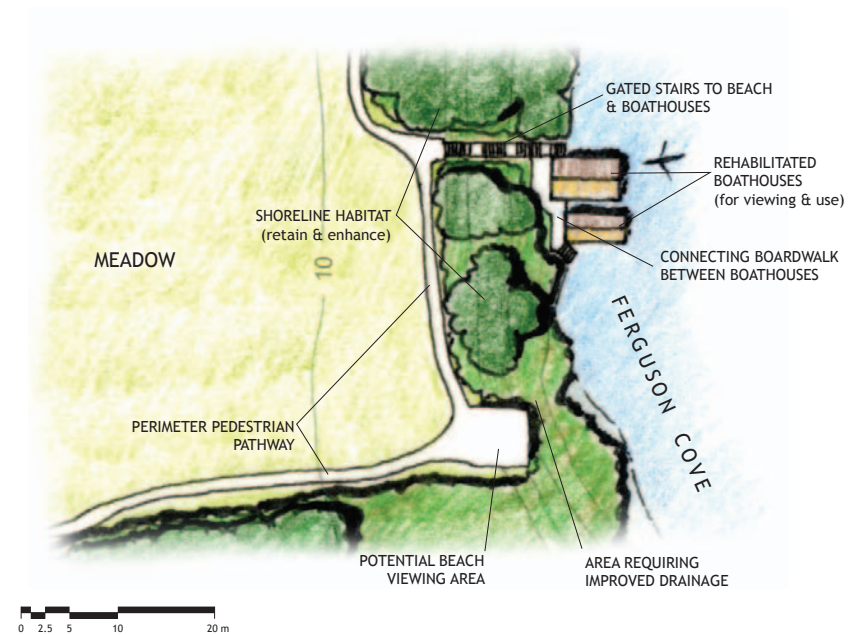
9 LAND USE & MANAGEMENT

The following section provides specific direction on land use and management that supports the recommendations outlined in the previous section.

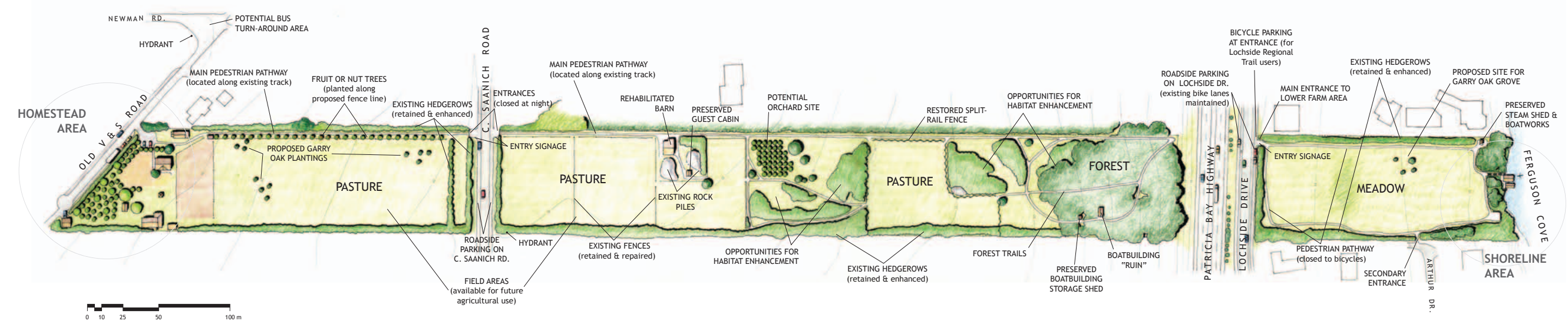
Homestead Area



Shoreline Area



Newman Farm



9.1 Heritage

9.1.1 Buildings and Facilities³¹

The Newman Farm buildings are an important part of the heritage of the property and provide a valuable record of the Farm's activities and management. It is recommended that the park be preserved and managed as an operating heritage farm. In keeping with this recommendation, the buildings, with one exception, are in a condition, which allows for a "preservation" approach, as defined by Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*.

The *Standards and Guidelines* document identifies three directions that can be taken when dealing with historically significant buildings: preservation; rehabilitation; and restoration. The applicability of each is described in detail in the *Standards and Guidelines* but basically, restoration is applicable when buildings have been altered over the years and major work is required to "reveal" and "recover" the detail and overall character of the building's original state. Secondly, a rehabilitation approach is taken for a "new or contemporary use", and "is achieved through repairs, alterations, and/or additions" while still respecting the historical significance of the building. Thirdly, preservation of buildings "involves protecting, maintaining and stabilizing the existing form, material and integrity" for a "continued use". Consequently, with the exception of the Boatbuilding Shed, which requires restoration, a preservation approach is most applicable to the Newman Farm buildings (Table 3).

Table 3. Recommended conservation approach for each Farm building.

Building	Recommended Course of Action	Heritage Designation
Upper Farm Area		
Original Cabin/Darkroom	Preservation	Designated
Main Farmhouse	Preservation	Designated
Main Barn	Preservation	Designated
Outhouse	Preservation	
Shed	Preservation	Designated
Creamery	Preservation	Designated
Workshop	Preservation	Designated
Chicken Coop	Preservation	Designated
Central Farm Area		
Milking/Loafing Shed	Preservation	
Guest Cabin	Preservation	Recommended
Boatbuilding Storage Shed	Preservation	Recommended
Boatbuilding Shed	Restoration	
Lower Farm Area		
Steam Shed	Preservation	Recommended
Northern Boathouse	Preservation	Recommended
Southern Boathouse	Preservation	Recommended

³¹ Parks Canada. 2001. *Standards and Guidelines for the Conservation of Historic Places in Canada*. www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/nldclpc_sgchpc_e.pdf

According to the *Standards and Guidelines*, there are three issues to consider when adopting a preservation approach.

1. The building's "materials, features and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement". With good construction practise, careful repair and maintenance, and with the incorporation of historically correct building products, all of the buildings of Newman Farm can largely be maintained and preserved as they are.
2. That "depiction during a particular period in its history is not appropriate" for the building. In this case, given that all the buildings have shown, to more or less extent, improvisation and recycling of building materials over the years and even though the buildings generally reflect the character of the original time period in which they were built, it is this very nature of being patched and cobbled together over the years that makes it inappropriate to "restore" the building to a particular or original time period.
3. "A continuing or new use does not require extensive alterations or additions". Given the recommended continuation of historically similar farm activities, none of the Farm's buildings should require additions or alterations as none are intended for a wholly new purpose. A preservation approach requires that structures be repaired and maintained with historically matching building products.

A preservation approach does not rule out general upkeep, replacement of building parts, or altering grade or site conditions, as long as the "historic value" of the buildings is not compromised.

In keeping with the preservation approach all buildings should remain unconnected from modern utilities such as indoor plumbing, hydro, telephone and cable. Following the construction and upkeep methods of the Newmans, local recycled or scavenged building materials should be used, particularly on more utilitarian farm and boat buildings. Those involved with the repair and upkeep of the buildings and farm infrastructure should be encouraged to consider Ferguson Cove as a potential source of materials. By utilizing materials salvaged from the beach an important aspect and function of the Farm would be restored.



Assessing the Main Farmhouse.



The Boatbuilding Shed.

The one exception to this approach on the Farm is the Boatbuilding Shed which given its current condition will require greater repairs. As already discussed, there are potentially two approaches to this building – either to let it become a ruin and in that way become part of the story of this site, or to restore the building to its original state. If a restoration approach is adopted, this requires a total re-build of the building, to "represent" this building as it once was. Currently, there is insufficient structure that can be salvaged on which to build a solid and safe building. Given the likely availability of existing photographic and oral

records, coupled with existing site evidence it should not be too difficult to rebuild this structure. However, it must be recognized the resulting building will be a replica and not a preserved structure. The process for doing this is described in detail in the *Standards and Guidelines* document.

In addition to following a preservation approach it is recommended that heritage designation be considered for most of the remaining Farm buildings and that a Statement of Significance as described in the *Standards and Guidelines* document be prepared for the Farm.

A detailed building survey, prioritized course of protection, suggested conservation approach, and associated budget estimate is provided in an accompanying document. A summary of the proposed protection priorities, phasing and estimated budget can be found in the implementation section.

9.1.2 Fence Lines & Hedgerows

Fence lines should be maintained, as they are defining heritage features of the Farm.

Work should be done to repair internal wire fences in the Upper and Central Farm areas in order to reduce potential liability issues.

Existing hedgerows located along property lines, and overtaking a number of the internal fence lines, should be retained. They provide a natural and effective visual screen and physical barrier that buffers the Farm from outside influences, provide wildlife habitat, are beautiful, and in the future, could contain livestock.



Typical hedgerow.

Fencing that has been overtaken by hedgerows should not be replaced, as replacement would disturb the hedgerow. Openings where shrubs have failed to become established could be re-planted with appropriate hedgerow species and temporarily protected with fencing.

Property owners, such as those adjacent to the Lower Farm area, currently pruning areas of hedgerow should be asked to stop. It may be beneficial to widen the surrounding hedgerows in these areas to discourage neighbourly trimming and create a greater buffer between the Farm and surrounding residences. In addition, the establishment of a hedgerow between the northern property line and the access road in the Central Farm area would help screen out the modern deer fence and adjacent residences.



A regular maintenance protocol and schedule should be established to maintain the health and utility of the Farm's hedgerows.

Double-post split rail fencing is a common feature throughout the Farm. Much of this is succumbing to rot or hedgerows. A fairly well preserved section remains along the property line near the northwest corner of the Central Farm area. It may be useful to gradually re-introduce this type of fencing throughout the property particularly in areas of high visibility such as along Central Saanich Road and Lochside Drive, parts of the Main Farmyard, Upper Field, Mid Field and Lower Farmyard areas. Such an approach would:

- Alleviate safety concerns associated with the old wire fencing;
- Restore part of the original character of the Farm; and
- Provide a strong visual element that would help tie all three parts of the Farm together.

While there would be a cost to the re-establishment of this type and standard of fencing, cost could be kept manageable through an extended or continuous building process supported by volunteer help. A protracted building process would be more cost effective as it would provide the time necessary to locate donated, recycled, and scavenged materials.



9.1.3 Farm Features

The Farm contains a number of special features (dated fence posts, rock and fence post piles, a scrap heap) that should be protected and revealed. With the Farm closed to the public these features are afforded a degree of protection. When it is eventually opened to the public the risk of tampering and vandalism will increase, as will the potential for liability.

Consideration should be given as to how Central Saanich can effectively and affordably protect and showcase these interesting features without unduly affecting them and their character.

In order to develop appropriate management measures it may be useful to conduct a more detailed assessment of these features before the park is opened to the public.

9.2 Agriculture

As previously recommended the agricultural potential of the Farm should be maintained. In support of the Farm's agricultural heritage any proposed agricultural activities should:

- Require little or no water;
- Employ organic methods;
- Encourage nutrient cycling; and
- Limit off-farm inputs.

Agricultural activities should be thrifty and serve the Farm first. They should not be required to generate income. Even if agricultural activities are not to be implemented in the near future, field areas and soils should be managed to maintain their agricultural potential and associated fertility in the anticipation of future agricultural activities.



Re-establishment and rehabilitation of the Homestead area's garden and orchard should be pursued. This should be done in keeping with the procedures outlined in Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*. According to the documents and historic images reviewed in preparation of this Plan the Homestead garden and orchard areas appeared to be in their best condition during Allida Newman's time on the Farm.

With the presence of a caretaker, the larger garden area that was located east of the Main Farmhouse and south of the Chicken Coop could be re-established. If this is accomplished, chickens could once again be housed in the Chicken Coop and allowed to access the surrounding area at certain times of the year. Such an activity would be in keeping with the historical character of the Homestead area. It would also improve the fertility of the area's soils.

There is interest in establishing a community garden in the Upper Farm Area. Community gardens require running water for irrigation, external soil inputs, and often need services such as power and tool storage. Implementation and enforcement of environmental codes of practice to ensure organic practices or to prevent the spread of soil pathogens such as the golden nematode are difficult. Consequently, the establishment of a community garden is not recommended, as it does not support the overall historic agricultural character of the Newman Farm. However, there might be an

opportunity to involve interested members of the community in the rehabilitation of the Homestead's garden and orchard areas.

9.2.1 Fields



Field areas should be retained and protected in order to maintain the Farm's agricultural potential and for public enjoyment as old farm fields that are open to the public are an increasingly rare feature on the Peninsula.

There may be a future opportunity to cultivate and/or use the fields to pasture livestock. In the meantime the fields should be mowed/mulched each summer. Haying should be delayed until there are livestock present.

There may be an opportunity to establish Garry oak meadow "patches" near the drier corners or margins of the fields where they would least interfere with cultivation/mowing equipment. Once established, these areas would provide much needed shade during the summer months, and improve the ecological integrity and visual beauty of the Farm. These areas could include the requisite understory plant associations of nodding onion, fawn lily and camas species, as these spring flowering plants would further contribute to the beauty and ecological integrity and diversity of the Farm. They would also be able to survive occasional summer mowings.

The open fields are an important visual aspect of the Farm that allow for a range of unprogrammed recreational activities such as picnicking, sitting, running, playing, painting, photography, sky and bird watching and kite flying. A few well-placed benches along field margins would provide visitors a chance to sit and enjoy the views.

9.3 Ecology

Over 25% of the Farm is in natural vegetation or is the process of becoming naturalized providing a significant amount of habitat for native flora and fauna. A majority of these areas are found in the eastern half of the Central Farm area (West and East Roughts and the Forest), and along Ferguson Cove.



These areas should be protected, maintained, and monitored. Invasive species should be controlled. Consideration should be given to the possibility of strengthening or expanding the forest area into the East Rough area. A lightly cleared trail linking the Forest with East and West Rough, connected to the Farm laneway would allow visitors to view these areas in a safer more controlled fashion. This trail could be routed past the certain features such as the deteriorating Boat Shed and a number of the beautifully organized stone piles that are situated around the edges of "L" Field. The placement of a few benches would allow visitors to sit and enjoy these interesting and beautiful Farm spaces.

Similar to the field areas, the "wild" areas of the Farm provide all sorts of unprogrammed recreational opportunities. Restraint should be used in their development and ongoing management to avoid the sterilizing effects of over programming and use.

9.4 Education - Signage

A variety of signage types will be required for the Farm. Given the Farm's relative length and separation into three distinct areas signage will be one of the key ways to bring continuity to the Farm and establish an overall identity. All signs should be standardized in their appearance and organization to establish the association and connection between the three Farm areas. Design and construction of signage should be informed by the form and character of existing Farm infrastructure.

Entry Signage

There is a need to identify the Farm at designated entry points along Old V&S Road, Central Saanich Road and Lochside Drive. Maps that locate the visitor and provide an understanding of the overall extent of the Farm should be located at each of the park entrances. An indication of the park's history and use could also be provided at these entry points.

Directional & Interpretative Signage

As the park develops, directional and interpretive signage within the Farm should be established. The Farm contains a wide variety of points of interest and features that could be better identified and explained through the careful placement of interpretive signs. These, along with directional signs indicated on carefully placed site maps would enable self-guided tours. The proposed guided and docent-led tours could be used to locate and establish the route for the self-guided tour.

9.5 Recreation & Park Use

9.5.1 Access

Access to the Farm should be maintained via current farm gates located off Old V&S Road, Central Saanich Road, and Lochside Drive.

Original access onto the Farm and the Homestead area was via Old V&S Road. During the initial implementation phase this entrance should be maintained. As the Farm is preserved and developed, this entrance could be de-emphasized by establishing the entry off of Central Saanich Road. Staff and perhaps bus parking could be maintained

along Old V&S Road with the provision of a few disabled parking spaces adjacent to the Main Farmhouse. Permission to utilize a portion of the Old V&S Road right-of-way (where it intersects with Newman Road) to accommodate a bus turn-around would have to be negotiated.

Access into the Central Farm area from Central Saanich Road should be maintained via the current gate. While the Newmans purposefully did not improve the roadbed into this area to allow for vehicle passage during the wet winter months, improvements to the laneway should be considered. "Hardening" of this laneway would allow for the safe passage of visitors, and emergency and District vehicles into the Central Farm area during the winter.

Similar to the Upper and Central Farm areas principal access to the Lower Farm area should occur via the existing Farm access on Lochside Drive. A secondary entrance into the Lower Farm area also exists off of Arthur Drive. Both entrances should be designed to prevent the passage of bicycles and motorized vehicles. Restrictive parking signage i.e. "Residents Only" eventually may be required at the end of Arthur Drive.

Due to the presence of wildlife and wildlife habitat, and in consideration of other park visitors Central Saanich should consider restricting dogs from the Upper and Central Farm areas. Dogs on leash could be safely accommodated in the Lower Farm area.

Until issues of security and safety are adequately addressed, access to the Upper and Central Farm areas should be restricted to times when staff or qualified volunteers are present. Visitor supervision or oversight should continue until all potential liability and security issues are adequately addressed. Due to the condition and nature of the Upper and Central Farm areas these oversight measures may need to be kept in place for some time. In contrast, if access to the Lower Farm area's shoreline and three associated buildings can be restricted through fencing and signage, it may be possible to consider "unsupervised" public access to this area in the near future.

9.5.2 Parking

With the exception of providing a few parking spaces for the disabled adjacent to the Homestead area, public parking should be maintained outside of the Farm along existing road right-of-ways.

The presence of vehicles and parking areas could negatively impact the Farm's heritage and agricultural potential and conflict with the Newman family values. Ample space for parking is available along Old V&S Road, Central Saanich Road, and Lochside Drive. Restricting the number of vehicle parking spaces may also be an effective way to limit the number of park users. Alternative transportation methods should be encouraged. As an example lockable bicycle parking could be provided at all four suggested entryways.

As the Farm is restored and visitation hours increase, roadside improvements should be made along Central Saanich Road and Lochside Drive to address potential safety issues. These improvements could be coupled with additional traffic calming features to reduce vehicle speed past these areas. Both rights-of-way appear to have ample room

to accommodate wider parking shoulders. Issues that will be encountered include a significant elevation difference between the road and the adjacent fields and the presence of drainage ditches along Central Saanich Road, and consideration of the Regional Trail along Lochside Drive.

9.5.3 Ocean Access



Steps to Boathouses.

Ocean access was an important and historic aspect of the Farm. Boatbuilding, storage and launching, and the collection and storage of salvaged building materials were important activities that took place in this area and contributed to the overall development and character of the Farm. However, due to safety and security concerns, and the close proximity of a number of more easily accessible public beaches, access to Ferguson Cove should be restricted, allowed only under supervision.

In order to provide safe access to the boathouses, the set of stairs, which have rotted, should be replaced and built to an acceptable standard. A gate and fencing should be positioned at the top of the steps to prevent unsupervised public access. If the boathouses are retained, a landing could be built at the foot of the stairs improving access to and connection between them. There may be a possibility of establishing a use agreement with a local boatbuilding and/or rowing club. In order to adequately protect the Steam Shed area it may be necessary to include it within the fenced beach area.

Depending on the use that the Lower Park area receives, the District could eventually consider the development of a beach overlook that allows visitors unrestricted views of Ferguson Cove and the Boathouses. The logical placement for this overlook would be near the southeastern corner of the shoreline. This would require the least amount of vegetation removal, however, the close proximity of the neighbouring property may be an issue.

9.6 Trails

Apart from the laneway that runs along much of the north side of the Farm, there are no marked trails or paths on the property.

Passage through the Upper Farm area will likely remain concentrated along the northern property line. A travel route between the Upper Farm buildings in the Homestead area could be established and could be better delineated with re-establishment of the kitchen garden and the associated fences and gates. Currently mowed grass allows unobstructed passage through this area in all but the wettest winter periods.

Passage into the Central Farm area should remain along the northern property line and could be improved through the hardening of the lower, wetter portions of the laneway.

The laneway continues past the Lower Barnyard and ends at the Highway. A side path should be established from this laneway allowing visitors to walk through the Forest past the abandoned sheds through the East Rough, "L" Field, West Rough, and Lower Barnyard before connecting back to the laneway. Efforts should be made to avoid hardening this path, employing judicious clearing and mowing in places to indicate its location. Openings should be established in the existing fence lines allowing passage into and through each of the areas. As the park develops the careful placement of benches and interpretive signage and along this path will encourage visitors to stop, learn about and enjoy these wild and unkempt special areas of the Central Farm area.

It is recommended that initially passage through and around the Lower Farm area should remain much as it is today. In an effort to retain the agricultural potential of this field the development of permanent paths should be limited or if possible, avoided. To allow visitors to access this field in the late spring prior to its mowing the District could mow a path around and through the field as a way to subtly encourage visitors to keep off of the grass. If use of this area increases and a beach overlook is established a pathway could be established around the field margin. Such a circular path would limit and concentrate the impact of pedestrian traffic while directing visitors past points of interest.

9.7 Responsible Management

9.7.1 Services

The lack of modern services - running water, hydro and sewerage is one of the defining features of Newman Farm. In order to preserve this historical aspect of the Farm, these services should be kept at the margins of the property. Fortunately, existing road rights-of-way and entrances provide a number of possible locations for these services.

Fire protection devices such as hydrants and alarms should be located near the Old V&S, Central Saanich and Lochside entrances. Toilet facilities do not need to be elaborate and could consist of a few screened portable toilets. Initially a portable toilet should be provided near the Homestead area, which is expected to receive the greatest numbers of visitors. Once the Farm is opened another portable facility could be positioned in the Central Farm area. Given the close proximity of Cy Hampson Park, a toilet facility is not required in the Lower Farm area.

The establishment of additional or more permanent facilities should be determined by patterns of use. For example, if visitor use grows beyond the capacity of the portable toilet facilities permanent flush toilets could be established or, in keeping with the proposed stewardship principles, portable facilities could be converted into composting units.

Water for drinking, washing and hand irrigation can be provided in a number of areas on the Farm. If the existing Main Farmhouse and Milking/Loafing Shed wells can be brought to up to accepted Provincial well standards, hand pumps could be used to provide water in a historically accurate and informative manner. Depending on the accessibility and cost of tapping into the existing water main, a water fountain could be provided along the Lochside Regional Trail.

9.7.2 Safety & Security

Safety and security are real concerns for the Farm. Issues of liability associated with the buildings, fencing and beach access need to be addressed early on through repairs and upgrades and by controlling or restricting access.

The involvement of community groups and volunteers will greatly help with this process. The possibility of having them lead guided tours through the Upper and Central Farm areas may allow these areas to be opened earlier to the public.

The Farm would greatly benefit from the establishment of a caretaker's residence. There are a number of potential locations for such a facility:

- Near the southern end of the Old V&S Road – there may be some difficulty getting permission if this road is used as an emergency access into the Western Forest Products property.
- On the Western Forest Products property near the Newman property line – addressing safety and security issues for both properties.
- In the existing mobile home located on the neighbouring property immediately north of the Main Farmhouse – possibility of negotiating a long-term lease with the current owners.

Each of these situations would provide a non-intrusive presence over the core areas of the Farm.

The presence of a caretaker may also allow for the re-establishment and maintenance of the original garden and orchard in the Main Farmyard by the Main Farmhouse. In the interim a Neighbourhood Park Watch program should be developed, formalizing the oversight currently being provided by neighbours. This coupled with the placement of fire hydrants at the Farm's entry points and the strengthening of perimeter fencing and hedgerows should help lower the existing security risk.

10 IMPLEMENTATION

To successfully protect and develop this unique heritage farm property it is recommended that the Master Plan be implemented slowly and carefully, limiting expenditures, and allowing for the time necessary to acquire the required knowledge, support and resources. Apart from immediately addressing pressing issues of security, safety, and the protection of aging buildings, time should be taken to properly restore this unique and special heritage facility. To assist with this it is recommended that a phased implementation approach be taken.

10.1 Recommended Approach

Work should be phased and should proceed only if there is the capacity - knowledge, community interest, and resources - necessary to support it.

Phase I - short term (1-2 years)

Phase I, which could begin immediately, should focus on the formal establishment of an overseeing decision-making body, protection and preservation of remaining buildings, and the reduction of liability and security concerns. Public access is a lower priority but may be able to be accommodated to a lesser degree during this first phase.

- Begin once Master Plan is accepted by Council.
- Establish a permanent committee to oversee the implementation of the Master Plan.
- Address structural, rot and water penetration issues for the Farm's buildings.
- Reduce liability and security concerns.
- Establish the proposed Neighbourhood Park Watch program.
- Develop and implement an interim landscape management plan.
- If resources allow, provide limited public access.
- Apply for funding and explore partnership opportunities.

Phase II - as resources permit

Phase II could begin once Phase I is completed. This phase would involve the further preservation or restoration of Farm buildings and infrastructure, the establishment of agricultural and educational activities and programs, and a general opening up of the Farm to the public. Issues such as parking, entrance and enhanced security (e.g. caretaker) will need to be addressed. Work should proceed only if there is the capacity (knowledge, community or staff interest, and funds) necessary to support it.

- Consider parking, entrance and enhanced security (i.e. caretaker) issues.
- Open the Farm to the public.
- Further restore the Farm buildings and infrastructure.
- Explore the utilization of the Farm's buildings for activities and events.
- Begin to develop agricultural and educational activities and programs.

10.2 Buildings

Given that buildings make up a significant portion of the Farm's current built infrastructure and due to their heritage and condition are expected to initially require the most attention and cost, prioritized summaries of recommended conservation work for each Phase have been tabulated.

Cost estimates are based on recent discussions with possible suppliers, current labour costs, research of current material costs, and professional experience. Projected figures have been slightly inflated in order to cover future increases.

The general approach to construction work is founded on the principles as outlined in *Standards and Guidelines for the Conservation of Historic Places in Canada*.



In Phase I, as indicated in Table 4, recommended work is focused on immediate or high priority items seen as necessary to protect the building from deterioration. In particular, issues of water penetration require immediate attention – preferably before Fall 2007. High priority issues should be addressed within the next 24 months. The estimated total cost for the recommended building preservation work for Phase I is \$158,575.

Table 4. Summary of recommended Phase I building preservation work.

Building	Required Work (in order of priority)	Priority	Cost Est.
Upper Farm Area			
Original Cabin/Darkroom	1. Re-roof	Immediate	\$4,500
	2. Vegetation removal	Immediate	\$800
	3. Install perimeter drainage	Immediate	\$3,150
	4. Install gutters	High	\$1,350
	5. Improve access steps	High	\$450
Main Farmhouse	1. Grading & vegetation removal	Immediate	\$3,200
	2. Install perimeter drainage	Immediate	\$5,850
	3. Install gutters & water leaders	Immediate	\$3,700
	4. Repair & re-glaze windows	High	\$3,000
	5. Refinish & re-hang back door	High	\$750
	6. Replace exterior flashing	High	\$1,050
	7. General interior clean up	High	Not Available
	8. Re-hang wall paper	High	Not Available
Main Barn	1. Re-roof with matching shakes	Immediate	\$22,500
	2. Rebuild open storage lean-to	Immediate	\$3,750
	3. Install perimeter drainage	Immediate	\$4,500
	4. Replace wooden gutter	High	\$1,050
	5. Remove vegetation	High	\$2,600
	6. Re-grade area along S. wall	High	\$1,500
	7. Replace rotten floorboards	High	\$3,000
Outhouse	1. Remove surrounding vegetation	Immediate	\$300
	2. Reposition & level	High	\$975
	3. Replace gutter system	High	\$225
Shed	1. Re-roof with cedar shakes	Immediate	\$3,750
	2. Remove surrounding vegetation	Immediate	\$1,500
	3. Install gutter system	High	\$975

Building	Required Work (in order of priority)	Priority	Cost Est.
Creamery	1 Lower vegetation & grade	High	\$1,000
	2 Install perimeter drainage	High	\$1,800
	3 Re-roof	High	\$2,400
	4 Install rain gutters & leaders	High	\$1,275
Workshop	1. Re-roof	Immediate	\$11,000
	2. Lower N. side grade	Immediate	\$1,600
	3. Install perimeter drainage	Immediate	\$5,000
	4. Re-install wood gutters	High	\$2,700
	5. Fix windows	High	\$900
Chicken Coop	1. Re-roof with matching shakes	Immediate	\$2,100
	2. Replace/repair siding	High	\$1,200
	3. Remove surrounding veg. & re-grade	High	\$800
Central Farm Area			
Milking/Loafing Shed	1. Lower E. grade	Immediate	\$1,500
	2. Remove surrounding veg.	Immediate	\$1,000
	3. Refasten roofing. Repair gutters	High	\$750
	4. Repair double doors	High	\$750
Guest Cabin	1. Re-roof with matching shakes	Immediate	\$2,500
	2. Remove surrounding vegetation	Immediate	\$500
	3. Re-glaze/repair window sashes	High	\$400
	4. Repair separating wall corner	High	\$500
Boatbuilding Storage Shed	1. Re-roof with matching shakes	Immediate	\$1,800
	2. Replace rafters, fascia & barge boards	Immediate	\$1,200
	3. Remove surrounding veg. & re-grade	High	\$1,800
Boatbuilding Shed	1. Tarp temporary structure	Immediate	\$675
	2. Clear out storage material	High	\$7,500
Lower Farm Area			
Steam Shed	1. Level & reposition	Immediate	\$3,500
	2. Re-roof with matching shakes	Immediate	\$1,500
	3. Remove surrounding veg. & re-grade	High	\$500
	4. Replace/repair siding	High	\$750
	5. Install perimeter drainage	High	\$2,250
	6. Install rain gutters & leaders	High	\$900
Northern Boathouse	1. Remove overhanging vegetation	Immediate	\$2,500
	2. Re-roof with matching shakes	Immediate	\$6,750
	3. Rebuild stairs to boathouses	High	\$2,500
	4. Clear out stored material	High	\$500
Southern Boathouse	1. Remove overhanging vegetation	Immediate	\$800
	2. Re-roof with matching shakes	Immediate	\$4,500
	3. Re-install siding	High	\$2,850
	4. Remove debris from W. wall	High	\$500
	5. Reinstall double doors	High	\$1,200
TOTAL ESTIMATED PHASE I COSTS			\$158,575

Phase II work, indicated in Table 5, involves a continuation of work initiated in Phase I. The goal for this phase is to complete lower priority preservation or restoration items that allow the buildings to be utilized and further opened up to the public. The estimated total cost for the recommended Phase II building preservation work is \$111,300.

Table 5. Summary of recommended Phase II building work.

Building	Required Work	Cost Est.
Upper Farm Area		
Original Cabin/Darkroom	1. Replace decaying siding 2. Replace barge & corner boards 3. Repair windows and refit doors 4. Examine/replace floorboards & joists	\$2,550 \$750 \$3,000 \$1,800
Main Farmhouse	1. Repair exterior steps 2. Replace skirt boards 3. Replace/patch siding 4. Re-point chimney 5. Interior refinishing	\$3,600 \$1,800 \$1,800 \$1,500 \$10,000
Main Barn	1. Introduce collar ties 2. Replace exterior siding boards 3. Repair existing mid span bracket 4. Repair gutters & rainwater leaders	\$2,800 \$1,500 \$750 \$4,800
Outhouse		
Shed	1. Correct buckling S. wall	\$1,500
Creamery	1. Replace rotten exterior siding	\$1,500
Workshop	1. Remove flooring 2. Lower S. grade 3. Repair double door 4. Replace/repair siding	\$1,500 \$900 \$1,000 \$2,500
Chicken Coop	1. Reposition supporting field stones 2. Replace rotten floor joists 3. Replace/repair floor timbers	\$1,500 \$1,200 \$1,000
Central Farm Area		
Milking/Loafing Shed	1. Replace wall shakes 2. Repair/replace shiplap siding 3. Re-grade stalls 4. Repair/replace metal roof areas	\$1,200 \$1,200 \$500 \$800
Guest Cabin	1. Level building/replace floor joists 2. Replace rotten & oiled flooring	\$1,800 \$1,500
Boatbuilding Storage Shed	1. Replace rotten flooring	\$1,500
Boatbuilding Shed	1. Stabilize & rebuild 2. Re-roof 3. Re-side	\$9,000 \$4,500 \$3,600
Lower Farm Area		
Steam Shed	1. Install steaming equipment	Unknown
Northern Boathouse	1. Repair windows 2. Replace damaged door 3. Replace/repair siding 4. Replace lower foundation logs	\$1,050 \$600 \$1,800 \$15,000
Southern Boathouse	1. Reposition away from bank 2. Replace lower foundation logs	\$3,000 \$15,000
TOTAL ESTIMATED PHASE II COSTS		\$111,300

11 ADDITIONAL SUPPORT

The successful restoration and management of Newman Farm will require support from outside funding sources and partnerships with appropriate and interested community groups and organizations. A number of potential funding sources have already been identified (Appendix E) that could assist with the protection and restoration of the Farm's buildings. The completion of a Statement of Significance for the property and associated buildings will be required to access a number of the heritage funds.

A number of community farms located on Vancouver Island and further abroad are available for additional guidance and ideas.

Central Saanich should remain open to proposals of interest from community groups and individuals interested in participating in the realization of the vision for the Newman Farm.

APPENDIX A – SUMMARY BUILDING ASSESSMENTS

- For more detailed assessment notes and cost estimates please refer to the *Newman Farm Detailed Building Assessment*.
- Initial Phase I and Phase II cost estimates are **very** rough and do not include District staff time for general cleanup, vegetation/grass removal, and re-grading around buildings.

UPPER FARM AREA – HOMESTEAD AREA



Original Cabin/Darkroom – 18'0" x 12'0"

Location Located between Main Barn and Main Farmhouse, in the Homestead area.

Description

The Original Cabin was built by Nester Newman in the late 1890's and served as the main house for approximately 10 years. It is located at the extreme westerly and highest elevation end of the site, likely for a good vantage point of the property. Its central

location in the Upper Farm Area likely means it had many uses over the years, including as a darkroom, with the addition of a small generator located outside the north end of the building, and as a bathhouse. The cabin was once accessed from the west side through a central door, which is flanked by two matching windows either side. At some point, access was changed to a single door on the east side and the western doors and windows were not used; indeed one of the windows was covered over for creating the darkroom.

The structure is of very basic utilitarian construction and finish. All structural members are not greater than 2x4", except the structural floor joists being 3x10" boards. Simple square-edged board and batten or horizontal siding is used in a mixed way, indicating repairs and patches made over time using available materials.

The interior retains many of the finishes used over the years, from wall papers still intact, to glued down canvas backed lino flooring, to some painted built-in cabinets and, more recently, a darkroom processing bench, including a waste water drain for darkroom fluids out the north wall. A loft also exists, accessed through a small ceiling opening. This area was likely a sleeping space in early times.

Associated Activities

- First house structure on property.
- Used as darkroom with adjacent sitting or writing space most recently.
- Used as a bathhouse.
- Likely used as storage and extra sleeping space at some time.

Opportunities

- With some structural repairs, building quite solid.
- Could be accessed by the public to see darkroom function.
- Walls and desk could have photo display function.
- Preserve as a historic artifact.

Challenges

- Need to make building waterproof and structurally sound.
- Need to mitigate affects of water damage at base of westerly side.
- Exterior finishes need repair or replacement, including original door and windows.
- Public will want to see into the partly closed off darkroom space therefore need to assess the types of items on display in this building because, being so small, public will be in direct contact with items.

Proposed Use - Phase I

- As a historical building, viewed by the public from the outside looking in.

Estimated cost: \$10,250

Proposed Use - Phase II

- As a historical building, accessed by the public to view photo displays and darkroom equipment.

Estimated cost: \$8,100



Main Farmhouse – 34'10" x 24'3"

Location Located in the Homestead area.

Description

The Main Farmhouse was the central place of the Newman Farm. It replaced the original cabin in 1905. Like the cabin, it is located, intentionally, at a central high position on the property offering views over the adjacent field, down to the lower fields, and to either side of the Main Farmyard, to the Barn, Creamery, and Workshop. Its relationship to the

northwest access point of the property and to the V&S railway line meant a direct link to rail activity.

It is a unique building on the property in that it is highly decorated and detailed, both outside and in. The foundation of the building is a post and beam structure clearly built by the Newmans using on-site materials, hand hewn and framed in place. On this base, a platform framed "kit" house was placed. This type of package house was common of the time period. The Newman house is similar to many other examples in its details, planning arrangements, and architectural form. Given the frugal nature of the family, it is very likely that if this house didn't come as a complete kit, all of the extra details

present may never have been considered or applied by the Newmans if they had built it themselves from available materials. The origin of the kit is either from the Moore and Whittington Lumber Company of Victoria or a local distributor of Sears Roebuck kit houses from California.

Layout of the main floor includes a formal entry with a natural finished stair, leading to the second floor, and doorways to a central room and a front parlour. Off the central room is a bedroom and a kitchen, with its attached ventilated pantry. It is likely the central room was intended as a formal dining room though unlikely the Newmans ever used it as such. The upstairs of the house consists of a central hall, adjoining storage room, and three bedrooms.

Except for the base of the building, the condition of the house is in relatively good shape. The base suffers from exposure to surface water flowing toward the vertical wood skirt boards. Recent repairs have made the roof waterproof. Finishes both inside and out need repair or replacement but essentially all of the detail and character of the house is still present, making restoration work relatively straightforward. Please see detailed list in the *Detailed Building Assessment*.

Associated Activities

- Central to the life and activities of the entire farm, especially the Upper Farm area.
- Strong connection to the western entry point.
- Strong connection with the E-W circulation route, down the north edge of the fields.
- Relationship to NW corner entrance onto property and former V&S Railway.

Opportunities

- Make the building open to view by public, with period furniture including kitchen/pantry supplies.
- Use as a meeting space/information centre.

Challenges

- Meeting health and safety code requirements for the public to enter the building.
- Provision of water, power, and sanitary.
- The public will expect access, as there are a variety of internal rooms and spaces that would be of interest.
- Repair and maintenance of structural finishes and features.

Proposed Use - Phase I

- As a historical building, viewed by the public from the outside looking in. Used as meeting space.

Estimated cost: \$17,550

Proposed Use - Phase II

- As a historical building, accessed by the public at limited times, under supervision, restored to period decor.

Estimated cost: \$18,700



Main Barn – 43'3" x 19'6" overall

Location Located at southern edge of the Homestead area.

Description

The barn has mainly been used as a hay barn and farm tool storage, a feeding area, and latterly for boatbuilding. The interior and exterior of the main barn indicates it played a very active and central function of life on the farm. Numerous sketches and carvings, well worn finishes and floors, obvious adjustments to the physical functioning of the space provide suggestions of its active life.

The main barn consists of two basic parts, the highest and main area being the original space (19'6" x 27'9") and the lean-to portion (32'5" x 15'6") attached to the main gable end at the east side being built at some later date. Within the barn are divides, which create a storage room, being accessed from a west door, and there was at one time a hayloft, accessed from a hayloft door high on the north side of the barn.

The lean-to portion, added onto the east gable end of the main space, was used for winterfeeding: with hay being accessed from the main space through high access openings. Aged and original siding of the main barn is inside this lean-to portion, indicating it, the lean-to, was added on to the side of the barn a later date.

A smaller third part of the barn complex is an outdoor covered storage area located near the north entrance door. This was used for cover of machinery, oil drums, and other items associated with the barn but not to be stored in the barn. This was built at the same time as the lean-to as they share the same roof structure.

Associated Activities

- Hay barn with loft in the early days. Later for boatbuilding.
- Attached feeding stalls at the east end.
- Farm equipment, tools, and supply storage.

Opportunities

- Could be actively used as a barn to support Farm functions.
- With reintroduction of hayloft, it could store a large amount of winter hay.
- Accessible by public in all areas. The feeding stalls very visible and possibly hands-on for the general public.

Challenges

- Re-roofing of entire barn needs to happen immediately.
- Repairs to interior floor structure and mitigating damage from surface water and invasive vegetation need to happen immediately.
- Exterior finishes, particularly on south elevation need replacement.

- Rebuilding of roof structure of lean-to and covered storage area.
- Mitigate roof water runoff.
- Maintain structural stability of main barn. Currently very unstable laterally, and new hayloft would add to stability.

Proposed Use - Phase I

- As an active farm building.

Estimated cost: \$38,900

Proposed Use - Phase II

- As an active farm building, with more extensive structural and restoration improvements for farmers and community use.

Estimated cost: \$9,850



Outhouse – 4'4" x 4'4"

Location Located at the southerly edge of Homestead area, behind the Main Barn.

Description

The Outhouse, located at the extreme opposite side of the Upper Farm Area from the main house, and behind the barn, is still possibly a functioning building. The roof, walls, floor, and seat within are still in good shape. It has a corrugated metal roof, which means it was either built relatively recently or was re-roofed likely around the 1950s at the earliest.

The floor structure of the Outhouse consists of two main floor joists on which the floor decking is fixed. It is conceivable, given this construction method, that the house could have been "skidded" around the property to different locations given the percability and capacity of the outhouse pits. It seems that the Outhouse has been in this particular position for many years as the grade around the fieldstone supports is undisturbed and vegetation is well ensconced around the structure.

Associated Activities

- A very singular functioning small building.
- Original and present use is as an outhouse.

Opportunities

- Viewed as a historic artifact.
- Very unlikely it could be used due to health and environmental regulations.

Challenges

- Providing an approved sanitary system on site, both for farm workers and for the general public. There is no present septic field or other disposal system.
- Provision of clean running water, as potable water, and also for hand washing associated with a washroom facility.

Proposed Use - Phase I

- As a historical artifact building.

Estimated cost: \$1,200



Proposed Use - Phase II

- N/A.

Shed – 14'0" x 12'6"

Location Located east of Main Barn in Homestead area.

Description

The storage shed is a one room utility building with a single sloping "shed" type roof. It has two access doors on its north face, one using an older style wooded latch-lock and the other newer style surface hinge arrangement.

Its use was most likely associated with the feeding stalls of the Main Barn, as its positioning would allow for dealing with animals in the open space between it and the feeding barn. The Shed's foundation, of poles laid on the grade, may indicate it was built at the same time as the lean-to portion of the Barn as this structure is also constructed with similar poles, which appear to be the same era.

Associated Activities

- Closely linked with the Main Barn, particularly the lean-to (feed loft).
- Used as a storage shed for tools and equipment.
- Likely functioned as support to adjacent Upper Field area.

Opportunities

- Could be actively used to support Farm programs.
- The visitors and staff could enter without extra building measures taken.

Challenges

- Re-roofing of entire shed needs to happen immediately.
- Repair and straightening of south wall, and re-roofing of this building would make it very usable for active farming. It presently sits above grade, avoiding most surface water, though vegetation at rear needs to be cut back.

Proposed Use - Phase I

- As a functioning supportive farm building.

Estimated cost: \$1,500

Proposed Use - Phase II

- As a functioning supportive farm building.

Estimated cost: \$1,500



Creamery – 8'4" x 8'4"

Location Located near the centre of the Homestead area.

Description

The Creamery is a small square building with a steep pyramidal shaped pitched roof, unusual compared to other buildings on the Farm. It has a single access door on the west side and single high sill window on the opposite side, on the east side which looks out to the lower fields. Inside a fixed hand cranked creaming machine is in the centre with shelves and a small cabinet on the walls.

This shape of building, with its steep pitched roof, uniform overhang and finished soffit, its square plan, and the single door opposite a small high sill window is typical of a local utility railroad building. Also, interior and exterior trim mouldings, casings, and other details are far beyond the level of detail any other utility building built by the Newman's on the Farm, which implies it was built off site by others and then brought in. A possible scenario is that the Newman's were able to obtain this building from the V&S Railway, then relocated it on their property.

The outside of the building is in relatively good condition, mostly because it is elevated above grade, it has an extended 15" roof eave that protects the wall, and has a partial gutter system. The inside is dry and quite functional. With repairs to the roof, to make watertight, repair of door, and repairs/refinishing of the walls and floors, this building could be used quite easily as a demonstration of creaming. The public would have a good view through the door to see the creaming machine in action.

Associated Activities

- Central to the Upper Farm Area.
- Likely a railroad structure brought onto the farm for use as a creamery.

Opportunities

- Could be viewed and actively used to demonstrate cream separation/ butter churning.

Challenges

- Re-roofing and repairs/refinishes to exterior and interior walls.
- Meeting Health Regulations for food processing activities.

Proposed Use - Phase I

- As a historical artifact building, viewable through window and door.

Estimated cost: \$6,475

Proposed Use - Phase II

- As a functioning creamery.

Estimated cost: \$1,500



Workshop/Garage – 40'5" x 15'0" overall

Location Located at northern edge of Homestead area.

Description

The workshop/ garage has been built in three different sections, probably at three different times. The central and largest portion is accessed by a large double door with running tracks of timber leading up and in, which suggest that machinery entered the structure. Numerous machine equipment and oil products storage is

in this central part. The western part has been also used for storage and it is accessed through two out swinging doors that face west. The third part of the Workshop/Garage is a lean-to open-air wood storage area, accessed through a non-enclosed opening on the south side.

This building was an extremely active place on the farm. Its situation at the top of the path leading down to all the field areas means it was a termination point for tractors and carts and anything else that came up the adjacent and lower fields. Its proximity to the main house also implicates it as a very active place.

The large grass area outside the south wall would imply that the central portion with its large main door would continue to be the focal point for activity. The westerly door is accessible but the growth of a cedar tree limits the use of the adjacent outdoor space.

The condition of the building is average, relative to other buildings on the property. The biggest issue is on the north side where soil and vegetation is now in contact with the base of the building causing water damage and major rot of the wood siding. The roof shakes and wall cladding both need immediate attention.

Associated Activities

- Central to the movement of tractors and carts on the property.
- End of the main path, the "terminus" of travel E-W on the property.
- Firewood splitting and storage.

Opportunities

- Could be once again used as a workshop/garage or as a meeting space for volunteer work parties.
- With the large opening doors on south side, easy viewing into the main space is very possible.
- Good wood storage at east end.
- Good loft storage.

Challenges

- Entire building needs to be re-roofed.

- Dealing with grade issues along North side.

Proposed Use - Phase I

- As a utilitarian building, used minimally by site maintenance crews. Retain existing artifacts for viewing by public from the outside

Estimated cost: \$21,200

Proposed Use - Phase II

- As a utilitarian building, restored. More actively used and potentially accessible for community group use.

Estimated cost: \$5,900



Chicken Coop – 12'3" x 8'0" overall

Location Located at northeast corner of Homestead area.

Description

The chicken coop was purpose built as a chicken coop, with its high viewing window and perch on the south side, single door access, and low back wall. The rooster's perch inside and rusted wire screen also imply its use from the start.

Photos indicate it was pulled to different places on the farm, but it has been at its present location for some time given the fixed nature of the present fieldstone base and the build-up of grade and vegetation. The practice of rotating the location was possibly employed by the Newmans but as age advanced, and the physical effort of doing so became more of an issue, then the Coop found its "resting" spot near the main house, in the Upper Farm Area.

Associated Activities

- Purpose built as a chicken coop.
- May have been moved around the Farm.
- Now closely linked to Main Farmhouse and the former vegetable garden area.

Opportunities

- Could be actively used as chicken coop.
- Could be relocated if required, given construction method of floor.
- Very "viewable" to inside for the public on the outside.

Challenges

- Re-roof entirely, including small shed roof on south side.
- General repairs/refinishing to floor and walls.
- Re-grade around perimeter.

Proposed Use - Phase I

- As a historical building, viewed by the public from the outside looking in.

Estimated cost: \$4,100

Proposed Use - Phase II

- As a functioning chicken coop.

Estimated cost: \$3,700

CENTRAL FARM AREA – LOWER BARYARD



Loading/Milking Shed – 24'3" x 16'0" overall

Location

Located in the Lower Barn area, beside the rock pile.

Description

The Loading/Milking Shed is another of the very active buildings on the property. It was a destination place for Henry or John early in the mornings, to tend to the dairy cows.

There are essentially four rooms to the building. A hay storage area at the

south edge, two large stalls accessed from the hay area, then a single stall or work station at the north west corner, and finally a three small stalls at the north east corner. The hay storage area was likely built at a more recent time while the other three areas were built at the same time. All spaces have dirt floors with the exception of a small slab of concrete in front of the single stall area.

A fourth component of life at this building is the large bench located along the west side. There are tie-up connections on this side of the building and it is known that the Newmans would often sit at this location, including having their morning porridge.

This shed is unique on the property in that it shows the use of relatively recent bought materials. The green plywood and the metal roofing were added in the 1980s. It was added with help from neighbours. In addition, the stringing of an extension cord is the first "tapping" of neighbourly help, and of electricity, to the property. This is unique on the farm; no other building or function similarly demonstrates the acceptance of help or the employment of new store bought materials.

The condition of the building varies. Inside, the stalls are typically separated by 2" thick planks on edge, which generally are dry and rot free. The exterior has a mix of siding types and is adversely affected by rising grade and vegetation causing water damage.

Associated Activities

- Livestock housing and milking.

- Near rock pile.
- Central to grazing and watering fields of Lower Barn area.

Opportunities

- Could be actively used as functioning livestock/milking barn.
- Open air discussions along west side.
- All stalls easily viewable by public.

Challenges

- Repair damaged siding.
- Clear rock and grade and vegetation from around perimeter.

Proposed Use - Phase I

- As a functioning farm building – limited minimal way.

Estimated cost: \$4,000

Proposed Use - Phase II

- As a functioning milking shed or livestock barn.

Estimated cost: \$3,700



Guest Cabin – 12'4" x 10'4"

Location Located near the centre of the Central Farm area.

Description

The guest cabin is a small rectangular building located near the milking barn and adjacent to the rock pile. Its previous history was as a bunkhouse for logging operations, barged into various locations and then finally brought onto the Farm, skidded into place.

The cabin has a single south facing door, small windows on the west and east sides, a tiny window high in the gable of the north side, and a tin stove pipe that still projects out of the SW corner of the roof. It shows a mix of siding types, indeed in places an improvisation of siding to patch and make do with pieces of siding available. It also has numerous birdhouses attached to the exterior, three being on the north, on the lee side of the prevailing storms.

Associated Activities

- Used in relation to the functions of the lower field.
- Brought onto the site from a logging function, reused as sleeping accommodation on the farm, then reused again as utility storage.

Opportunities

- Could continue as storage particularly related to the lower field activities and the Lower Barnyard functions i.e. dairy cow grazing.

- May be possible to relocate the structure to a more useful place. The foundation allows for skidding the building around the property, however this would require a strengthening, or tightening up, of the walls and roof and foundation joists and beams.
- Utility storage.

Challenges

- Re-roofing and repairs to roof structure, repairs to foundation.
- Not appropriate that flammable material is stored in this structure. "Drying out" and or replacing the worst oil soaked boards a priority.
- Repairing the "balloon frame" connections between the floor and walls important as vegetation will continue to creep in if not cleared.

Proposed Use - Phase I

- As a historical artifact, viewed by the public from the outside through open door.

Estimated cost: \$3,900

Proposed Use - Phase II

- As a historical artifact, accessible to the public, with historical artifacts and illustrations about the building's uses and Newman Farm history.

Estimated cost: \$3,300

CENTRAL FARM AREA – FOREST



Boatbuilding Storage Shed – 8'3" x 8'1"

Location Located in southwestern corner of Forest area near the southern property line.

Description

The Boatbuilding Storage Shed is located west of the Boatbuilding Shed. It has served as dry storage to boat building activities and other items.

This building is unusual in its exterior finish, being narrow vertical boards without battens, which implies it was built by others off site and subsequently purchased then reused by the Newman's on the farm. As well, there are many "patches" of siding likely done by the Newmans, using whatever form of board was available and necessary to do the job. It is an example of reuse and repair in a very functional way.

Associated Activities

- Closely linked to the Boatbuilding Shed, for storage of materials.

Opportunities

- Could be actively used, when repaired, for active storage or for demonstration of the materials and equipment used for boatbuilding in this location and time period.
- Small building so public could look in without entering.

Challenges

- Re-roofing and replacement of rafter tails required immediately. Repairing of siding and foundation/wall attachment also required.
- Remote location.

Proposed Use - Phase I

- As a historical artifact, viewed by the public from the outside through open door.

Estimated cost: \$4,800

Proposed Use - Phase II

- As a historical artifact, accessible to the public, with small historical artifacts and illustrations about the Newman's boatbuilding history.

Estimated cost: \$1,500



Boatbuilding Shed – 21'6" x 10'0" overall

Location Located in southwestern corner of Forested Area near the southern property line.

Description

The Boatbuilding Shed played a very active non-farming role in the Newman life. Its location was likely based on two aspects. First, it is surrounded by a stand of Douglas-fir trees which supply materials for construction, and for the wood stove, which was likely kept well stoked to

maintain warm temperatures inside the boat shed. The location was also at the top of the slope facing east and downwards towards the shoreline, which meant boats were easier to slide towards the water, plus it was not too far away from the main farm and house area.

Boatbuilding stopped in this structure when the Pat Bay Highway was built, which made the moving of the boats down to the shore impossible. After the highway was built, boatbuilding then took place in the boathouses and steaming shed located in the shoreline area.

This structure consists of roughly two halves, one being slightly higher than the other. At one time there were finished walls all around, and doors at both ends, one passage and likely a pair of outward swinging doors at the north end though this is difficult to confirm. There are indications that the structure was made weather tight, as pieces of

asphalt shingles applied to the exterior walls are still evident. It had a stove for heat, and it had openings on at least three sides for access of materials and boat supplies. What building pieces that do remain demonstrate the recycling attitude of the Newmans. The use of an ironing board used to replace a portion of siding being a good example of this.

The present structure is only approximately 20% intact and is temporarily supported by an external structure. The most pressing issue of the building is whether to rebuild it or to recycle the usable parts.

Associated Activities

- Early location for boatbuilding.

Opportunities

- Could serve as a "site artifact" of past boatbuilding activity.
- Unless "replaced" and "re-created", minimal opportunity for the demonstration of boat works to the public. Boatbuilding activities of the Newmans are on full display at nearby Heritage Acres operated by the Saanich Historical Artifacts Society.

Challenges

- To make this structure useful would require total restoration using a combination of "repairing" a very small amount of what remains, of "replacing" other decayed pieces of what remains, and the majority of work for this building would be "re-creating", as outlined in the *Standards and Guidelines for Historic Places*. First, repair and replacement of building parts rely on sufficient existing physical pieces and recorded information on which to replace missing or decayed components of the building with matching new pieces.
- Evidence suggests that the Newman's had abandoned this building. Another approach would be to honour their intentions leaving this building to rot and collapse. Usable materials and contents could be salvaged and interpretive signage could be established to explain its former use.

Proposed Use - Phase I

- Interim protection.

Estimated cost: \$8,175

Proposed Use - Phase II

- As a historical artifact, accessible to the public, - examples of boat building by the Newman's.

Estimated cost: \$17,100



LOWER FARM AREA – SHORELINE

Steam Shed – 11'2" x 6'9"

Location Located at top of shoreline bank along the northern property line.

Description

The Steam Shed is at the top of the shoreline bank, at the northern edge of the Shoreline Area. It is a purpose built structure, with low headroom, no windows, and one small access door. It supported the shoreline boathouses that became the hub of boatbuilding for the Newmans after

the Patricia Bay Highway was constructed. It was located on the closest level ground to the shoreline boathouses, particularly the two boathouses which no longer exist that were at the northern boundary of the property. There was likely a direct flow of movement up and down the bank between the steam shed and these boathouses.

The east facing access door is opposite a pair of carved timber uprights, used for supporting masts or other wood parts at working level, presumably after being made pliable from exposure to the steam.

Associated Activities

- Used for steaming of wood parts for boat construction.
- Closest distance on level ground near shoreline boathouses.

Opportunities

- An artifact building, with inside displays of steaming equipment used by Newmans.
- Resume small scale wood steaming, as demonstration to public.

Challenges

- Repairs to roof and structure of building required.
- Make immediate area around building accessible to the public, and to make shoreline area accessible from neighbourhood and Lochside Drive.
- To re-establish connection between steam shed and boathouses.
- To make safe any wood-fired steaming operation.
- Vulnerable to vandalism.

Proposed Use - Phase I

- As a historical artifact, viewed by the public from the outside.

Estimated cost: \$9,400

Proposed Use - Phase II

- As a functioning steam shed, interior space viewable by the public from the outside, and used by the boatbuilding community for small wood steaming

Estimated cost: Unknown



Northern Boathouse – 23'6" x 14'4"

Location Along shoreline at Ferguson Cove – north of Southern Boathouse.

Description

This boathouse extends eastward out from the steep bank shoreline over the waters edge. It is fixed with built-in cribbing and attached steel chain link to the bank, and then it is resting on stacked treated poles that, at high tide, are partly submerged. Boats would be pulled in and out of double

doors at the east end and they would tie up alongside.

The Northern Boathouse is the larger of the two remaining. There were at one time four boathouses in this location. It has generous headroom and working space, and it is apparent that block and tackle were used within the space to lift heavy items. There is a workbench almost full length along the north wall, and there is other evidence of very active building and repairs of boats and related equipment. The building is a long double gable ended structure with access via a door at the shoreline end, with three open windows along each side, and with the double doors facing the ocean.

The structure of the building is being challenged in several ways. It's exposure to ocean salts, to adverse southeast weather, from trees and vegetation hanging above it and laying on it from the adjacent bank, and the lateral forces of the bank itself are all impacting this building. Measures to repair need to be taken soon. Many parts of the building are salvageable and it is clear what all the original parts of the building were, so repair and replacing using matching compatible pieces should not present a problem. More than the inland farm buildings, however, the ocean's impact on the structure could be severe and quick.

Associated Activities

- Connected to the activities in the smaller Southern Boathouse adjacent and to the Steam Shed at top of bank.
- A connection point between the Farm and the ocean activities in the general area.

Opportunities

- An artifact building, with inside displays of boating equipment.
- Resume small-scale boatbuilding and repairs.

Challenges

- Repairs to roof and exterior walls and foundation of building.
- Shoreline grade is causing a downward structural stress, at west end.
- To re-establish the active connection between Steam Shed and Boathouses.
- To make good the stairway between shoreline and top of bank.

Proposed Use - Phase I

- As active boathouse, used by local boat building groups, viewed by the public from the outside of open doors (cost estimate includes rebuilding stairs).

Estimated cost: \$12,250

Proposed Use - Phase II

- As a active boathouse, accessible to the public, used by local boat building groups for small boat works

Estimated cost: \$18,450

Southern Boathouse – 21'0" x 10'0"

Location Along shoreline at Ferguson Cove – south of Northern Boathouse.

Description

The Southern Boathouse is the smaller of the two boathouses at the shoreline edge. It is located 10 feet south of the larger Northern Boathouse. It is evident that boats were tied up between the two structures, which likely provided good protection from the weather.



This boathouse is smaller and lower in height. Its internal overall height is only 74" at the ridge point from the deck. Consequently it likely had more of a storage function than a workshop role, although a small bench is located at the west end and there are numerous small tools presently lying about.

Although at present the north and south wall faces are mostly open, with posts of the post and beam structure exposed, these sides were at one time completely covered with a vertical

1x10" board, and it is likely there were no windows on either side. The east end, like the Northern Boathouse, at one time had double doors for the passage of boats. Like the Northern Boathouse, examples of all structural parts and finishes are in place hence repair and replacement of items would be relatively easy to accomplish.

This building is similarly being challenged from the ocean side, but it is more seriously affected from the shoreline conditions, with trees laying on top causing rotting of the roof shakes and roof structure, and by vegetation and decaying stored wood causing damage to the west wall.

Access to both boathouses is the most difficult issue to resolve as far as making these buildings accessible to the public in this area of the Newman Farm. It is a very awkward site, especially at high tide. Also these buildings would require the public to gain full access to the inside, as there is nowhere for them to stand outside and look in. And

given the size of the buildings, only individuals or very small groups could be accommodated.

Associated Activities

- Connected to the functions of the Northern Boathouse and the Steam Shed.
- A connection point between the Farm and the ocean activities in the general area.

Opportunities

- Boat storage.
- Small-scale boat workshop.
- Display of Newman boats, though difficult for public to access.

Challenges

- Re-roof and reside structure.
- Clean up and repair west side condition.
- Gaining public access difficult both to the building and into the building.

Proposed Use - Phase I

- As active boathouse, used by local boat building groups, viewed by the public from the outside of open doors.

Estimated cost: \$9,850

Proposed Use - Phase II

- As an active boathouse, accessible to the public, used by local boat building groups for small boat storage and display.

Estimated cost: \$18,000

APPENDIX B – OPEN HOUSE QUESTIONNAIRES

First Open House, January 24th, 2007

Newman Farm Planning Process Response Form

We want your ideas on the future of the park.

1. What is your vision for the park?

2. What types of facilities would you like to see in this park? Please indicate where you think they should be located on the map provided (see other side).

3. Please explain how these suggested activities support the proposed management approach.

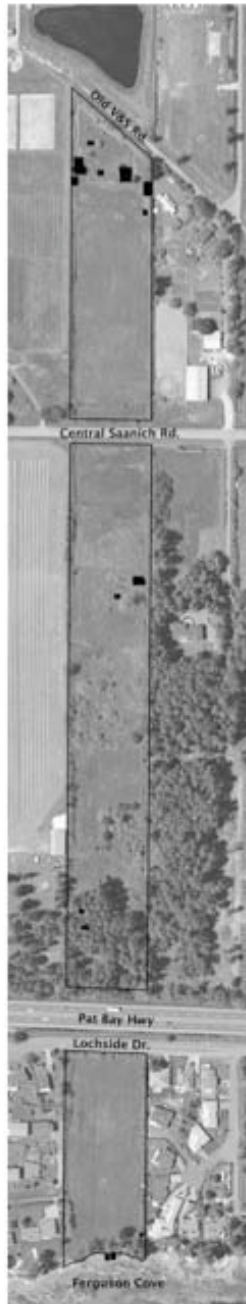
4. Are there any activities or facilities that you do not want to see in the park?

5. Do you agree or disagree with the proposed park management approach? Please explain why or why not.

6. Do you have any additional comments?

Thank you for your interest. We appreciate you taking the time to fill in this form.





Please indicate on the map the types of activities & facilities you would like to see in this park.

Please return the form by February 2nd, 2007 to Central Saanich Municipal Hall.

Attention: Bonnie McKenzie
Manager of Community Services

1903 Mt. Newton Cross Road
Saanichton, BC V8M 2A9, 652.4737 fax

Second Open House, April 19th, 2007

NEWMAN FARM PARK MASTER PLAN RESPONSE FORM

1. Are you familiar with the Newman Farm? YES NO
If yes, please explain how.

2. Do you agree with the proposed guiding vision? YES NO
Please indicate why or why not.

3. Do you agree with the proposed central recommendation? YES NO
Please indicate why or why not.

4. Please indicate which recommendations you support? YES NO

a) Protection of the Farm's unique features	☐	☐
b) Preservation/rehabilitation of most of the Farm's buildings	☐	☐
c) Comprehensive historical study of the Farm	☐	☐
d) Heritage designation for remaining buildings (including boathouses)	☐	☐
e) Gradual resumption of appropriate agricultural activities	☐	☐
f) Enhancement of the Farm's ecological features	☐	☐
g) Establishment of educational programs	☐	☐
h) Provision of directional & interpretive signage	☐	☐
i) Historically appropriate & ecologically sensitive park activities	☐	☐
j) Emphasis on passive recreational opportunities	☐	☐
k) Limited additional amenities	☐	☐
l) Provision of roadside parking	☐	☐
m) Restricted beach access	☐	☐
n) Establishment of resident park caretaker position	☐	☐
o) Community involvement in the care & management of the Park	☐	☐
p) Establishment of a supporting Newman Farm Park Society	☐	☐
q) Neighbourhood Park Watch program	☐	☐
r) Slow & sustainable restoration of the Farm	☐	☐
s) Establishment of a permanent Park Steering Committee	☐	☐
t) Phased implementation of recommendations	☐	☐

5. Do you have any additional recommendations?

6. Do you have any other comments or suggestions?

7. Would you like to be involved in helping to shape the future of the Newman Farm? *Feel free to provide your contact information below.* YES NO

8. Where do you live?

Central Saanich ☐
Brentwood Bay ☐
Saanichton ☐
Lochside ☐
Keating/Tanner Ridge ☐
Tsartlip ☐
Tsawout ☐
Other _____ ☐

North Saanich ☐
Saanich ☐
Sidney ☐
Other CRD Municipality ☐
_____ ☐
Other _____ ☐

THANK YOU!

Please return the response form by May 4, 2007 to Central Saanich Municipal Hall.

Attention: Bonnie McKenzie
Manager of Community Services

1903 Mt. Newton Cross Road
Saanichton, BC V8M 2A9
250.652.4737 fax



APPENDIX C – SECOND OPEN HOUSE PRESENTATION BOARDS



NEWMAN FARM

MASTER PLAN PROCESS

PREPARING A WAY FORWARD





Introduction

In July of 2003, the Newman family generously donated their 6.6-hectare farm to the District of Central Saanich for use as public parkland. The Newman Farm has a special history, having remained in family ownership as a subsistence farm without the benefit of modern conveniences for most of the 20th Century. In addition, seven of the Farm's fifteen buildings have received municipal heritage designation.



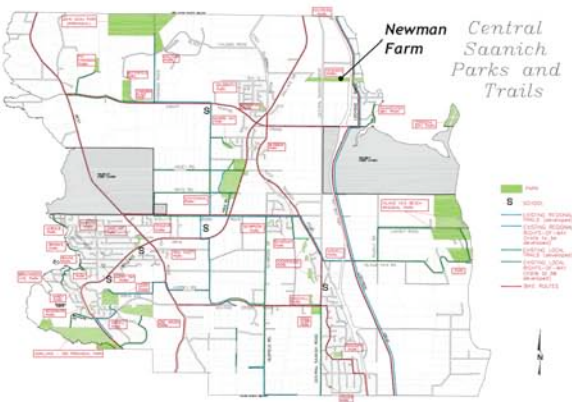
Central Saanich has taken initial steps to stabilize the buildings on site & address immediate safety & security issues. The Newman Farm Working Group, made up of a dedicated group of volunteers, has been preserving archival materials left by the family & researching the family's place in the history of the Saanich Peninsula. While the Newman Farm is not currently open to the public, Central Saanich is working on the appropriate transition of the property to public parkland. The development of a master plan is an important part of this transition process.

Master Plan Process

In November of 2006, Central Saanich, with the assistance of Masselink Environmental Design, began an in-depth analysis & master planning process for the park. The goals established for the master plan process were:

- Determine the management direction for the Farm as public parkland;
- Establish a guiding vision & set of stewardship principles;
- Determine priorities for short-term action; &
- Identify opportunities & partnerships for assistance & support.





Context

Central Saanich currently has over 80 hectares in 32 municipal parks.

Central Saanich's park system includes 20 nature parks, 5 neighbourhood parks, 3 community parks, & 4 children's play areas. These parks protect a variety of cultural and natural areas & provide a wide range of recreation opportunities.

Newman Farm is one of the latest additions to this system.

BACKGROUND





NEWMAN FARM

MASTER PLAN PROCESS

PREPARING A WAY FORWARD



Proposed Guiding Vision

"The community of Central Saanich will care for Newman Farm in a manner that honours the legacy of the Newman Family, reveals our agrarian heritage, demonstrates our values & involves & considers our community."



Central Recommendation



Manage the Park in a manner that effectively protects & expresses its agricultural heritage - that of a small, subsistence, maritime Peninsula Farm - & maintain the high stewardship standards established by the Newman family for over a century.

By accepting these limitations Central Saanich will ensure the protection and maintenance of this fragile but truly unique, ecologically complex & healthy, heritage farm.

VISION

MASSELINK
ENVIRONMENTAL DESIGN



NEWMAN FARM

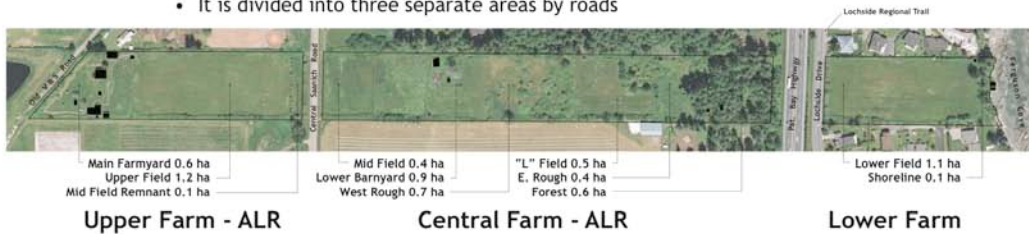
MASTER PLAN PROCESS

PREPARING A WAY FORWARD

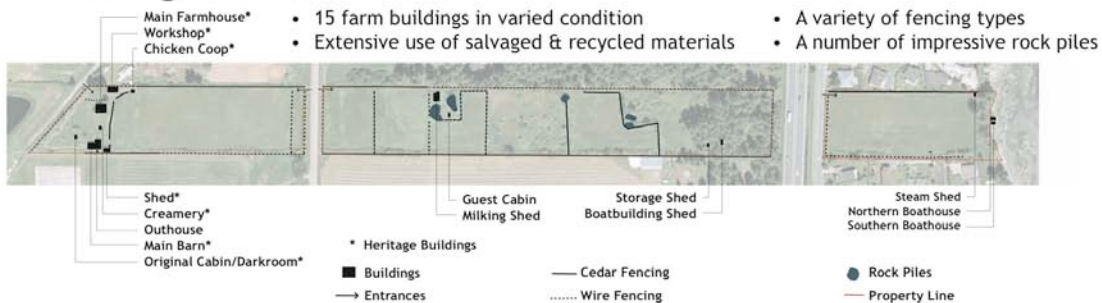


Farm Areas

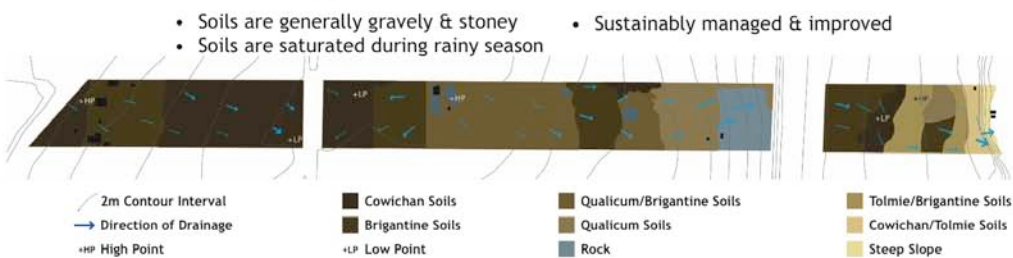
- 80% of the Farm is located within the Agricultural Land Reserve
- It is divided into three separate areas by roads



Existing Infrastructure

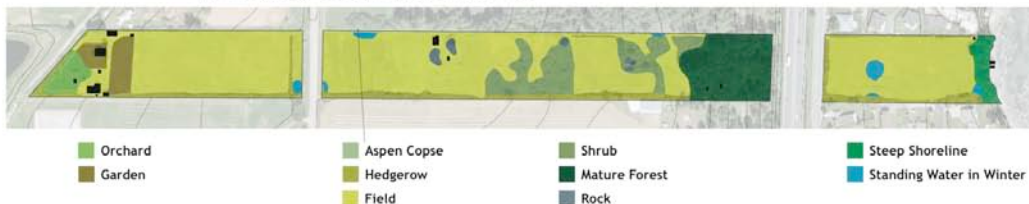


Soils & Drainage



Habitat

- Important & visible aspect of Farm
- Wide variety of habitat types present
- Valued by Newman family



SITE INFORMATION





NEWMAN FARM

MASTER PLAN PROCESS

PREPARING A WAY FORWARD



Heritage

Newman Farm has a unique & important history. The Farm remained in one family's ownership & was maintained as a subsistence farm without the benefit of indoor plumbing, running water or electricity for over 100 years. Its relatively unchanged condition provides an opportunity to understand & appreciate both the Newman family & the lives of many turn-of-the-century pioneer Peninsula farm families.

Suggested Approach:

Bring the history of the Farm to life & demonstrate its relevance through the Farm's programs & activities.



Recommendations:

- Maintain & reveal the Farm's cultural & historic features.
- Retain & preserve or rehabilitate all buildings with the exception of the abandoned boatbuilding shed.
- Initiate a comprehensive historical study of the Farm.
- Consider municipal heritage designation for the remaining buildings.
- Involve the community in the care & preservation or rehabilitation of the Farm's historical features.



Agriculture

Agriculture was a central & defining activity around which the Farm & its buildings were developed. For over a century the Newmans practiced a type of subsistence farming that was organic in nature, involved little or no irrigation, improved the health of the Farm's stoney soils, & allowed for the integration & protection of nature. Today, two-thirds of the Farm is located within the Agricultural Land Reserve. The re-establishment of the Farm's agricultural activities & management approach would provide a more complete expression & understanding of the Farm, the Newman family & early pioneer families like them.

Suggested Approach:

Encourage the resumption of agricultural activities that reflect the organic & subsistence practices of the Newman family.

Recommendations:

- Respect & embrace the limitations imposed by the Farm site & its history.
- Develop the agricultural program slowly - resources & interest permitting.
- Involve interested members of the public in the care & restoration of the Farm's agricultural features.
- Make the proposed caretaker position responsible for the management of the Farm's agricultural programs.



RECOMMENDATIONS





NEWMAN FARM

MASTER PLAN PROCESS

PREPARING A WAY FORWARD



Ecology

Newman Farm encompasses a wide range of habitat types including shoreline, mature Douglas fir forest, mixed scrub, open field & extensive hedgerows. This diversity of natural areas in turn supports a wide diversity of wildlife. The amount & extent of natural habitat found on the Farm, the presence of numerous bird houses, the number of nature photographs taken on the Farm by John Newman, & stories remembered by friends & neighbours indicate that nature was important to the Newman family & a valued part of the Farm.

Suggested Approach:

Demonstrate how farms, residential properties & regional parks can benefit from the consideration & incorporation of wild & natural ecosystems, habitats & features.



Recommendations:

- Protect & enhance the Farm's existing ecological features.
- Avoid the establishment of utilities, recreational facilities & maintenance programs that might negatively impact the Farm's ecological attributes.
- Establish programs & activities that reveal & benefit the Farm's ecological features.



Education

Newman Farm's historic, ecological & agricultural features provide a range of educational opportunities. Newman Farm is perhaps the best remaining example of a small, subsistence-based, maritime farm on the Saanich Peninsula. It provides an incredible opportunity to establish a better understanding of how the region's early farm families lived & farmed. Through careful development & management, the Farm could also become a living example of sustainable land management practices.

Suggested Approach:

Recognize that "everything educates" & realize educational opportunities through the careful restoration, revitalization, sharing & use of the Farm's unique values & features.



Recommendations:

- Establish guided site tours & talks that allow visitors to develop a better understanding of the Farm & local history.
- Involve interested members of the public in the care & restoration of the Farm's historic, agricultural, & ecological features.
- Provide appropriate directional & interpretive signage.
- Host workshops & courses that connect to & reveal the Farm's core values & features.



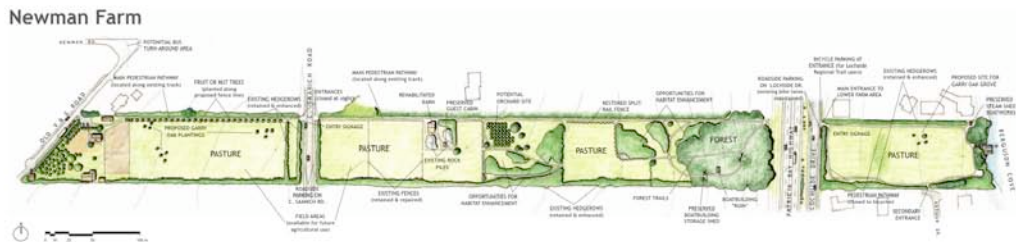
RECOMMENDATIONS





The Newman family left their farm to the District of Central Saanich to be managed in perpetuity as a park. They felt that the Farm should be protected & shared with the larger community. Given that the Newman's lives were so connected to & described by the Farm it may be beneficial to have their former on-farm activities & pursuits guide future park uses.

Support activities that are historically appropriate & enhance the Farm's unique & sensitive historic, agricultural & ecological features & values.



- Subsistence-focused agricultural activities & demonstrations.
- Boat building.
- Restoration work on buildings, fences, etc.
- Natural history.
- Passive recreation (unstructured play & exploration of the fields & forest, walking, tours of the Farm, picnicking, viewing/appreciating nature).
- Photography & artistic pursuits.
- Associated community events or gatherings.

- Promote the establishment of facilities that support the Farm's features & values.
- Provide natural walking paths through the Central & Lower areas of the Farm.
- Provide parking along Old V&S & Central Saanich Roads, & Lochside Drive.
- Provide parking along roadways located adjacent to the Farm.
- Establish directional & interpretive signage.
- Restrict beach access to Ferguson Cove due to safety & security issues.
- Where possible use existing Farm buildings to accommodate park functions & activities.
- Establish a permanent presence on the site i.e. caretaker & residence.

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ENVIRONMENTAL DESIGN



NEWMAN FARM

MASTER PLAN PROCESS

PREPARING A WAY FORWARD



Community Involvement

For the better part of a century neighbours & the local community have helped support the Newman family & their Farm. Today that support continues through the help of interested community members & neighbours who are assisting Central Saanich with the preservation of the Farm & family's history. The protection & management of the Farm in perpetuity while effectively honouring & sharing the history & values of the Newman family depends on the continued interest & involvement of the community.

Suggested Approach:

Involve the interested individuals, community groups & organizations in the care & restoration of the Farm.



Recommendations:

- Support & formalize the existing Newman Farm Working Group.
- Establish a volunteer docent program to provide guided site tours.
- Implement a Neighbourhood Park Watch program to improve site security.
- Invite the local First Nation community to share their knowledge & become involved in the management of the Park.



Responsible Management

Newman Farm should be managed in a way that is fiscally responsible & in a manner in keeping with values & principles of Central Saanich & the Newman family. The Newmans managed the Farm carefully, utilizing local resources in a restrained & respectful manner. Today, this is referred to as an ecological or holistic management approach. Such an approach will require careful planning, & community participation & support.

Suggested Approach:

Restore the Farm carefully & slowly. Work should proceed only if there is the knowledge, community interest, & resources necessary to support it.



Recommendations:

- Establish a permanent committee to oversee the implementation of the master plan.
- Practice restraint, thrift & creativity in the Farm's development & operation.
- Create a new agroecological park category that more accurately describes & maintains the Farm's historical, ecological & agricultural features.
- Address safety & security issues before opening the Farm to the public.
- Involve the community & ask for their support & participation.

RECOMMENDATIONS





NEWMAN FARM

MASTER PLAN PROCESS

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Implementation

To successfully restore this unique heritage farm the implementation of the recommendations outlined in the master plan will require careful consideration. Therefore, the Farm must be restored slowly & carefully, limiting expenditures, & allowing for the time necessary to acquire the required knowledge, support, & resources. Apart from immediately addressing pressing issues of security, safety, & the protection of aging buildings, time should & can be taken to properly restore & open this unique & special park.



Suggested Approach:

Work should proceed only if there is the capacity (knowledge, community interest, & resources) necessary to support it.



Phase I - short term (1-2 years)

- Begin once Master Plan is accepted by Council.
- Establish a permanent committee to oversee the implementation of the master plan.
- Address structural, rot & water penetration issues for the Farm's buildings.
- Reduce liability & security concerns.
- Establish the proposed Neighbourhood Park Watch programme.
- Develop & implement an interim landscape management plan.
- If resources allow, provide limited public access.
- Apply for funding & explore partnership opportunities.



Phase II - as resources permit

- Consider parking, entrance & enhanced security (i.e. caretaker) issues.
- Open the Farm up to the public.
- Further restore the Farm buildings & infrastructure.
- Explore the utilization of the Farm's buildings for activities & events.
- Begin to develop & implement agricultural & educational activities & programs.



Additional Support

The successful restoration & management of Newman Farm will require the support from outside funding sources & partnerships with appropriate & interested community groups & organizations. A number of potential funding sources have already been identified that could assist with the protection & restoration of the Farm's buildings.

A number of community farms located on Vancouver Island & further abroad are available for additional guidance & ideas.

Central Saanich is open to proposals of interest from community groups & individuals interested in participating in the realization of the vision for the Newman Farm.

NEXT STEPS...

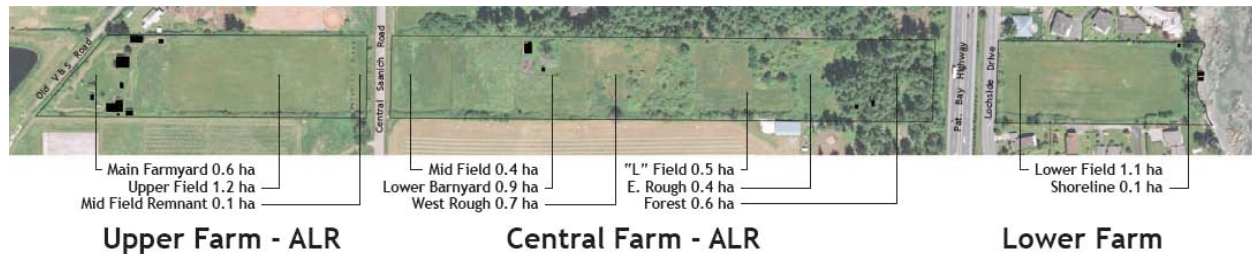




Figure 3. The effect of the concentration of the polymer on the α -phase content of the polymer blends. The concentration of the polymer was 0.1, 0.2, 0.3, 0.4, 0.5, 0.6, 0.7, 0.8, 0.9, and 1.0 g/100 g of the polymer blend.


$$\frac{1}{2} \times \frac{1}{2} \times \frac{1}{2} \times \frac{1}{2} = \frac{1}{16}$$

APPENDIX D - DETAILED FARM AREA ASSESSMENTS



UPPER FARM AREA

This area includes the western portion of the farm located between Old V&S and Central Saanich Roads. The area gently slopes toward the east. Most of this area is in pasture. The perimeter of this area was at one time fenced but overtime the fence has been compromised by age with large gaps present along the western boundary and southwestern corner. It appears that wire fencing with cedar posts was erected along the property line around the main farmyard. A double post split cedar fence then continues east along both sides of the field terminating at the Central Saanich Road ROW. The perimeter is completed along this road with a more modern page wire and cedar post fence.

Wide gate openings are located near the northwestern and northeastern corners of the property opening onto Old V&S Road and Central Saanich Road respectively. The opening along Old V&S Road is gated with a double wooden picket gate. The gate along Central Saanich is a more modern typical farm gate consisting of a galvanized frame with page wire. The main farm laneway used to access the fields in this area as well as the fields located east of Central Saanich Road appears to have been located along the northern fence line.

The placement of Central Saanich Road has resulted in the creation of a small narrow field swath located alongside the road margin. Before the development of the road in 1971 this field was part of the Middle Field.

Hedgerows have become established around the perimeter of this farm. They are composed of rose, snowberry, hawthorn, Himalayan blackberry, wild crabapple, Indian plum and willow.

Homestead – 1.4 acres (0.6 ha)

Location Immediately adjacent and east of Old V & S Road at the north end of the property.

Description

An irregularly shaped area of the property that slopes slightly (4%) to the east and includes the grounds immediately adjacent to the house and the area south of the chicken coop. Historically this area was situated immediately adjacent to the Victoria and Sidney Railway and was part of the original 1-acre home site. As suggested by the 6 outbuildings, original house, main farmhouse, garden and orchard area this was the core area of the farm even after the farm expanded to 16.5 acres. A majority of the

Newman family's daily activities were associated with this area throughout the 20th Century.

The soils of this area range from Cowichan along the western edge of the area, to Brigantine from the main farmhouse east to the chicken coop. The silt loam soils in this area occur to a depth of 30 – 65 cm below the surface. These soils generally are poorly to imperfectly drained, occurring over compacted silty clay or gravely silty clay. While the surface soil is porous and loose the compact silty clays beneath effectively perch the winter water table to within 30cm of the soil surface.

Access to this area is via Old V&S Road but in the summer vehicles can be driven up from Central Saanich Road along the north side of the property. The north, west and southern perimeter of this area was originally fenced. The fence is now in a state of disrepair and has generally been replaced by a hedgerow consisting mainly of wild rose, snowberry, Himalayan blackberry and hawthorn. It is punctuated by a wide gate at the northwest corner, which presumably would have allowed vehicle access into the area beside the workshop and into the field beyond. There is a fence separating the area around the main farmhouse from the field area south of the chicken coop. Wide gates located near the chicken coop and the main barn punctuate this intermediate fence. A low garden fence is located just north of the house and appears to be the remains of a fencing system that is visible in early photographs that may have enclosed the home garden possibly to prevent intrusions from rabbits and other pests.

The area is currently in perennial grass

Buildings

- Original Cabin/Darkroom
- Main Farmhouse
- Main Barn
- Outhouse
- Storage Shed
- Creamery
- Workshop/Garage
- Chicken Coop

Associated Activities

- Home life for the family (initially the cabin and later in the Main Farmhouse)
- Housing livestock initially in Main Barn, and poultry in Chicken Coop
- Hay storage in Main Barn
- Vehicle parking outside Workshop
- Equipment and wood storage in Workshop
- Kitchen or home garden
- Orchard
- Food storage under Main Farmhouse
- Milk processing in Creamery
- Power generation
- Darkroom
- Boatbuilding in Main Barn after 1950 (associated with the development of Patricia Bay Highway)
- Well

Opportunities

- Area hosts the greatest concentration of the Farm's building stock (8).

- Established entrance via Old V&S Road through gate at northwest corner of property.
- Potential for parking along Old V&S Road and in the area north of the main house and west of the garage.
- Potential caretaker residence site on Old V&S Road right-of-way.
- Revival of the home garden and orchard area.
- Possible use of a room on top floor of Main Farmhouse for a site office – provides excellent overlook of the Upper and Mid Farm areas.
- Re-use of the barn for hay storage, boatbuilding, display area or holding workshops.
- Re-use of workshop for original uses.

Challenges

- Need for hydro and water – how to bring these services into this area without compromising the historical integrity of the Farm or the buildings.
- Safety and security issues – though neighbours are close by there are real concerns about vandalism – particularly fire.
- Fencing is in need of repair.
- Lack of specific understanding of the type of gardening that occurred adjacent to the main house and in the area south of the chicken house and east of the barn and main house.
- Orchard trees are very old and in need of attention/possibly replacement.
- Buildings need attention some more than others. Question of how or if they should be utilized or opened up to the public. Significant costs associated with their restoration and maintenance.

Upper Field – 2.9 acres (1.2 ha)

Location Field area located east of the chicken coop and just west of Central Saanich Road.

Description

A rectangular area that gradually slopes at a 4% gradient towards Central Saanich Road. The soils of this area are primarily Cowichan with a band of Brigantine soils occurring across the upper portion. As a consequence the soils in this area are poorly to imperfectly drained generally consisting of a structured 30 cm porous gravely sandy to silt loam band over a more compact silty clay subsoil. The compact clay subsoils in the lower and eastern portion of the area are deeper occurring approximately 60cm below the surface. The consequence of the poorly drained subsoils is perched water tables in the winter, with surface water occurring along the southern side of the field following pre-existing drainage patterns. The soils in this area have a poor bearing capacity in the winter, which improves considerably in the summer when the soils dry out.

There are no buildings located in this area. Post and rail fences occur along the north and south property lines. While in a state of disrepair they are being replaced by hedgerows. A page wire cross-fence with split wooden posts is located along the eastern boundary punctuated by an opening at its northern end which may have been fitted with a gate in the past.

The hedgerows appear to be generally composed of Himalayan blackberry, European hawthorn, and snowberry. The field is in perennial grass. Photographs from the Newman collection suggest that this field was alternately grazed and cropped. Crops included forage and grain for livestock, cover crops like clover to improve soil fertility, and large plantings of tomatoes and potatoes for the Newman family – restricted to the southern portion of the field.

Vehicle traffic appears to have been generally restricted to the northern edge of this field and likely only occurred when the area was dry to avoid the possibility of soil compaction.

Buildings

No buildings are located in this area and do not appear to have been placed in this area in the past.

Associated Activities

- Livestock grazing.
- Hay production.
- Occasional grain and crop (potato and tomato) production in rotation with perennial forage and cover crops (clover).

Opportunities

Improvement of the hedgerows – replacement of non-native species with native varieties.

- Establishment of Garry oak meadow ecosystems in field along the southern edge of laneway.
- Re-establish agricultural uses – opportunity to grow/demonstrate a variety of crops as well as support/graze livestock. Could initially just be hayed.
- Dry summer conditions, gradual, east facing slopes near to and visible from Central Saanich Road provide an opportunity for outdoor events/festivals.
- Restrict vehicle traffic (if any) to north side of field.
- Community groups and individuals could assist with planned work parties.

Challenges

- Drainage - without improvements in drainage the saturated condition of the soils in the winter restricts use – cropping, grazing, parking, etc.
- Fences need to be restored – question of whether or not they need to be replaced. Alternative is to strengthen and manage the development of the established hedgerow.
- Irrigation water currently not available.

Middle Field Remnant – 0.2 acres (0.1 ha)

Location Lower field margin on west side of Central Saanich Road.

Description

Originally, this was part of Middle Field located on the east side of Central Saanich Road. With the construction of the road in 1971, this area was separated off. This small field contains some of the wettest, most fertile soils on the property. The Cowichan soils in this area have a silty clay loam texture. Contrary to the upslope field areas the clays here are located at the surface. Surface soils are black in colour, well structured, and

porous to a depth of 37cm. Subsoils are compact, very slowly pervious clays which perch and flood with the winter rains.

This area is separated from the Upper Field by a split cedar post and rail wire cross fence. This indicates that it had a specific management regime likely due to its wet nature and fertility. Now missing, the northern end was likely gated to restrict livestock during the winter when it was flooded.

Since the establishment of Central Saanich Road, ditches and post and rail wire fences have been placed on either side of the roadbed. Gates placed at the north end of each of these roadway fences allow for passage across the Central Saanich Road to access the now separated field areas.

Hedgerow plants are becoming established along the western cross fence.

Access into this area is either directly via the Central Saanich Road gate or from the Upper Field along the northern property line. Standing water is present during the winter months along the south end of the west portion of this area. These conditions effectively prevent the passage of vehicles from Central Saanich Road across this area. Vehicle access through this area was restricted to drier times of the year when soils are not susceptible to compaction.

Buildings

No buildings are located in this area.

Associated Activities

- Livestock grazing.
- Hay production.
- Occasional grain and crop (potato and tomato) production in rotation with perennial forage and cover crops (clover).

Opportunities

- Good fertility and fewer stones make this a good growing location during the drier times of the year. Could be used as a market garden area.
- Situation along Central Saanich Road provides good visibility and easy access.
- Opportunity to engage community groups to assist with the establishment of hedgerows along the western and eastern fence lines.

Challenges

- Poor drainage and saturated conditions during the winter months limit accessibility and use of this area.
- Access through area is difficult during the winter due to standing water and soft soils.
- Currently no water available for irrigation.
- Southern and northern fences require attention.

CENTRAL FARM AREA

This area of the farm is situated between Central Saanich Road and the Patricia Bay Highway. It is visually connected with the Upper Farm area. The mature Douglas-fir forest located at its eastern end prevents any view of the ocean and lower field beyond the highway. In 1971, the development of Central Saanich Road separated this area from the Upper Farm. The placement of this road affected the size and continuity of the Middle Field and resulted in the creation of a small narrow field swath located alongside the western road margin.

The area is fenced with a variety of fencing types. A double post split rail fence from the 1960's is located along the northern property from the gate at Central Saanich Road to across from the Lower Barn. Here it is punctuated by a small pedestrian picket gate (originally located in the main farmyard) and continues as a low cedar post and rail wire fence to the northwest corner of "L" Field where it is replaced by a newer 6' wire deer fence that continues along to down the eastern edge of this Central area. A split cedar post and rail wire fence runs the length of the Patricia Bay Highway right-of-way along the eastern boundary. The southern property line is fenced with an aging double post split cedar fence and rail wire. The western edge of the area along Central Saanich Road is fenced with split cedar posts and rail wire fencing. It is punctuated with a newer, wide, galvanized metal gate at the north end. The gate marks the farm laneway, which extends from Central Saanich Road along the northern fence line to the eastern end of the area along the Patricia Bay Highway.

While the northern fence line has been kept clear of hedgerow plants, the southern fence line has a well-established hedgerow, that extends from Central Saanich Road to the edge of the Forest. This hedgerow consists of rose, snowberry, hawthorn, and crabapple, with some Indian plum and Himalayan blackberry.

Mid Field – 1.0 acres (0.4 ha)

Location Lower field area on east side of Central Saanich Road.

Description

Originally this rectangular, flat, low field area was connected to the remnant parcel located on the opposite side of Central Saanich Road. This area contains some of the wettest, most fertile soils on the property. Its Cowichan soils have a silty clay loam texture. Contrary to upslope field areas, the clays here are located at the surface. Surface soils are black in colour, well structured, and porous to a depth of 37cm. Subsoils are compact, very slowly pervious clays which perch and flood with the winter rains.

The western and eastern boundaries of this field are defined by cross fencing indicating that it had a specific management regime. Gated openings placed at the northern ends of the cross fences were used to restrict livestock access during the wet winter months when the field soils were prone to damage due to their saturated condition.

Hedgerows are becoming established along the south and west margins of this area, and along the cross fence situated on the east side of Central Saanich Road. They appear to be comprised mainly of Himalayan blackberry, and European hawthorn.

Along the north fence line, on the eastern half of this area, standing water is present along with a small grove of aspen trees.

Access into this field and to the other parts of the Central Farm Area, is via the gate located near the northwestern corner of the property at Central Saanich Road. Vehicle access into this area was restricted to drier times of the year when soils were not saturated and prone to compaction. Standing water is present during the winter months along the north and south ends of this field. Excess water appears to seep into the ditch located along Central Saanich Road. The wet winter conditions effectively prevent the passage of vehicles from Central Saanich Road into the Central Farm Area. John Newman refused to have this situation dealt with through the placement of fill, choosing instead to use a temporary pedestrian boardwalk during the winter months.

Buildings

No buildings are located in this area.

Associated Activities

- Livestock grazing.
- Hay production.
- Occasional grain and crop (potato and tomato) production in rotation with perennial forage and cover crops (clover).

Opportunities

- Good fertility and low amount of stones make this a good growing location during the drier times of the year.
- Situation along Central Saanich Road provides good visibility and easy access.
- Reestablishment of traditional farming practices.

Challenges

- Poor drainage and saturated conditions during the winter months limit accessibility and use.
- Vehicle access across eastern portion during the winter not possible due to standing water.
- Irrigation water not available.
- Southern and northern split rail fences require attention, as does the eastern stretch of cross fencing.

Lower Barnyard – 2.1 acres (0.9 ha)

Location East and above lower field. Includes the newer milking/loafing shed, rock pile and associated fenced pastures.

Description

A fairly large rectangular area surrounding the lower milking and loafing shed. Historically, this is an area where the cows were kept year round. The area is split into two similar sized fields by a page wire fence with large creosoted posts (formerly telephone poles or pilings).

In the western-most field, the southern third was temporarily cross-fenced with page wire strung between metal t-posts. It is understood that the southern third of both fields were rotationally grazed and planted with a potato/tomato crop. This cross fence may indicate the northern boundary of this area. A shallow dug well is located at the

northwest corner of this field with elevated piping running east toward the former location of a bathtub which served as livestock watering trough. This area of the field can become fairly wet in the winter, with water located at or near the surface during heavy downpours.

Three quarters of the eastern field is fenced and in pasture. An opening for a wide gate is located halfway along the fence line separating this area from the western field.

In the remaining quarter of this eastern field area, situated in the northwest corner the milking/loafing shed is located (along the access laneway). A massive stone pile topped with scrap metal and debris fills the southwestern corner of this area. A small cabin is located in the southeastern corner and was presumably used during calving time when the cows required more attention. A large dead arbutus tree, which apparently died the same year as John Newman, is located in the northeastern corner of this area. A smaller stone pile is situated near the base of this tree. Himalayan blackberries and thickets of wild rose are growing up throughout the eastern and southern portions of this area.

The fields consist predominantly of imperfectly to moderately well drained gravelly sandy loam Brigantine soils over a gravelly silty clay loam. During extremely wet periods standing water may be present in this area but during the winter it generally lies at least 50 cm below the surface. The soils have been extensively rock picked, however, stones are still present. The soils appear to be quite fertile and suggest the regular application of manure.

Associated Buildings

- Milking/Loafing shed
- Guest Cabin

Associated Activities

- Livestock grazing.
- Hay production.
- Occasional grain and crop (potato and tomato) production in rotation with perennial forage and cover crops (clover).

Opportunities

- Renovation and reuse of Milking/Loafing Shed and Guest Cabin.
- Re-establishment of traditional farming practices.

Challenges

- Stony soils that require careful management.
- Lack of power and powered irrigation.
- Milking/Loafing Shed is in questionable condition.
- Area around Shed and Cabin becomes a bramble thicket if not regularly attended to.
- No power, running water or sewage disposal in this area.
- Well dries up in summer and would likely not meet current standards.
- Southern fence requires attention. Cross fencing needs assessment.

West Rough – 1.6 acres (0.7 ha)

Location Area between Lower Barnyard and the “L-shaped” field.

Description

This rectangular area is located near the centre of the Central Farm area. It consists of a largely unimproved, hummocky area that still shows the stump removal blasting scars. The area consists of gravely sandy, well-drained Qualicum/Brigantine soils. Access to the eastern part of the property was maintained along the north side of this area. Thickets of brush and scrub vegetation consisting of ocean spray, hawthorn, snowberry and wild rose are gradually colonizing this area.

A stack of rotting cedar fence posts is located near the western edge. In older photographs vehicles appear to be parked in this area.

Buildings

No buildings are located in this area.

Associated Activities

- Livestock grazing/over wintering area.
- Vehicle parking
- Material storage (fence posts).

Opportunities

- Potential site for a caretaker's residence.
- Potential agricultural uses include activities/crops that require good drainage - livestock grazing/over wintering, tree fruits, raspberries, nursery.
- Potential site for a native plant nursery – propagate plant material necessary to renovate/replant hedgerow areas.
- Opportunity to engage community groups to assist with these activities.
- Area could also be reforested.

Challenges

- Visual separation/distance from Lower Farm area. Distance from Main Farmyard could also be a problem.
- Area is still quite lumpy because of tree stump removal by Newman family.
- Southern fence requires attention.

“L” Field – 1.2 acres (0.5 ha)

Location Between Central Saanich Road and Patricia Bay Highway.

Description

An unusual isolated “L-shaped” field. Shape of field appears to follow the presence of an area of imperfectly drained Brigantine soils. The area has been rock-picked with rock piles located along the west and east boundaries. The field is in permanent pasture. A wide gate was likely placed at the northwest corner. The western, northern and eastern sides of the field are fenced with an old simple split rail. A double post, split rail fence runs along the southern boundary. Apart from the northern fence line, the other fences have been obscured/replaced by vegetation.

The access road to the Forest runs along the north side of the field between the split rail fence and the northern property line which has been recently fenced with a 6' high wildlife fence.

Buildings

No buildings are located in this area.

Associated Activities

- Livestock grazing.
- Hay production.
- Occasional grain and crop (potato and tomato) production in rotation with perennial forage and cover crops (clover).

Notable Features

- Stone pile located at south side of entrance to field.
- Split cedar fence surrounding this field is of a type found nowhere else on the property.

Opportunities

- Could be easily reused for hay or pasture.
- Could accommodate passive recreation. Beautiful spot to sit in the sun – benches could be arranged along western field edge.
- Care and further establishment of hedgerows, removal of invasive plant species could be undertaken by a local community group or organized work bees.

Challenges

- If used for livestock, fences would have to be replaced or hedgerows “thickened” in places.
- Proximity of metal-clad building and cell tower to the south.
- No irrigation source.

East Rough – 1.0 acres (0.4 ha)

Location Situated between the “L” shaped field and the forest - north of the cell tower.

Description

An irregularly shaped area located adjacent to the Forest. Area is hummocky – likely due to the removal of stumps (blasting) by the Newmans – and generally in an unimproved condition. It is likely that this area was cleared in the past but now brush and scrub vegetation is moving in. Noticeably, young redcedar trees are growing in this area.

Soils in this area are generally well drained consisting of stony - gravelly Qualicum and Brigantine soils. A narrow area of poorly drained Cowichan soils is located along the northern fence line and underneath the access road. This area is located in a low spot that collects water during the wet months.

The area is not specifically fenced but is bounded by existing fences along the north (new 6' deer fence), and south (double post split rail) property lines. This area is separated from the adjacent “L-shaped” field by an old simple split rail fence.

This area is impacted by the presence of neighbouring buildings and developments to the south. In particular a green cell phone tower and a large metal-sheathed building.

Buildings

No buildings are located in this area.

Associated Activities

No indications of what this area was used for in the past.

- Possibly livestock grazing/over wintering.
- May have been logged for fuel and lumber.
- Provided access to Forest.

Notable Features

- Two artfully arranged identical stone cairns located adjacent to inner corner of "L" shaped field (presumably made up of stones cleared from the field area).
- Only area of the property where Scotch broom is found.

Opportunities

- Apart from the access road the area is generally well drained.
- Could be reforested or planted with fruit trees or berries.
- Potential building site.
- Opportunity to engage naturalist groups to assist with reforestation and the removal of invasive plant species.

Challenges

- Appears to be quite rocky.
- Access road into area is quite wet during the winter.
- Proximity of the southern neighbours barn and cell tower.
- Southern fence requires attention.

Forest – 1.5 acres (0.6 ha)

Location Adjacent to west side of Patricia Bay Highway. Extending east almost 100m.

Description

This generally rectangular-shaped area encompasses the remaining forest stand on the farm. Within this area the soils are rocky and well drained, consisting of mainly shallow Qualicum soils, bedrock and boulders. A small bedrock ridge exists below the boat-building shed. The forest understory is mossy and fairly open with thickets of snowberry, an ocean spray, and patches of Oregon grape and licorice fern.

This area of the farm, while in the ALR, has an extremely low agricultural capability rating and today may not be included in the ALR, unless it was used for buildings, yards or parking. However, its good drainage and fractured rock provide a good growing media for deep-rooted trees like Douglas-fir, which is likely why it was kept in forest.

The original double post and split rail fence still exists along the southern property line. However, a good portion of it has been propped by the neighbour. A low page wire fence runs along the Patricia Bay Highway right-of-way. The neighbour has replaced the fence along the northern property line with a 6' high deer fence.

Access to the Lower Field was likely along the cleared northern boundary of this area. Though the remains of a wide path that winds through the center of the forest to the northern end of the boat building shed and on towards the northeastern corner of the

forest and property may also have been used prior to the establishment of the highway corridor.

Buildings

- Boat Building Storage Shed
- Boat Building Shed

Associated Activities

- Boatbuilding prior to 1950.
- Provided direct access to Lower Field and Shoreline prior to 1950.
- Wood source (fuel, lumber) for farm.
- Seclusion and appreciation of nature.

Opportunities

- Passive recreation.
- Education opportunity using signage by the sheds and possibly with an overlook established near the Patricia Bay Highway.
- Opportunity to engage naturalist groups to assist with documenting the natural features of this site, reforestation and the removal of invasive plant species.

Challenges

- Very rocky
- No trails and very little to really view.
- Narrow area.
- Removed from core farm areas.
- Southern fence requires attention.

LOWER FARM AREA

This area extends from Lochside Drive east towards Ferguson Cove. This area is completely separated from the Upper and Central Farm areas. Access between these areas requires a lengthy commute via Mount Newton Cross Road in order to cross the highway.

Lower Field – 2.8 acres (1.1 ha)

Location Adjacent to the east side of Lochside Drive between Newman Road and Wakeman Road.

Description

This is a rectangular field that gradually slopes (4%) toward Ferguson Cove. Hedgerows mark the northern, western and southern boundaries. They are made up of a similar mixture of species found in the other farm hedgerow areas. Wild rose is the dominant species, with snowberry and hawthorn. The northern and southern hedgerows appear to be regularly trimmed, presumably by neighbours wanting to retain a view into the field or to the water beyond. Access to the area is via a wide farm gate located at the northern end of the Lochside Drive property line. Unimpeded access is allowed via a narrow pathway at the end of Arthur Drive along the south boundary.

There are a mixture of imperfectly drained gravelly loam soils over silty clays in this area. Briganine soils appear to be the predominant type, with some areas of Cowichan, Tolmie and Qualicum. Surface water can be found in this field, particularly in the western end of the field where a slight receiving basin exists. When the soils are

saturated with winter rains, water seems to seep overland east and southward. A very shallow ditch appears to be located along the southern boundary of the field.

Soils in this lower half of this field are dry and hard in the summer.

The field is vegetated with perennial agronomic grass. Toward the eastern edge, the grass becomes quite heavy and thick – indicating a different type as well as a richer soil condition.

Buildings

No buildings are located in this area. None appear to have been located in this area in the past.

Historic Uses

- Livestock grazing.
- Hay production.
- Access to and from beach and boathouses.
- Prior to the development of the Patricia Bay Highway in the early 1950s this area was more immediately connected to the Upper and Mid Farm areas.
- CPNR and CNR passed by this portion of the farm.

Opportunities

- Hedgerows.
- Continuation of haying allows for public use before and after.
- Interpretive signage to explain history and use of site.
- Connection to Lochside Regional Trail.
- Provision of limited roadside parking along Lochside Drive.
- Establishment of gated entrance.
- Establishment of Garry oak meadow areas on gravelly knolls located along the north side of the field. This could be accomplished with the help of local conservation or community groups through planned farm work bees.

Challenges

- Concern for neighbours about access from Arthur Drive – parking, extra vehicle traffic.
- Neighbour concerns about increased use of field area.
- Wet nature of field during the winter.
- Access from Lochside Drive currently restricted.
- Poor – non-existent – unsafe - unattractive connection with beach area. Presents liability concerns and is not inviting for public.
- No on-site water or sewage connection. Power is not connected to site.

Shoreline – 0.4 acres (0.1 ha)

Location Eastern edge of property - fronts on to Ferguson Cove.

Description

This is a steep (50% slope), narrow, vegetated, 9m high, oceanfront bank area. The upper half of the bank is composed of a mixture of poorly drained Cowichan and Tolmie gravelly loamy phase soils with gravelly silt loam over a silty clay/silty clay loam. The lower half of the bank appears to be composed of mixture of well-drained sandy silts and gravels. The narrow beach below is predominantly cobble and gravel with

some exposed bedrock. Very little of the beach is exposed at high tide. Some undercutting by wave action is noticeable along the lower half of the bank. This situation may worsen with more frequent storms and higher tides.

The bank appears to be relatively stable due to the cover of trees and shrubs. Some sloughing is apparent toward the southeastern corner. This is likely due to winter rains. The steep trail down to the boathouses is eroding slightly due to vegetation removal and use. Historic farming activities that occurred adjacent to this slope did not appear to have compromised this bank. The presence of established and mature vegetation consisting of Douglas-fir, alder and yew trees, snowberries, ocean spray, wild rose and licorice fern indicates that this bank has been kept in a vegetated state for some time.

The soil survey found the presence of charcoal in this area. It is highly likely that First Nations actively used this area.

A small steam shed that was used for boatbuilding activities is located at the top of the bank adjacent to the northern property line and field area. The two remaining boathouses are situated at the toe of the bank about halfway between the north and south property lines. The former pathway appears to run down between them. There also appears to be a set of ways that may have been used to lower and raise boats down the steep bank. The two boathouses are tethered to the beach with ropes.

Buildings

- Steam Shed
- Boathouses (2 remaining)

Associated Activities

- Boat building and repair.
- Boat and marine equipment storage.
- Beach/water access.
- Boat launching.
- Wood salvage and storage.

Opportunities

- Water access or beach overlook.
- Potential small craft launch.
- Restoration/preservation of maritime history of area – very few boathouses still remain along the Peninsula shoreline.
- Demonstrate the value of the marine connection for the farm – provision of building materials, boat storage/building/repair, transportation, enjoyment, fishing, etc.

Challenges

- Steep, eroding bank.
- Area is exposed to winter storms.
- Beach area is rocky and limited.
- Neighbours – concerns about public use and impact on adjacent properties.
- How to maintain and restore boathouses that are not built “to code.”

APPENDIX E - POTENTIAL FUNDING SOURCES

The following options are offered as possibilities for capital funding and means to operate and manage the park. It would be in the best interests of the District of Central Saanich to assign to a staff person or highly committed volunteer, the task of research and pursuit of these ideas to ensure that the opportunities are not lost.

Grants

BC Heritage Legacy Fund³²

Funding is available through two programs:

Heritage Conservation, for the preservation, rehabilitation and restoration of heritage resources, up to \$25,000.

Heritage Awareness, for the research, documentation, presentation and publication of information about specific community heritage resources, up to \$10,000.

Projects that meet program criteria may qualify for up to half the project cost (excluding GST) on a cost-sharing basis. Projects must be completed within one year of the date of the award. There are no deadlines for the submission of applications.

BC Healthy Communities Initiatives³³

There is potential for applications that support children's healthy, unstructured play, learning about farming, connecting to the land, self-sufficiency and healthy food production. Next round of funding for *Seed Grants* to be announced soon (information as of March 15, 2007).

BC Gaming Funds³⁴

Applicable funding is available through two programs:

Direct Access Grants³⁵

Funding to a maximum of \$100,000 annually may be approved for any combination of program costs and minor capital project costs. Only one application for a Direct Access Program grant will be accepted per government fiscal year. A separate Application for a Major Capital Project Grant may also be submitted.

Capital Projects³⁶

An organization may apply to use gaming funds for capital projects, such as construction of a new facility or renovation or maintenance of an existing structure, where the cost of the project exceeds \$20,000. Such applications will be considered when the project is essential to an organization's specific purpose and when, upon completion, the project or facility is accessible to the public.

³² www.heritagelegacyfund.ca

³³ www.bchealthycommunities.ca/Content/Home.asp

³⁴ <http://www.pssg.gov.bc.ca/gaming/grants/index.htm>

³⁵ www.pssg.gov.bc.ca/gaming/grants/direct_access.htm

³⁶ www.pssg.gov.bc.ca/gaming/grants/capital_projects.htm

Farm Credit Canada Agri-Spirit Fund³⁷

This year, the FCC AgriSpirit Fund will offer \$500,000 to fund rural capital projects. Funding amounts range from between \$5,000 and \$25,000 per project. FCC will begin accepting applications for 2007 funding between May 1 and June 15, 2007.

For a project to be considered for funding, the organization must be:

- Set up for charitable purchases; **or**
- An agricultural society; **or**
- Partnered with a municipal government who agrees to receive the money contributed, control the expenditures and issue official tax receipts in the municipality's name.

The project **must** also:

- Enhance the quality of life for people who live in rural communities;
- Be a capital project (equipment, building funds, etc.);
- Be completed by December 2009;
- Be located in rural Canada;
- Benefit a community with a population less than 100,000 people; and
- Allow FCC to put up a permanent sign.

Canada-BC Infrastructure Fund³⁸

Infrastructure Planning Grant Program³⁹

The Infrastructure Planning Grant Program offers grants to support local government in projects related to the development of sustainable community infrastructure. Grants up to \$10,000 are available. Deadline passed for capital projects in 2007 – watch for announcement for 2008-09.

Other Grant Sources

A number of potential funding sources have been identified that could be accessed by a non-profit society like the proposed Friends of Newman Park Society. They include:

Funding Sources for BC Communities⁴⁰

Real Estate Foundation – Communities in Transition⁴¹

There are likely other funding opportunities like these out there. Central Saanich may want to assist the proposed Friends Society in the location of and application to these potential funding sources.

Partnerships

TLC The Land Conservancy – Associated Site Partnership

- Conservation Holidays – camp-out, experiential learning and on-site work projects. Participants pay \$75-100 per day for this experience (includes meals, rustic accommodation, and leaders).

³⁷ www.fcc-sca.ca/en/AboutUs/Responsibility/agrispiritfund_e.asp

³⁸ www.canadabcmrnf.ca

³⁹ www.cserv.gov.bc.ca/lgd/infra/infrastructure_grants.htm

⁴⁰ www.communityfutures.com/cms/Funding_Sources.2.0.html

⁴¹ www.communitytransition.org

- Interpretive Tours (bus or cycling) e.g. Keating Farm – Newman Farm – Craigflower.
- Joint promotions and advertising.
- Joint fundraising events and activities

Caretaker

- Newman Farm as a demonstration farm.
- Provide opportunity for Caretaker to farm in a manner that demonstrates self-reliance and sustainability.
- Requires the preparation of farm operation and management guidelines to ensure farming practices meet agro-ecological principles set out for the interpretation of Newman Farm.

Artist Community

Invite the arts and cultural societies (i.e. painters and photographers) to offer workshops on the Farm in order to deepen children and adults' appreciation for the farm's ecological, cultural and agricultural features.

Maritime and Boat-building Community

Invite the freshwater and marine boatbuilding and rowing enthusiasts to offer demonstrations, workshops, or sponsorships of events and celebrations. For example, see the S.A.L.T. Society (Sail and Life Training Society).⁴²

Natural History Organizations

- Provision of bird watching and walking tours.
- Assistance with trail planning and maintenance work – volunteers.

University, College, and Schools Field Study Site

Opportunity for agroecological learning and research. The Farm provides an ideal outdoor classroom for students, parents, and teachers.

Additional Opportunities

Community 'Ownership'

Potential to establish a legal agreement with a non-profit society to manage and operate the park, to apply for grants, to earn income through fees and events. An example of this is Gellatly Nut Farm Regional Park Society in the Okanagan.⁴³

Business Sponsorships

Proposed Friends of Newman Farm Society could lobby for financial and in-kind support from Peninsula Businesses for supplies, equipment, labour, facilities, signage, etc. Potential to establish an 'adopt-a-program' for individual on-site facilities.

Caretaker Position

Resident caretaker couple provide additional services such as site management, tour guides, interpreters, and subsistence farmers.

Other Examples of Community Farm/Park Models

The following examples may offer ideas for programs, funding, and management arrangements that could be applied to Newman Farm.

⁴² www.saltsociety.com/salts_beta/040_SALTS_boatbuilding.htm

⁴³ www.gellatlynutfarm.ca

Quiet Creek Herb Farm and School of Country Living⁴⁴

There are five different programs at Quiet Creek for pre-kindergarten through twelfth grade public- and private-school students that are funded through government grants and business sponsorships. They include:

Growing Naturally A year-round pre-kindergarten program with an agricultural theme.

Sustainable Lifestyle Systems Intensive workshops for students of all ages on natural medicines, organic gardening, worm composting, integrated pest management, responsible shelter construction, herbal soap making, paper making, bee keeping, cheese making, nutrition, fitness and renewable energy.

The Naturalist-in-Residence Program Provides in-school instruction in the subjects listed above.

Work Experience Career Enhancement Helps ninth through twelfth graders learn about retail sales, food services management, landscape gardening, greenhouse vegetable production and the production of value-added farm products.

Environmental Encounters Weeklong summer day camps for sixth through eighth graders addressing local environmental concerns.

Quiet Creek also runs weeklong seminars for teachers interested in learning about organic farming and sustainable living techniques.

Fordhall Farm (UK)⁴⁵

Fordhall Community Land Initiative is a Society with charitable status that is currently owned by 7500 shareholders from across the UK and the world. This society owns and operates all of Fordhall Farm. Shares are approximately \$150 each.

Keating Community Farm Cooperative Cooperative (Duncan, BC)⁴⁶

Farmland held by a land trust, but managed and operated by a cooperative comprised of farmers and consumers who pay \$5,000 each for a membership share.

Stone Barns Center for Food and Agriculture (New York State)⁴⁷

The Center's K-12 school programs include a farm visit and an experiential activity to engage students in learning about the importance of ecological farming. Programs include:

Animals at Stone Barns Explorers learn about animals and help farmers with the afternoon farm chores. Explorers collect eggs, feed animals and observe animal behaviour.

Gardening at Stone Barns Explorers learn about plants and what they need to survive. They work alongside farmers and gardeners to plant seeds, harvest vegetables, and prepare beds for the summer months.

⁴⁴ www.quietcreekherbfarm.com/index.html

⁴⁵ www.fordhallfarm.com/Home.html

⁴⁶ www.conservancy.bc.ca/

⁴⁷ www.stonebarnscenter.org/sb_school/student_programs.aspx

Farmers-in Training (FIT) FIT help the farmers with evening chores. After chores are finished, the young farmers start a structured activity such as building trails, amending beds, or moving animals.

Boy Scouts and Girl Scouts Stone Barns offers programs for Scouts ages 6-14.

Little Farmers Program The Little Farmers Program is designed to help parents and their children, ages 2 ½ to 3 ½, in exploring the farm, discover the joy of being outdoors, and connect to the wonder of nature.

Colony Farm Regional Park (Coquitlam, BC)⁴⁸

This GVRD park has set aside approximately 120 of 600 acres for agriculture.

GVRD is in the process of upgrading a number of its on-site facilities including:

- The parking lot;
- Washrooms;
- Providing trail connections, picnic tables and a small shelter; and
- Restoring two historic buildings.

⁴⁸ www.gvrd.bc.ca/parks/ColonyFarm.htm

APPENDIX F – COMPILED OPEN HOUSE RESPONSES

NEWMAN FARM PARK MASTER PLAN
PUBLIC OPEN HOUSE – January 24, 2007
Compilation of Responses

Total Response Forms received - 32

1. *What is your vision for the park?*

- Maintained as farm.
 - Restricted or no public access
- Given that the re-establishment of a working/sustainable farm operation is no longer possible I feel the only alternative to capture the spirit of J. Newman, would be to return the sections back to natural habitat with trails leading from on cluster of the farm buildings to another and in effect producing a wildlife sanctuary. This would partly amend the mistakes already made to the surrounding area. (see over)
- Eastern portion should be a neighbourhood park with water access
- My vision involves an honouring of the spirit in which the Newmans connected with this land i.e. that we tread lightly on it, that it is welcoming of and a place for nature, that it be acknowledged as one of our ancestral treasures that future generations may too connect with for nourishment and enjoyment.
- Very simple – such as walking trails
- A friendly place to walk, scenic with foot paths, nicely planted materials.
- To retain as much of it's rural use as possible
- To honor the generosity of the Newman Family by demonstrating the values they lived by including: simplicity, sustainability, healthy living (physical fitness), enjoyment of nature, diversity, respect for neighbors and community consideration.
- I am fully in support of a park in the lot east of Lochside
- As a historical snapshot of tenure and sustainable living; a place to walk and look and educate about a familys continuous relationship with the land. Maintain its stature but don't embellish it
- Like consultants vision statement – perhaps include “access to public’ in ‘for recreation, education’
- We love the idea of a natural setting for all three sections of the park that would enable walking tours of the heritage buildings and enjoyment of the open areas. Educational information regarding the history of the farm, the family and their lifestyle and farming techniques would be most interesting.

We also feel that any improvements and/or changes to the park should be consistent with John Newman's wishes since he was generous enough to donate the land.

We also understand that municipal funding for improvements and maintenance is limited and that the plan must consider the costs and impact to property taxes.
- The presentation completed by Masselink outlined how the farm was left in its natural state and it should be viewed by the public in the state which it was left. To add parks, playgrounds or other entertainment centers defeats the natural setting for how it was originally utilized.
- It remembers and honours the Newmans and is consistent with their frugal, self-sufficient and nature-friendly philosophy.

It doesn't become an expensive burden on C. Saanich
- A plan that writer or uses all three sections as one park.

Since Mr. Newman never signed off on the Highway incursions, BC Highways should build a pedestrian over pass over P.B. Highway.

NEWMAN FARM PARK MASTER PLAN
PUBLIC OPEN HOUSE – January 24, 2007
Compilation of Responses

1. *What is your vision for the park? (cont')*

- To (?) the major walking path from Saanichton to the sea, including Saan. Bay Park.
- The park area, in total, is in fact three individual sections. Each one lends itself to a different application. My main interest is in section C, indication on the map (P.T.O) The park (?) serve all the people of the area of Saanichton. The park should be activity based but prob. not for organized sports. Low maintenance.
- I see it as a future resource area, demonstrating how things used to operate/ function.
- Retain the intrinsic rural values/feeling of Central Saanich as a whole, by not overcomplicating the park ie. keep it simple, emphasize nature.
- A place where people can go to walk, play, learn enjoy the fresh air and beauty.
- A place where people can walk to, thru and enjoy the surrounding areas.
- *“Speaking of Lochside Dr. to water only”*
 - Nature in harmony with limited human use.
- The “Newman Farm Park” be kept as is, as much as possible, allowing the public to learn and appreciate the Newman life style.
- As shown online, I would like to see that “way of life” preserved ~ especially the land, biodiversity, soil enrichment in an organic way – foodscraps composting, etc.
- Although not personally familiar with the entire property, my perception of “Newman Farm” is that it is comprised of several separate, distinct and unique sections of land
 - a) the section containing heritage buildings
 - b) the section bordered by the outbuildings and Central Saanich Road
 - c) the section bordered by Central Saanich Road and Pat Bay Hwy
 - d) Ferguson Cove bordered by Lochside

The “sections” could be categorized to coincide within the “*District of Central Saanich Park and Open Space*” classifications and the “management plan” approached by addressing each separately.

- 2 respondents submitted:

Without knowing the conditions of the property transfer to the Municipality, I don’t think I can answer this.
- 2 respondents submitted:

I attended the presentation on January 24th. From what was said by Masselink Environmental Design, The Newman Brothers would be furious if their farm was turned into a “tourist attraction” for locals or for visitors to our community.

A person in the audience indicated he knew John Newman and in fact on several occasions helped John carry small boats from Lochside to the waters edge. He stated “if John knew any part of his farm was being turned into a parking lot he would roll over in his grave”.

John could have backed his old truck to the waters edge but insisted on carrying the boats down the field rather than drive on the land.

More important than my vision for the park is the Newmans’ vision. The land should be left in its natural state providing habitat that is quickly disappearing in Central Saanich for those critters and birds that now enjoy this sanctuary.

NEWMAN FARM PARK MASTER PLAN
PUBLIC OPEN HOUSE – January 24, 2007
Compilation of Responses

2. *What types of facilities would you like to see in this park? Please indicate where you think they should be located on the map provided.*

- a. No facilities
- b. Limited parking (not blacktop) trails – only some (a few) prepared for wheelchair access to buildings – ‘way station’ for Galloping Goose cycle riders Discreet signage information Re: habitat and history (emphasis on idea of sustainable farming)
- c. Children’s playground and paths access off Arthur
- d. “Section A – my designation.” . (Note: Map location noted on response form) A community garden to help with the subsistence of our community members and to complement the idea of producing more of our food locally. This community garden will facilitate sharing, not only of produce, but also of knowledge, and effort

“Section C – my designation”. (Note: Map location noted on response form) In order to acknowledge the close proximity of neighbours to this part of the Newman property, and also to honour the wide open field and its connection to the sea, I am suggesting that this be a Contemplative Park, a space for refection, repose and meditation. This field may offer a retreat from the business of current life, and opportunity to take a deep breath, to take in a long view and to rest easily in the natural world.

Simple ideas here such as meditation walk and a bench overlooking the water. This Contemplative park would be easily accessible by walkers and cyclists.

- None – isn’t this part of the ALR?
- Benches overlooking the water. Picnic tables. Trash cans. Perhaps some playground facilities. Bathroom
- Beach Access with rest stop for Lochside Trail, walking path, sea-view benches (Bazan Bay Park)
- They should match the diversity of the 3 distinct sites, yet providing a common link to all three.

For example the bottom foreshore should have access to the ocean, incorporate the Lochside cycling path and provide an opportunity for the adjacent neighborhood children to gather and play. Specifically, please provide bike racks, a rest area to sit and have lunch, a kiosk with information about the Newmans, a perimeter path for walking, a drinking fountain, and unique playground equipment for children.

The middle forested property could remain more natural allowing for wildlife viewing, etc. Provide a natural walking path through this site.

The top agricultural property could be used for community gardening which would require irrigation and a storage shed for tools, etc. The home could be used for social housing and/or provide an opportunity for teens/single moms with difficult lives to work the land, be educated, gain self esteem and heal from past abuses. Provide a walking path alongside and into the garden plots.

Long term goal would be to provide a continuous east-west "greenway" through all three sites, not only linking them together but providing access from/to Central Saanich, Ferguson Cove, Panorama Rec Centre, future Bazan Bay School, Centennial Park, Lochside Trail, etc.

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2. *What types of facilities would you like to see in this park? Please indicate where you think they should be located on the map provided. (con't)*

- A nice trail and a couple of benches
- Bare minimum of 'park' facilities, trails, washrooms, minimal daytime use only parking, historical education 'centre' and/or signs/kiosks, museum access to house; safe waterfront access
- Natural surface walking trails, some basic agriculture; viewing within barn, farmhouse; with interpretive displays re: heritage sustainability; themed special events (old fashioned picnics); demonstration of farm ways; tell story of farm/family; Newman photography display; maybe a photo contest re: farm subjects; interpretive signage/info boards near water re: Newman boat building; photo classes that visit farm for study session; kayak access ideal, but perhaps steep bank prevents this use; tell 'fun/amusing' stories – pet rat, recycling, organics
- Very low key, natural paths and the occasional bench and/or picnic table would be enjoyed by all but still keep the natural setting of the land intact. Consideration of the use of the park by the increasing percentage of elderly residents would dictate that simple, paved paths would be the most suitable (eg. Waters Edge and Cy Hampson Parks).
- The park should be left in its natural state as much as possible in particular the parcel of land between the Pat Bay Highway and Ferguson Cove. As there are many cyclists along Lochside Drive perhaps a Heritage Information sign posted along Lochside Drive for the cyclists or people walking to stop and appreciate the hereditary significance of the property.
- None. Other than the existing heritage buildings. C. Saanich must meet its obligations, if any, re: heritage preservation of these buildings, "in situ". Perhaps walking trails connecting all three sections. Only if absolutely necessary, to meet demand, simple kids play areas where needed.
- Lo impact trails for walking/ bikes/ horses. Perhaps some lo-impact play areas for kids in the upper area (#1) Interpretive, all-weather displays in each area (1,2, &3)
- Sea access for small boats. Walk'g, meandering paths.
 - Toilet facilities.
 - Limited vehicle parking, simple swing sets.
 - Benches for the elderly to rest on.
 - Garbage disposal containers.
 - Open spaces for "free" playing
 - Dog (pet) off leash area(s).
 - Garden plots in restricted locations.
- Rest areas/ walking areas/ playground areas.
- Walking trails with benches and informational kiosks around the park pertaining to Newman family history, Central Saanich homesteaders and Flora & fauna.
- Historical displays, garden plots, walking trails, recreation.
- Walking path with some play structure for children 3-10 yrs. of age.
- *"Speaking of Lochside Dr. to water only"*

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2. *What types of facilities would you like to see in this park? Please indicate where you think they should be located on the map provided. (con't)*

- Picnic tables & dog walking trail as at Cy Hampson Park (?) on Lochside.
- I would like to see trails accompanied by signage and tunnels for pedestrians under roads, controlled allotment gardens are in keeping with the Newman's way of life.
- As is. Change? Perhaps "boat building" part made more educational? Perhaps house the Underwood First Nations boat there until a better place found to show their boat building.
- 2 respondents submitted:
Facilities suggest buildings, so none.
- 2 respondents submitted:
 - a) The facilities currently on the land that have true heritage value should be moved to the Central Saanich heritage and artefacts society grounds where they currently have the infrastructure and the volunteers to properly restore and maintain the buildings. Typically Municipal Government do not have the resources or the finances to effectively maintain such buildings for any length of time without raising taxes. As you are aware our tax obligations have increased dramatically in recent years. If extra funds become available it should be possible for the Municipality to provide a grant to the historical society specifically for refurbishing and maintaining the Newman buildings.

During the information session it was suggested corporate partnerships and grants would be sought to fund these activities. This is not a responsible position to take for funding a municipal owned property. Ultimately it will become the tax payers burden. Another option would be to do nothing and let mother nature take her course. In appropriate locations kiosks could provide the history of the land and express appreciation to the Newmans' for their generous donation of a green belt and nature park.

3. *Please explain how these suggested activities support the proposed management approach.*

- Supports the Newman philosophy of living
- Catching the spirit of John Newman – sustainable farmer, wildlife lover, naturalist, cyclist! Who trod lightly on the earth.
- Community Plan – Section 6.2.2 Policy II (Please read), Section 6.2.5
- "Section A" (Note: Map location noted on response form). The community garden can be a partnership with a community garden group that is formally recognized non-profit society and is self-sustaining.
- "Section C" (Note: Map location noted on response form). I am unaware of the spiritual beliefs of the Newman family – knowing only that they had a deep connection to nature. Therefore, I recommend that the District investigate a partnership with a local spiritual group that may wish to nurture a natural place of spiritual connection and growth in our community i.e. meditation groups.
- To keep it simple and rural
- Public Use
- Somewhat discussed in answer to question 2.
- As explained in the meeting this vision supports the management approach

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3. *Please explain how these suggested activities support the proposed management approach. (con't)*

- Education centre – to resent the history and philosophies of the family.
Sustainable farm use – in keeping with the Newman family approach.
Trail system – to give access to most if not all points of the park
- Unfortunately, we were out of town for the January presentation and are unclear as to the specific “management approach” by reviewing the website. Attendance at the March presentation should enable more feedback on this question. (x-ref.. Q.5 **)
- It was clearly stressed there was no proposal and this was an informative briefing. In fact there was one particular person in attendance who expressed her disappointment in the lack of proposals. During the presentation it was clearly stressed how the land was well cared for and the occupants were opposed to any new technologies. So in keeping with the theme of the Newman family their way of living should be preserved and the land left in its natural state.
- It is not at all clear from the meeting that we know what the proposed “management approach” is. The vision for the future of the farm, as presented is very consistent with these proposed. Limited activities.
- This item is contrary to planning theory and practice.
The “proposed management plan” should support the vision, but only when the vision is agreed by consensus. Not the other way around.
The “proposed management plan” (PMP) should support a non-activity based farm/park. Costs would be minimal.
- It is not at all clear, from the meeting that we know what the proposed “management approach” is.
The “vision” for the future of the farm, as presented is very consistent with those proposed. Limited activities.
- The concept would be a continuance of the Saanichton Bay Park, providing the need for additional park areas, as identified in the Municipality’s documentation/ plans. The park would be low maintenance and provide needed facilities for the citizens while reserving neighbourhood character.
- The proposed management approach appears sound, it can be developed as time and funds progress, not all at once.
- Management approach was not discussed.
- I would like people to learn about the history of the farm. There are some important lessons to be learned about being self-sufficient (growing our food locally), recycling, and being environmentally friendly.
- A natural setting with grass and a small pathway (i.e minimal asphalt like Cy Hampson)
- Do not know “the proposed management approach”.
- What is it?
- I agree with the principles. Would the “management” approach change this?
2 respondents submitted:
- What proposed management approach? We have not been given one to consider.
2 respondents submitted:

3. Please explain how these suggested activities support the proposed management approach. (con't)

- There was no proposed management approach put forth. Several people in the audience asked what the approach was but no one from the Planning Commission, Municipality, Parks Department, Masselink or the Councillors in attendance would answer the question. After the meeting several of my neighbours formed an opinion that there is already a municipal “vision” in place and that this public hearing was nothing more than a façade to appease those who might be most affected by developing the land into something other than a green belt or nature park, which in my opinion is what the Newman Family wanted. Any other thought would “fly in the face” of what the Masselink presenter had to say about the Newman Family and the way they lived their lives. “very very simple” !!!

4. Are there any activities or facilities that you do not want to see in the park?

- At the most a few walkways
- Large grassed areas, blacktop parking, toilet facilities, large intrusive signage, organized sport facilities
- Keeping derelict sheds as heritage buildings is crazy
- Again, in the spirit of the Newman family, I suggest minimum technology and facilities that require the heavy use of fossil fuels or their derivatives – plastics.
- Yes – no structures or activity that encourage the presence of rowdiness, vandalism or nuisance i.e. noise, drugs, alcohol, etc. Our beaches and parks already have enough problems – why encourage more
- No parking lots. No beach access, but the view of water could be improved, so a stroll thru park would provide water views.
- No soccer pitches or baseball
- Preferable no large parking lots, but please ensure that it is opened up and used for the communities enjoyment - don't close it off due to vandalism/teen partying scare tactics - those issues can be properly mitigated through good design practices.
- No parking in the lot east of Lochside
- Allotment gardening, parking lots, concrete or pavement.
- Question allotment gardens, given that residents homes in area have own yards/gardens; playfields; excess parking, pavement; no commercial ventures except maybe selling homemade baking, preserves, etc at events
- The most impact to us is the waterfront section of the park, thus we feel quite strongly that we would not want to see the park as a driving destination that would create extra traffic and security concerns, but rather as a neighbourhood park accessible by walking or biking, and for enjoyment by everyone as part of the Lochside Trail. Nor would we want to see an additional water access as there is one a short distance away and providing a second access so close by will only add to security concerns by residents in the area. Also, the bank is very steep making an access quite difficult and probably costly. Again, a low key, natural setting would be most desirable.

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4. Are there any activities or facilities that you do not want to see in the park? (con't)

The Waters Edge park is an excellent example of a beautiful setting and is well used by local residents. (By the way, thank you for the fantastic job you do on the Waters Edge park. It's a great example of good use of our tax dollars.)

We also would like Council to consider the noise and security impact to adjacent residents in planning any activities or facilities in the park.

- I do not want to see any changes which disfigure the face of the land and detract from nature in its simplistic form.
- Many. But let's finalize and agree on the vision before we start talking about activities and facilities.

And let's find out more about what the Newmans's wanted, in having the land to Central Saanich.

- No lighted or evening activities. i.e. no sports fields
No motorized recreation use. i.e. no dirt bikes, etc.
No areas that will attract unsupervised young people at night.
No boat launch site. There's one nearby already paid for by the town. Boat launch site= parking problem, without a doubt.
- Modern day farming. (The park area is surrounded by high intensity (?) practices).
Organized sport field(s) on the section C. Large car parks.
Most of the buildings appear to have no historical value and should be removed.
- I would not support any paving.
- No skatepark or other activities for teenagers that could lead to excessive noise at late hours of the night. Do not make park attractive to teenagers to come use for parties, drinking, or drug use.
- No dog poop.
- No skate park
- *"Speaking of Lochside Dr. to water only"*
 - Boat ramp – we have on at Island View Dock
 - Upkeep & cost
- Please no not include a sports field a playground and a parking lot along Lochside Drive.
- I really don't want the typical-found-everywhere stuff. NO food outlets like in malls, no gift outlet that that in malls, etc.. Picnic tables maybe, but no "activity for he public" because that is done elsewhere – leave it for the commercial outlets, not a heritage farm.
- Sporting activities (there are other District "parks" with suitable facilities and sufficient parking).
 - Any extensive playground equipment. While limited, simple and quiet children activity might be considered for the nature area (i.e. swing, teeter totter), adjacent residents with children should be encouraged to utilize existing and planned parks, which already provide sporting activities and children amenities.
 - NO "off leash" pet walking

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4. *Are there any activities or facilities that you do not want to see in the park? (con't)*

- 2 respondents submitted:
Nothing. Which does not parallel the thinking and practises of the Newman Family.
- 2 respondents submitted:
 - a. YES... Human activity
Please leave the Newman farm land to the birds, the squirrel, the racoons, the rabbits, the sea otters and the myriad of other “non human” critters. As humans we can enjoy it for its natural beauty as we pass by.

5. *Do you agree or disagree with the proposed park management approach? Please explain why or why not?*

- I agree
- So far so good!
- Selling a portion of the property to finance project is an option according to Community Plan 6.2.2 Policy 3 & 4
- Yes, Keeping farm building and starting to plan for the land.
- I think I understand the proposed park management to be a partnership agreement between the District and local citizen groups. I recommend that the partnership agreements be reviewed and re-evaluated every 5 years or so.
- I don't think we were given a proposed park management agenda.
- OK So-far
- Generally agree, but please ensure that the land is used as a "park" as requested by the Newmans
- I agree on the lot east of Lochside. I am not familiar with the other lots
- In general terms yes in that it seeks to understand the lives of the Newmans and their values. It appears to represent a desire to represent their ideals and activities as viable and desirable.
- Appear sound, respectful of Newman family wishes, legacy approach to life
- See point 3 response. (X-Ref. Q. 3**)
- There was no definite proposed park management approach other than to stress how much time had been spent studying the soil, the state of the soil and land and how the Newman Family lived and preserved the land.
- We really don't know yet what the “proposed management plan” is!!! We were told at the Jan. 24th meeting that there isn't one. Can we see it.
- Again: vision first, then some principles, THEN A “PMP”
- Again, we haven't seen the town's “proposed management approach”. We have seen background and a proposed vision for the farm. Let's refine the vision and get consensus on it first.
- I do not agree that agriculture, as practices today, is necessary or serves any purpose. But garden allotments seems to be a very good idea; these would need to be organised.
- Yes. Appears well thought out, along the lines that the Newman's probably would agree with.
- Not discussed.
- DNK

5. Do you agree or disagree with the proposed park management approach? Please explain why or why not? (con't)

- Thank you for welcoming public input at this early stage.
- Be organic. Be attentive. Improve soil & biodiversity.
- Do not put more roadways, nor compact the soil.
- Do not “experiment” on this farm – no sludge, etc. Use it as a natural farm – not a “managed” farm, nor a “park fun facility”.
- While public interest is evident, and the Jan. 25th open house was a good launching opportunity, it may have created some confusion between presenting a “proposed park management” approach and asking for “public input”.
 - Comprehensive, cohesive and clear communication would be beneficial for public participation, as well as for the District’s image at the next public open house. Perhaps a “panel” including Council liaison, and staff knowledgeable with the site and history prepared to respond to questions from the public might be helpful.
 - Taxpayer’s primary objectives are When? How? And, how much?
- 2 respondents submitted:
 - a. There has been no proposed management approach put forward other than the soil sampling and that was after the fact.
- 2 respondents submitted:
 - b. There was NO proposed park management approach put forth. Again we tried to get some specifics on budgets, on specific activities, management contracts for refurbishing, safety upgrades etc. but nothing from the people representing the municipality was forthcoming. How can we respond without being given the facts

6. Do you have any additional comments?

- To continue with the Newman way of living this farm should continue
- Kudos to Derek and associates for such a fine presentation – the way the photos were incorporated, I think made a fine profile to what the Newman project is about.
 - Great to see the public consultation process at work.
 - Keep up the good work. I look forward to the report.
- Given that large areas of ALR Land has been cleared and hedgerows destroyed (not to mention the dismemberment of the farm by the Pat Bay Hwy and Central Saanich Road. He could now make the same amends to the Newman Legacy and give much needed cover to local wildlife.
- Keep up the good work
- We are looking forward to this area (park) getting started. Also (?) would hope that there will be something in place to honor the Newman’s in all locations.
Thank you all for the work you are doing.
- I commend council for its openness and its attempt to attract significant public input and comment towards a vision of care for this unique community resource.
- Yes – the area between Lochside Drive and Ferguson Cove. The boat houses – although they are interesting, are dilapidated and unsafe, and I believe illegal – they are beyond the property perimeter, I think they should be moved or demolished (we don’t need a law suit – it won’t be long before someone is hurt).

6. Do you have any additional comments? (con't)

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The bank is also not very stable nor conducive to a beach access. I understand that Central Saanich is putting money into one just 2 blocks away - off Ferguson Rd.

- How many and how much money do we need to spend on the same thing.
- This section is an area of many homes – people who bought or built next to a farm – not a park. This needs to be considered. Why not leave it as is.
- It is our understanding that the OCP indicates a neighborhood park for the Turgoose Point area. This land is ideal to meet that plan - please ensure that it considers the needs of the children who live in this neighborhood.
- I hope that whatever you decide, can be discussed with stakeholders
- You seem very caring and dedicated to the wellbeing of this wonderful heritage resource; Balance addressing neighbouring residents concerns with fair access by other to the property /activities.
- We are avid users of most of the parks in Central and North Saanich and appreciate the fine job that the Municipalities do to provide some lovely and well maintained settings. We are looking forward to making good use of yet another beautiful park. We also appreciate the difficulty of trying to please residents with different interests and concerns. Good luck!!
- I got to know John Newman in the spring of 1987 when he would get his rowboat out of the boat house, row into Sidney and back then put his boat back, he was in his 80's then. I often walk the beach up to Amity then along Central Saanich where we would often chat. I should say shout at each other, as I never wear my hearing aids when I walk. I guess they much have heard us clear to Sidney. At one time I ran into John on Central Saanich Rd. just after he had milked his cows. He stood and chatted to me for about 15 min. while still holding onto a bucket of milk in each hand. This is a man in his mid-eighty's. I guess all that rowing built up his muscles. I do believe he won many awards for his rowing and photography.
- Yes my comments are in relation to the parcel of land between the Pat Bay Highway and Ferguson Cove only.
When dealing with any site which is deemed to have Heritage building on it an undertaking of this importance should not be rushed into. We did not hear there was a time limit imposed by the decree of the Newman will. Careful planning takes time and also implementation should be conducted with due diligence to the community and people in the immediate area.
My concerns as a resident on Arthur Drive are:
 - We have many senior citizens and some of whom are of ill health. This idea of change to the area where they once heard cattle is very unsettling to them. The idea of cars traveling down Arthur Drive to visit the park will not allow them the freedom to walk down the road with their walkers to get their daily exercise and mail. The thought of many strangers in the field next to their homes is also unsettling as this instills a sense of fear of the unknown especially in our seniors.

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6. *Do you have any additional comments? (con't)*

- The residents of Arthur Drive take great pride in the area of land between the Pat Bay Highway and Ferguson Cove. An 89 year old resident for the past three years has removed each and every broom plant so it would not invade the entire area. Another elderly resident who knew the Newman brothers has paid for trimming of the hedge adjacent to her property to keep it neat and tidy. Other residents of the area regularly check on the boat houses. Teenagers who live on Arthur Drive are fully aware of the heritage designation of the boat houses and fully respect that designation.
- The terrain in the field itself is not level so in order to make any changes to this area would require heavy machinery to be brought in and this would disturb the natural appearance of the original landscape.
- The berries along the bushes and fence lines provide many people with fruit as it did for the Newman's.
- As there is limited space in this area parking would be a problem. Parking along side streets i.e. Arthur Drive would make the street unsafe for seniors who daily walk along the road and to get their mail.
- To build a parking lot in the area to allow visitors to drive to the area would not be in keeping with the natural setting in which the Newman's preserved their land.
- The bank down to the water is very unstable. There have been many instances over the years of where banks have given way only to cost the taxpayers thousands – if not hundreds of thousands of dollars to rebuild. A recent water main break caused a great deal erosion. This last winter trees were falling down banks in the area. This all creates for a very unstable environment if people are allowed access to the area.
- In addition the shore itself is not a sandy beach as some people at the Open House seemed to think. It is covered with large rocks both at high tide and low tide. This particular area has no sandy beach area.
- There is no place to launch a boat, canoe or other such craft because of the large rocks. In addition there is a small boat launch in the Saanichton Bay area just south of this location that is rarely used.
- On the land itself there are no trees on a major portion of the land only along the unstable bank area. It's just an open field so walking trails in this area would serve no purpose.
- This field area and shore area is home to many birds and animals so to disturb it would not be in keeping with the Newman theme in that they wouldn't even move a rock pile for fear that it might disturb an animal's habitat or their fruit crops.
- Any changes to the land will disrupt the ecosystems and co-habitation of nature and animals which has existed on this land for year if not centuries.

As residents of Arthur Drive we oppose any changes to the land between the Pat Bay Highway and Ferguson Cove.

- Yes. Many. Some in the covering letter.
Importantly – there must be direct consultation with impacted neighbours of the Newman property – particularly in the 2 most impacted areas – namely Arthur Drive and environs and Newman Road and environs.

6. Do you have any additional comments? (con't)

- The presentation by Masselink & Associates was sensitive to the Newman's vision, and was much appreciated by the attendee. But there needs to be close consultation with the neighbours directly affected. Clearly some people have been asked. But not the neighbours of the farm east of the PB Hiway.
 - I think there may be some parcels of land which could be leased & assist in recouping operating costs.
 - I would hope to see a lot of self touring signage. That way people could explore at their leisure and learn while doing so.
 - If you wish for more feedback/ info feel free to contact me. (*name, address & telephone number on submission*).
 - Children in the surround four block radius would finally have an area to meet and play.
- “*Speaking of Lochside Dr. to water only*”
 - We have two park areas on the east side of the peninsula – Tulista & Island View - which serve us well. We have Cy Hampson (?) and we need another one similar to serve us even better. This area of the park should be a quiet area in which to enjoy nature.
- No commercial venues please
Public exhibition of a biodiversity – attentive farm please.
Train for organic farms?
- Under the auspices and direction of the District of Central Saanich, implement a non-profit, completely volunteer based “*Newman Farm Historical Preservation Society*”, with an appropriate executive committee including (1) District staff and (1) Council Liaison.
 - While the dedication and efforts of the current “Newman Farm Working Group” is invaluable and appreciated, it is a very small group. There is an obvious keenly interested force, which up until now haven't been actively solicited to participate.
 - A list of the mandate and roles could be identified from the corresponding area of the “management plan” which volunteers could select to be involved in contingent on their available time and expertise.
 - “Committees” from the core of volunteers could be formed to oversee such areas as *organize fund raising efforts*, promotional and activity coordination, building and archival restoration, general cleaning, weed pulling and control, gardening (vegetable and floral) planting and ventures, nature/ wildlife habitats; etc.
- 2 respondents submitted:
(2 pages) Refer to scanned pdf. (Feb. 02)
- 2 respondents submitted:
 1. What is the Municipality's vision for the park? Specifics please!
 2. How will that vision--- whatever form it takes ----- be funded? Please answer with specifics....not hopes and dreams.
 3. How was the contract written and awarded to get us to the point of last weeks meeting and what has it cost so far?
 4. In my opinion, it should be necessary to have a “residential impact analysis” conducted before any development takes place....will there be one?

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MAP SIDE COMMENTS:

Please indicate on the map the types of activities & facilities you would like to see in the park

- Upper Section (see map re marked location)
Trails (not surfaced)
Restored natural habitat
Limited parking – not “blacktop” (location marked at C.Saanich Rd)
Middle Section
Restored natural habitat & trails
Lower Section
Way station for galloping goose cyclist/ walkers (location marked at Lochside Dr.)
Listen to local residents concerns
Perhaps pedestrian & cyclist & boating access only
- Upper Section
Garden plots
Middle Section
Sale this portion to finance the other parts and purchase park space for Brentwood Community Park OCP 6.2.2. Policy II
Lower Section
Children’s playground & water access
- Lower Section
Our hope is that this gift of land will be what the Newman family wished a public park land for all to enjoy. This area (waterfront) most of all access to water by pathway for older people, handicap, wheel chairs, walkers, (not stairs). A natural park in keeping with nature. A bench or two & tables, etc.. Thank you.
- Upper Portion Retain house as is – good roof – good damp control, exterior should be stained, original color?
Resident Caretaker for all three sections? Would that mean electrical, water & sewage.
Parking on road with turn around.
Closed DUSK – DAWN.
Allotments (small area of public land let use for cultivation). Could be middle section as well.
 - Middle Section walking trails.Building to be removed or would be used by public.
Also fire hazard and insurance.
Display sign as to whom was here and used for.
Parking: fill in ditch for road side parking.
Closed DUSK – DAWN
4H with 2 or 3 Cows

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MAP SIDE COMMENTS: (con't)

Please indicate on the map the types of activities & facilities you would like to see in the park

No walkways or paths

“Newman Common”

○ Beach Access Rest stop for Lochside Trail path.

Small parking area.

Walking path – sea-view benches.

Closed DUSK – DAWN

- Upper Section access to heritage buildings for visitors and school children – similar to Heritage park in Calgary

Middle Section Little plots for rent to gardeners

Lower Section Walking paths, some native trees and bushes

no parking

no access to boathouses, they are in bad shape anyway. Few years ago kids did drugs there and set one on fire

- Leave it natural state – do not make any parking
- I live next to the parcel east of Lochside in 2549 Newman Road.

This is the one I am interested in

I would like to see it developed as a park with a nice trail that goes around it and couple of benches so that people can sit and enjoy the view.

It would be most appreciated if there is no parking on this lot.

- Upper
Heritage building restoration and presentation.

Education/Demonstration Centre.

Sustainable farming/living representation.

Newman Family Museum?

Middle

Sustainable farming practices

Trails

Lower

Public beach ‘Park’ access.

Lochside Trail waypoint.

Small kiosk/timber frame shelter/pictorial info screens.

- Notations on map indicate:

Trails through sections

Upper

Displays by buildings

A “P” marked on map

Middle

Small picnic shelters

Lower

Small picnic shelters

Play ground?

Boat building inter. signage

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MAP SIDE COMMENTS: (con't)

Please indicate on the map the types of activities & facilities you would like to see in the park

- Upper Section- This section would be good as a historical site for tourist and school children. The Sidney Museum charge \$40 for a class of children. All money could be used for upkeep. You could have volunteers manning the place and in charge of lock up. The history of the Newmans could be on film on their lifestyle. – photography and rowing achievements plus a demonstration or film of how was so environmentally friendly to the land and how he kept the soil in perfect composition to provide the right nutrition. John was ahead of the rest of us in not producing any green house gases or effecting the global warming with his simple lifestyle. When with the sale of his prime property he could have been living in luxury. They were happy living the way they did. It is very rare to meet people like the Newmans who put lifestyle ahead of wealth.
Middle Section – This section could be used to plough using horses. Children from school could maybe partake in this. Also grazing cows with children also participating in the milking. The hours would have to be worked out for this. The hay harvested could be used for the horses & cows.
Lochside Drive Section – (Arrow on map indicating respondents house location by this section.) As the highway separates this section, I think this would be good for foot and bicycle traffic only to enjoy, with a small access only, so as to not encourage anyone wanting to party, drink do drugs or drink, as there would be no parking.
- Possible walking paths linking the three areas.
 - Possible kiddies' play area; if demanded, in area 1 near C. Saanich town centre.
 - Parking? I don't think one square inch of this land should be used to provide parking. Users should walk, as the Newmans did.
 - Along Lochside Trail (on Lochside Rd.) place a respectable interpretive sign using John's photos. Also along Central Saanich Road.
 - Usefulness of foreshore in area 3 for kayakers, picnics, playing kids is questionable. To cut a clopped entry for kayakers, like the exiting one nearby on Arthur Drive, would be a waste of money as the beach area is non-existent at high tide, inhospitable (rocks, mud, bedrock) and even more challenging at low tide. Major, major costs.
 - And cutting back into the field for car access or kayaker access would be a mis-reading of the Newman's desires.
- Upper Section (#1)
 1. First principle: no activity to be exclusive to one part of the farm. Let's not start splitting it up after the Newman's spent so much effort to make it work as a single entity.Middle Section (#2)
 2. Therefore, only limited activities that keep it unified- or, in fact, restore its efficiency as a single farm – should be considered. Eg. Walkway over hiway & Central Saanich Road.

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MAP SIDE COMMENTS: (con't)

Please indicate on the map the types of activities & facilities you would like to see in the park

Lower Section (#3)

3. Heritage preservation/ protection. Maintenance of existing buildings and land should be the pre-eminent priority.

4. The Newmans used field #3 (*area bordered by Lochside Dr. & Ferguson Cove marked on corresponding map*) for cattle grazing, seasonally, right up to the early mid 90's. And John used it for access to his rowing shell in one of the boathouses. He walked from his house to his boat , almost daily until he was 88/89. Let's keep that non-mechanical spirit alive!!

- (*Refer to corresponding map*)

"Section C" (identified as section bordered by Lochside Dr. & Ferguson Cove)

- Must have sea access for people and small boats, say kayaks and sailing dinghys, row boats, located in the centre of the beach area. No steps, sloping access.
- Seating for the elderly, benches, and garbage cans.
- Surfaced, meandering, foot paths.
- Play areas, open field, small swing sets.
- Small parking area off Lochside Dr., this area should be lockable (i.e. Cy Hampson Park) –Saanichton Park)
- Leave/ provide foot access from Arthur Road.
- Facilitate childrens bicycles – lockable support frames.

"Section B" (identified as section bordered by Pat Bay Hwy. & C. Saanich Rd.

- Remove all derelict buildings. Make hand pump into all drinking fountains.
- Walks ways and seating. Leave eastern portion wild.
- Open spaces for play areas.
- Dog off-leash area.
- Leave existing hedges and plant additional trees and hedges and reduce noise from the Pat Bay Highway.

Section A (identified on map as top portion west of C. Saanich Road)

- At west end provide garden allotments.
- Retain farm house and make it into a heritage building with public access.
- Provide a small vehicle parking area.
- Lease west end of property (cost recovery). While maintaining access of the whole park.
- I had the pleasure to attend this informative presentation on 24 Jan 07 which discussed the plans for the Newman Farm.
 - A – (*identified on corresponding map as top section (W. of C. Saanich Rd.)*)
I feel the heritage home should be preserved as a display area, explaining the way of life which occurred from 1890's- 1990's.
 - B – (*identified on corresponding map as area bordered by C. Saanich Rd. & P.B. Hwy).*)
I feel the large tract should display a mix of farming from demonstration poultry, cattle and grain/ hay crops theme as well as forest use.

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MAP SIDE COMMENTS: (con't)

Please indicate on the map the types of activities & facilities you would like to see in the park

- C- (*identified on corresponding map as area bordered by Lochside Dr. & Ferguson Cove*)
I feel the lower area should serve as a rest/ picnic area equipped with
 1. walking paths
 2. picnic tables
 3. bicycle rest/ park/ lunch area
 4. Children activity centre (sand box, swings, climbing area).
- I feel a secure fence should protect the cliff area for future use.
- (*Ref map sketches on submission.*)
 - (*identified on corresponding map as top section- east of outbuildings*)
Keep park as a pastoral park with farming/ hayfields or plant a native species park and reintroduce a Garry Oak grove and other native trees, flowers, shrubs.
 - (*identified on corresponding map as top section- west of C. Saanich Road*)
Parking either on the side of the road or a small lot is likely to be needed unless park is only turned into a neighbourhood park for residents to walk to?
 - (*identified on corresponding map as middle section- bordered by C. Saanich Rd. & PB Hwy.*)
Garden plots were discussed. But there was not any mention as to where. Most people feel that they tend to look unsightly. People might not want them next to their house, but next to other farm fields would be fine.
 - (*identified on corresponding map as over Pat Bay Hwy & Lochside Drive*)
Foot bridge. Ideally a foot bridge would keep the park as one entity.
Also park could become a good walking running trail, similar to Elk & Beaver Lake .
 - (*identified on corresponding map as area adjacent W. corner bordering Lochside Dr.*)
If there is parking on the Lochside parcel it should come off of Lochside to preserve Arthur Drive quiet street that neighbourhood kids play street hockey on 12 months a year.
- Garden plots where most accessible by bus and vehicle
 - Some parking available off Central Saanich. Pathways with some historical info on signs along the way
 - Preserve artifacts and buildings for educational purposes (school groups and tours)
 - (*identified on corresponding map as over Pat Bay Hwy & Lochside Drive*)
Would be great to have a foot bridge over the Pat Bay Highway to connect the land.
 - Limit the parking on Lochside Drive (no parking on Arthur)
 - Historical info kiosks near the Lochside bike trail
 - Walking path with access to Arthur Drive so that we can continue walking to Saanichton Bay Park..
 - Wooden deck on waterfront with benches so that people can enjoy the view and have a picnic
 - Play structure and swing set for children
 - Grass field for playing and flying kites
 - Would be nice to have a basketball hoop for the older children.
 - Do we need another tennis court in area? I would like to have one!

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MAP SIDE COMMENTS: (con't)

Please indicate on the map the types of activities & facilities you would like to see in the park

- Lower section (*identified on corresponding map as area bordering Lochside Dr.*)
Swings/ climbing area/ slides play structure with walking path. Three picnic tables.
Perhaps having the path with lights would prevent damage (i.e. vandalism)
- “*Speaking of Lochside Dr. to water only*”
Dog walk & benches
- Upper section. (*Identified on corresponding map at area of buildings*)
 - Parking, washrooms and extensive signage for self-guided tours.
 - Upper section (*identified on corresponding map as W. of C. Saanich Road*).
 - Allotment gardens. Plots rented at a moderate charge to cover cost of park.
Signs explain gardening procedures e.g. composting
 - (*identified on corresponding map at C. Saanich Road and Pat Bay Hwy.*)
Pedestrian and cycling trails and tunnels.
 - (*identified on corresponding map as east of C. Saanich Road*).
Perhaps an annual crop of hay. Park staff enlist volunteers for seeding and harvesting.
 - (*identified on corresponding map as east side of Lochside Drive*).
Bike racks and signage
 - (*identified on corresponding map at Ferguson Cove*)
Trail and boat launch for kayaks and canoes – boats without motors that can be carried.
 - Following the principles of simplicity – as did John Newman!
- Section containing the house and outbuildings
Erect “heritage designation” signage
Major financing and resources are required prior to undertaking significant necessary restoration of the buildings to their original state, and to alleviate all risk potential. In the interim, the structures should continue to be maintained adequately to ensure no further deterioration or damage occurs.
 - When all risk potential is alleviated, a budget is established, and monetary, volunteer and other resources can be identified and implemented, slow restoration can proceed to eventually showcase the buildings in a fashion similar to how the Newman’s lived.
 - As public access, traffic and “parking” appeared to be a potentially contentious subject could parking be explored on East corner of C. Saanich Road section, or at near by Western Forest Products?
 - Eventually, as the existing buildings are restored, perhaps a “museum” to blend with existing buildings might be erected to display reproductions of John Newman’s photography and other historical artefacts, which would preserve and honour the Newman history and legacy to the residents of Central Saanich.
- Section bordered by the outbuildings and Central Saanich Road
 - Fertile ground once gardened and farmed by the Newman might be utilized by self-sufficient/ self-funded community allotment garden group(s).
 - Criteria could be implemented to include “all organic” produce, use of heritage seeds; native flowers or plants, and cultivated in a similar manner used by the Newman’s (i.e. without the aid of motorized, noisy equipment).

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MAP SIDE COMMENTS: (con't)

Please indicate on the map the types of activities & facilities you would like to see in the park

- Produce stands could be secured at the Agricultural Fairgrounds and/or Sidney Summer markets to sell produce under the auspices of “Newman Farm” with a portion of the proceeds returned to The District.
- Section bordered by Central Saanich Road and the Pat Bay Highway:
 - Maintained as a Nature Park & sanctuary. Provide a quiet space for walking, sitting, reading or relaxing.
 - Memorial park benches in strategic places.
 - Develop a “Newman Memorial Garden” and promote additional habitat refuge.
 - Design walking paths, which are handicapped accessible. Other than handicapped wheelchairs, discourage other motorized vehicles.
 - If existing bicycle paths exist, relocate or maintain them separate from the walking/ quiet areas.
 - Some of the area might also be designed and made available to the Panorama Recreation Centre for outdoor (quiet) summer yoga, tai chi, meditation, etc. classes.
- Ferguson Cove bordered by Lochside
 - (currently not familiar with the site), although assume from discussion, it is treacherous and difficult to access.
 - Defer any plans on this section to the future until neighbour surveys can be undertaken.
 - In the interim, if interested volunteers are recruited, perhaps the beach area might eventually be cleaned up and the boathouses and area assessed for future potential.

Additional Submissions

- 11 separate letters received in response to the public process to date (see attached)

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Total Response Forms received - 59

1. Are you familiar with the Newman Farm? If yes, please explain how.

YES – 49

NO – 10

- Live close to the farm (X 18)
- Newspaper (X 7)
- Am interested in heritage projects (X5)
- Well, I know where it is but that is all
- We all hope it will become a park with picnic tables like Bazon Bay.
- Only marginally have picked blackberries there
- From background-news media and visit
- I'm a member of the Working Group
- Familiar through a Saanichton pioneer family
- From reading at open house
- Family/friends (X3)
- I have read Mr. Newman's long family history. So he intended his farm be used as area of historic and public use
- I reside adjacent to the Newman Farm
- Have lived next door for 27 years, knew and helped the three brothers
- Live next door to milking barn
- For all the years I have lived in Brentwood, I always thought the Newman brothers lived in an old farmhouse on Mt. Newton X Rd. and have even told my wife and daughter. The Times-Colonist article corrected that idea!
- From its historical perspective (Saanich Pioneers' Society) and from public information meetings.

2. Do you agree with the proposed guiding vision? Please indicate why or why not.

YES – 47

NO – 10

NR- 6

- Should be saved as all park land (X4)
- Generally yes, however implementation costs of this vision are of concern
- We can not answer all of form until more time and information
- We don't want secondary entrance from Arthur for that will increase traffic and parking on Arthur Drive
- We agree generally except a solution must be found for the boat houses as they are a health hazard and are full of rats
- A controlled access requested to the beach
- Considers all elements of the site, great overview
- This proposal clearly honours the wisdom and integrity of the family and the property (X14)
- How could anyone not? It's so vague that any definite plan could come from it
- Except for restricted beach access (X 2)

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- Respects agr. History/heritage
 - Acknowledges District values
 - Accommodates public/community involvement (X2)
 - It is such a good example of early farming life on the Peninsula and I think it is very important for our society to understand that it is possible to live happily and fully with less-this opportunity provides the community with a wonderful teaching tool
 - Don't want dogs running free to scare our animals.
 - Don't want kids using as a drinking hangout
 - I appreciate the vision to use property to learn about history of family living simply on the land- but not sure has that wisdom translates into action of our present community
 - Yes, I agree but specifics like picnic tables, walking path, kite flying, teaching kids to hit a softball, play area where kids and others can run around –but bikers could take a rest (X2)
 - This vision fails to follow the Newman wish to turn the farmland into parkland for the enjoyment of all residents of Central Saanich, including children and the handicapped.\
 - Generally yes, however implementation and costs of this vision are of concern.
 - So far cannot see why it should not go ahead as proposed
 - We need a park for kids to play in. The ocean front portion of the property.
 - My wife and I dropped in only to the open house where I talked with a couple of people to establish where the farm was. We hoped to see it sometime.
 - It has been developed with broad and appropriate community impact and respect: The Master Plan indicate clearly that a LOT of hours of thought and comparison of conflicting priorities have already gone into the process.
3. Do you agree with the proposed central recommendation? Please indicate why or why not.
YES – 43
NO – 3
NR - 12
- Also believe the Newmans would be happy that soccer and baseball fields and playgrounds are excluded. A park to them meant a quiet place to enjoy nature.
 - I agree with walking trails and habitat restoration, but I don't agree with the majority of the other recommendations of other activities mainly due to the cost to implement them. Those funds could be better spent on upgrading infrastructure in the municipality
 - Generally very good. Access to the sea becomes an essential, say a ramp feature
 - Consider a swing set for the smaller children in the area
 - Also the fields could be leased to an organic growing organization, such as Saanich Organics. For immediate use and for educational purposes of organic practices

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- I recognize that funding will be an issue and we already have other heritage organizations competing for limited funds, progress may be slower than we would wish, but I think as you say that will allow for careful consideration at each step of the plan
- I very much agree with preserving some of our agricultural heritage. Saanich has done a poor job of it, and I'm glad to see Central Saanich doing better
- I think it has been carefully thought out (X4)
- I absolutely disagree with the proposed central recommendation (see attached letter to Mayor & Council)
- I think perhaps the section next to the ocean could become a park for the neighbourhood. It is badly divided from the rest of the farm. Perhaps even as a park some of the Newman ideas could be used- boating, leaving the wild hedges and putting in native trees with paths etc (X2)
- Little alternative to proposal
- Recommendations seem a logical approach (X6)
- Either you preserve or you don't. This seems to be saying "preserve it if there is community interest and resources"
- Keep a strong community base lots of input
- Preserving heritage is fantastic but there is still ample room for recreation of travellers, tourists, families of all ages and types
- I'm concerned that this may become a static environment-to only observe. If the Newmans were living today- what do we think they would be doing (X2)
- In honour of the Newman's generous donation of land the farm should be protected and maintained as heritage homestead. This may not include the preservation of all site buildings. The Newman's high stewardship standards and respect for their neighbours must be maintained
- The plan I saw looks ok
- Unfortunately we had little time to look at all the visual material. We wish we had more!
- It follows through with #2 above and the details in the Master Plan indicate thorough well-thought out planning and consultation Well done all!

4. Please indicate which recommendations you support	<u>Yes</u>	<u>No</u>	<u>No reply</u>
a) Protection of the Farms' unique features	56	1	1
b) Preservation/rehabilitation of most of the Farm's buildings	52	3	3
Comments:			
• Main farm buildings only-exclude small outbuildings, boat shed and boathouses			
c) Comprehensive historical study of the Farm	50	5	3
d) Heritage designation for remaining building (including boathouses)	49	8	1
Comments:			

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• Need to address boathouses			
• Where feasible as demonstration only			
e) Gradual resumption of appropriate agricultural activities	49	4	5
Comments:			
• Grass cutting			
• Balance budget for this with other initiatives for public education/enjoyment			
f) Enhancement of the Farm's ecological features	46	4	8
g) Establishment of educational programs	46	4	8
Comments:			
• Yes! Important			
• Field trips and family visits			
• Low impact			
h) Provision of directional & interpretive signage	47	4	7
Comments:			
• Very important to visitor. Appreciation of farm.			
• Very limited			
i) Historically appropriate & ecologically sensitive park activities	47	6	5
Comments:			
• On the part near the ocean			
• Don't get carried away			
	<u>Yes</u>	<u>No</u>	<u>NR</u>
j) Emphasis on passive recreational opportunities	40	12	6
Comments:			
• There are other parks for this			
• A bit more than. let's have some			
• Not yet			
• No hands on? Observe only?			
k) Limited additional amenities	41	7	10
Comments:			

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• Washrooms only			
• Not yet			
l) Provision of roadside parking	48	5	5
Comments:			
• Street is already too busy with speeders			
• Encourage public transit and biking access			
m) Restricted beach access	33	20	5
Comments:			
• Restricted beach area			
• Strongly disagree			
• No access(X4)			
• Leave it wild. There is no wilderness shoreline left. If people want to walk the shoreline there is always Island View Beach.			
n) Establishment of resident park caretaker position	46	4	8
Comments:			
• In new construction only			
• Too costly?			
o) Community involvement in the care & management of the Park	53	3	2
p) Establishment of a supporting Newman Farm Park Society	45	6	7
Comments:			
• Aren't P and S the same? Not two groups (x3)			
q) Neighbourhood Park Watch Program	46	7	5
Comments:			
• Definitely			
r) Slow & sustainable restoration of the Farm	50	2	6
s) Establishment of a permanent Park Steering Committee	44	7	7
Comments:			
• No permanent (X2)			
t) Phased implementation of recommendations	48	5	5

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5. Do you have any additional recommendations?

- Speed bumps on Central Saanich Road. People drag race in cars. Guys on motorcycles speed and race down on one wheel
- Perhaps existing organizations, such as Saanich Pioneer Society would be a good fit for buildings, historical features, and documentation of artifacts. Could be made available on their website
- Where stairs go down we want access to beach to make the loop
- The children in the area have no park to play in (X5)
- Parking adjacent to existing roads is desirable but no road access/parking adjacent to the beach, or if desired for good reasons restrict access at night. i.e. no spontaneous beach parties
- We would like to see more information and planning in this area
- Cy Hampton Park has no restriction on area of water. They have a nice park for those who can't do stairs and good stairs
- Farming activity should involve preserving earlier species of fruit trees and farm animals no longer found on "commercial" farms-i.e. a gene pool. This activity would also have educational and research value, might involve 4H (X3)
- Make sure that "thrift" does not become an excuse for "deconstruction" (as opposed to restoration) Thrift led to some unwise decisions in Richmond which lost more than one National Historic site
- Good opportunity to link this park with a walk/bike trail system to Central and East Saanich Road.
- We know the Newmans perhaps better than anyone else, including all of the nieces and nephews, all of whom seldom if ever visited. We believe they would feel very strongly that beach access be made easy for all to enjoy on a daily basis (X2)
- Establish an allotment garden (X4)
- Provisions for youth education of the past (X2)
- Work in partnership with a C.O.A for sustainable production
- I think work on the property should continue to be done without electric power i.e. restore the house under hand tools, farm with horse and plough (X2)
- It looks like good work has been done to this date (X2)
- A park, similar to Bazan Bay, overlooking the water
- Very insightful to ask for public input. I would like to see more trees for the area close to the beach planted-Gary oaks some native trees as well (X5)
- Caretaker split her or his time between boathouse and buildings(X2)
- No parking lots but recessed parking on existing roads
- Reserve beekeeping has a farm activity for the community and a learning activity with beekeepers knowledge exchange and scientific research to help bees on Vancouver Island
- Not at this time (X2)
- Leave as is and restore (X2)
- Boathouses are a liability/fumigated regularly (X 3)

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- Promoting kayak launching site will only lead to cars parking on residential streets for lengthy times i.e. Arthur Drive. If cars are parked up and down the streets the kids on Arthur drive will not be able to play street hockey
- The buildings as they exist should be removed as they are in bad shape and too old (X2)
- A structure with a roof and no sides-rain shelter e.g like the ones in Centennial Park, to replace old ones
- Display pictures could explain and show what the old buildings were used for when it was a working farm
- Old milk barn and loafing shed could be fire hazard in future or health problem
- Maximize the recreational potential of the lower portion as the Newmans wished.
- Provide on site parking, including handicapped parking
- The property is too long and any developed trails, footpath, would be construction and maintenance cost-and would ultimately deter from the potential of productive land
- Only the top part of the property should even be considered for a park-if at all? And the lower section, bordering on Central Saanich Road should be publicly disposed of. The ocean section would be park-preferred-with the beach publicly accessible from Lochside-but should not offer ingress to adjoining properties.
- The site proper requires extensive and costly development with full municipal services-to even allow a care-taker tenant to live or even access the site-by mobile home or otherwise
- Central Saanich already has heritage interest sites which include SHAS, Butterfield Property and the Pioneer Museum. All demand great volunteer effort to maintain! Perhaps it is possible to divest all of the Newman farm buildings and equipment to these other park and museums and limit the community of all or any future financial burdens and obligation of this proposed park (X2)
- The cost to restore and maintain the true heritage nature of this site should not be born by the Central Saanich tax payer. Grants and donations may be found to cover the costs to restore the buildings, however the long term maintenance costs of the farm are another issue. If restored, what will sustain the farm's maintenance? Central Saanich must prevent the site from becoming a tourist attraction in order to sustain itself. The municipality should not be in the business of operating a "museum" The boathouses appear to be in very poor shape. Funds and efforts would likely be better spent on other site buildings. The boathouses should not be designated as heritage.
- See additional sheet by John Johnson. Old milking barn and loafing shed could be fire hazard in future on health problem?
- The buildings as they exist should be removed as the are in bad shape and too old. A structure with a roof and no sides – rain shelter e.g. hike the ones in Centennial Park, to replace the old ones. Display pictures could explain and show what the old buildings were used for when it was a working farm
- Why not use a section of arable land for an arboretum? (to showcase native evergreen and broadleaf deciduous trees of BC) Ches Lyons book Trees, shrubs and flowers to know in BC would be a good starting point. Specimen trees (2-4ft

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tall or taller) could be planted with a square painted stake and metal label or small plaque in the ground to name variety

- Don't let Public Use stampede you into public access before the stabilizing has taken place, plus provision for ongoing renewal of the areas of passive heavy traffic. Gary Point Park in RMO suffers from constant use: appropriate but hard on the passive grass & dunes. Make sure that 'thrift' does not become an excuse for 'deconstruction' as opposed to restoration, etc for commercialized or development not in keeping with the fragile historical and ecologically complex nature of the farm. Thrift led to some unwise decisions in Richmond which lost more than one national historic site.
- Our neighbourhood (Lochside Drive area) has nowhere for children and families to come together and play. Presently we have to drive to Centennial or Tulista Park. We feel that we should have a local park for kids so that we don't have to drive them to a park (Less pollution from vehicles!) Also we must provide places for families to play and be active! This should be a priority in our community with the growing rates of obesity.

6. Do you have any other comments or suggestions?

- Perhaps limited/no beach access (X3)
- Walking trails open only dawn to dusk (X2)
- Stick with your plan (Do not cave to neighbour's pressure for introducing neighbourhood suburban-style park- with level, mown grass, playground, etc)
- Plant a lavender field.
- The trail George built years ago to the beach would be a logical choice for easy access and it would be possible for anyone so inclined to transport a kayak or light weight canoe and visit Saanichton Spit, which is also park.
- There will be recommendations for "community gardens": this would only work subject to strict supervision of subsistence of organic gardening methods but a "demonstration" garden of this type could be used to donate perishables to the local food bank.
- This seems to be a very careful and well-thought out proposal. I think you should proceed with it (X2)
- Would like to see some reforestation, the oak groves suggested are a good start but would like to see more, perhaps the block adjacent to the ocean could be more heavily reforested (X2)
- Good job listening to public's concerns and suggestions from 1st open house. conceptual plan, phases, considerations being made all sound
- Would like to be kept updated-perhaps through municipal newsletter, if you are not able to mail or e-mail update (X2)
- The original contents should be returned when buildings are secure so that public could see how life was at the farm. Similar to Pletlice House, a rarity itself, of a building and contents frozen in time
- Caretaker's residence should be placed out of sight of older buildings
- Access to the beach

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- How about the police do more about keeping it safe on that road. There are lot of elderly people walking on that road. I feel it is very unsafe at times
- No blacktopping of V & N (access) road. No blacktopping of pathways/trails
- Very careful consideration of design of park boundary fencing
- What are the agriculture uses, they weren't specified. Does that mean garden plots? People do not like them due to the cluttered look of them. People would prefer the look of a hayfield
- The local neighbourhoods and streets must not be subjected to traffic/parking congestion which was not previously experienced under the Newman's ownership of the farm
- There is enough space on the farm to continue the traditional use of the land. The Lochside Drive portion should be made into a park for people and children to enjoy. By park I mean level, grassed area with some swings and/or play structure. We need a level area for running, flying kites, playing catch etc. (X2)
- What a valuable asset for the community. I look forward to the development of the Newman Farm plan with learnings from Providence Farm experience and more
- Follow the OCP and numerous other related Central Saanich documents. There are many documents that were designed to be followed in these situations
- This property must be under the control of Central Saanich Parks rather than special interest groups and self-interest groups
- I liked the idea of a "seed bank"-but it would mean turning the farm over to one person
- Beekeeping on sites, reserved licensed sites for members or CRD Beekeeping Associations and Beekeepers
- Re-introduction of the german bee: Apis Mellifera Mellifera that was present in the old days in Vancouver Island
- The fence on the north side of the beach section is rotting and needs attention
- Clear the shoreline sections and trim tree branches
- Fence it so the soccer balls don't roll into ocean
- The road (i.e. Pat Bay) was acquired by hwys in 1968-69- I was part of the team that was doing the R/W work
- Parking for park visitors is a concern. On street parking, as identified in the April 19th presentation, has limitations and will likely result in illegally, unsafe parked vehicles and complaints by neighbours. What Bylaws and means does Central Saanich have to deal with illegal parking? What will prevent users from parking on Arthur Drive to access the lower farm at the secondary access? The local neighbourhoods and streets must not be subjected to traffic/parking congestion which was not previously experienced under the Newman's ownership of the farm.
- John Newman would not have liked to the beach access closed but at this time it is political correct. Walking trails open only dawn-dusk
- Walking park trails should be open only from dawn-dusk. The house site and barns already heritage should exist if safe especially with a caretaker on the premises.

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- A field for kids to play. Something for children
- Trees could possibly be obtained from forest companies, logging companies, tree farms or even nurseries, or the forest lab. Examples could be western red cedar, western white pine, lodgepole pine, engelmann spruce, Douglas fir, grand fir or balsam fir, dwarf juniper, trembling aspen, north black cottonwood, pacific willow, white birch, red alder, broadleaf maple, pacific dogwood, arbutus – to name but a few! Common names or common name and genus could be used.
- There will be recommendations for 'community gardens': this would only work subject to strict supervision of subsistence to organic gardening methods but a 'demonstration' garden of this type could be used to donate perishables to the local food bank, for example.
- There is enough space on the farm to continue the traditional use of the land. The Lochside Drive portion should be made into a park for people and children to enjoy. By park I mean level, grassed area with some swings and/or play structure. We need a level area for running, flying kites, playing catch etc.

7. Would you like to be involved in helping to shape the future of the Newman Farm?
Feel free to provide your contact information below.

YES – 27

NO – 16

NR-15

- Spouse is involved
- I live far away-otherwise I would like to be involved
- No unless an arboretum is feasible in which case I would be willing to make a few suggestions

8. Where do you live?

Central Saanich 6

Brentwood Bay 4

Saanichton 12

Lochside 9

Keating/Tanner Ridge 6

Tsartlip

Tsawout

Other East Saanich Place

Newman Road

Turgoose

North Saanich 2

Saanich 4

Sidney 0

Other CRD Municipality

Victoria 7

Other Western Communities

View Royal



NEWMAN FARM

DETAILED BUILDING ASSESSMENT

MASTER PLAN
JUNE, 2007

Prepared for

District of Central Saanich

By

Dennis Moore M.A.I.B.C.

+

Don Campbell, Don Campbell Renovations

In Association with



Introduction

The detailed building assessments included within this document should be read in association with the Summary Building Assessment included as an appendix in the Newman Farm Master Plan document. General ideas and issues identified in the Summary Building Assessment are further elaborated upon in this document.

In this document, each building is viewed in sub-components:

- The roof;
- Each of the four elevations;
- The interior space; and
- The foundation.

This approach was taken in order to provide a clear and quantifiable analysis to each structure. That said, each building should be considered and understood as a whole. Issues that have been separately identified for each of a building's component parts may be connected and therefore may have to be considered and addressed together. The holistic consideration of identified issues occurs in the Specific Recommendations section for each building.

Specific notes have been made regarding the existing condition of the buildings and important construction aspects have been recorded. Not all possible points are covered here but rather this serves as a very detailed guide for District staff and potential contractors on how to proceed in the repair and restoration of each of the site's buildings. Onsite analysis, especially during the process of doing the repairs, will be mandatory. As with any renovation project, the full extent of the building condition and required restoration issues will likely only be fully known once the actual work is conducted. We have tried to anticipate any potential issues.

For each building, recommendations and budget cost implications have been provided in two phases. Phase I includes work that should be addressed immediately. Phase II involves work that should be done eventually, as soon as funds are available - the sooner the better.

Dollar figures are based on recent discussions with possible suppliers, current labour costs, research of current material costs, and our professional experience. In addition, projected figures have been calculated on the high side to cover future increases in costs.

It should be noted that the general approach to construction work is founded on the principles as outlined in "Standards and Guidelines for the Conservation of Historic Places in Canada".

An accompanying CD of photographs detailing critical aspects of each building will be enclosed. Photographs included on the CD will be referenced within the document in the appropriate section to which they apply.

Glossary of Terms

o.c.	"on centre"
o.d.	"overall or outside diameter"
u/s	"under side"
dia.	"diameter"
w/	"with"
T&G	"Tongue and Groove"
sim.	"similar"
RWL	"rain water leader"

Original Cabin/Darkroom

General Overview

- Overall size = 18' 0" N-S x 12' 0" E-W.
- Located in Homestead area.
- The most recent function is as a darkroom, with two spaces created inside for that use. Originally used as a general house. It has a loft accessed through a narrow opening near the interior south wall. The building houses a wood stove, some furniture, a built-in darkroom bench complete with a sink and drain. A housing for a gas-fired generator is located outside the west wall.

Roof

- Roof is presently covered in a tarp, but was originally 2', 3' and 4' +/- hand split cedar shakes.
- Butt end of the exposed shakes shows major rot.
- Both eaves show missing shakes. Roof is in need of replacement.
- Ends of strapping, @ 8" o.c., is exposed and rotting.
- Barge boards are twisted and cracked or non-existent.

East Elevation (Photo#001)

- The main door into the building is located on the east face. The door is operable and mostly straight.
- Cladding is 66% 1x10" shiplap board, mostly full 1" thick dimension, with 1x3" battens. 33% of horizontal siding is 1x12" square edged boards, butting together, which is approximately over the portion of the building where the darkroom portion is located. A mix of square head and flat round head nails are used on both.
- Wall is mostly plumb and straight.
- Rot is evident on lower 12 – 14" of siding due to wetness from ground vegetation. 50% of base siding decayed and in need or repair. (Photo#009)
- Entrance steps in good condition, with exception of one plank. Vegetation all around wood steps -causing rot from wicking moisture.
- Steps at this elevation showing evidence of rotting core, of 3x10" & 3x12" timbers.

North Elevation (Photo#002)

- Vertical siding in relatively good condition. Close proximity to fruit tree, which likely protects the building face.
- Location of three improvised birdhouses using the knots of the siding boards.

- Corner boards in the worst condition on this face of the building and in need of replacement.
- Some evidence of powder post beetle and carpenter ants at base of building.
- Remote housing, of plywood with tin roof, for darkroom generator this side of building.
- Significant rot at NW (uphill) corner at base where wood siding and foundation in contact with field stone foundation. (Photo#008)
- Corner board @ NW corner extremely decayed and in need of replacement. (Photo#009)

West Elevation (Photo#003)

- West Façade has original centre passage door with two side windows. Panels of door need replacement. (Photo#006) Window glazing missing. Both windows in poor condition and in need of repair. (Photo#005)
- Rafter tails show rot up as much as 2" on leading edge.
- Sagging of top of wall causing heads of windows and doors to concave inward.
- A lot of rot at base of wall due to ground and vegetation directly in contact with siding boards. Rot extends up wall 10 – 14". (Photo#007)
- Original door requires refit of panels and straightening of rail & stile.
- Battens this side all decayed at bottom 10-14".

South Elevation (Photo#004)

- Predominantly board and batten siding, full height, 80% overall in good condition.
- Corner boards in need of replacement.
- All boards rotting up 12-18" from base.

Interior

- Wood fired stove and furniture in place.
- Interior cladding 1x10" horizontal board.
- Some wallpaper covering intact.
- Floor has remnants of canvas glue-down floor covering.
- Floor slopes NW to SE corner.
- Improvised electrical system to darkroom equipment in place.
- Darkroom sink in place with drain at NE corner.
- West wall pulled away from base approx. 3" , with vegetation growing up inside. (Photo#010)
- Portion of floor recently patched with larger dimension floorboards with SE corner of patch presently rotting. (Photo#011)

Foundation

- Consists of 3x10" floor joists running N-S, resting on fieldstone supports at each corner and supported mid-span along west and east walls.

Specific Recommendations

PHASE I

1. Re-roof building with matching 24", 36" & 48" cedar shakes.
Est. Cost (materials & labour) \$4,500

2. Lower or remove vegetation around base of building. Lower grade below any wood structure or siding by a minimum of 4" (8" preferred).

Suggested Responsibility: Central Saanich

Est. Cost (materials & labour) \$800

3. Perimeter trench drain and pipe around all sides with connection to rock pit.
Est. Cost (materials & labour) \$3,150

4. Install 4" wood gutter system with 2" dia. galv. rain water leaders at south west and south east corners, connected to below grade dispersal pipe.
Est. Cost (materials & labour) \$1,350

5. Remove vegetation from steps. Lift and reset timber steps on drain-rock and sand base.
Est. Cost (materials & labour) \$450

NOTE: Avoid any disturbance to improvised birdhouses.

PHASE II

1. Remove and replace the decayed siding boards.
Est. Cost (materials & labour) \$2,550
2. Replace 1x4" barge boards and corner boards.
Est. Cost (materials & labour) \$750
3. Replace/repair sash and glass of windows, and refit original door west side as required.
Est. Cost (materials & labour) \$3,000
4. Access and examine floorboards and floor joists, replace/repair.
Est. Cost (materials & labour) \$1,800

Main Farmhouse

General Overview

- Overall size 34'10" E-W x 24'3" N-S.
- Located in Homestead area.
- Likely a "kit house" brought onto site.

Roof

- Re-roofed recently.
- Returns of roof at gable ends not re-shingled and in need of repair.

West Elevation (Photo#098)

- Main front door elevation.
- Bargeboard decayed more than other sides.
- Siding shows checking and weathering.
- Siding on the upper floor portion of building on this side shows the most surface damage, (Photo#108) Lower portion appears in relatively good shape.

- Several bird holes (to be retained).
- Returns of roof gutter separating and require rebuild. Shingles on roof returns needs to be replaced.
- Window head flashing very rusted and separating. Requires re-install. Flashing is presently damaging the window crown by letting water sit on top of board.
- Front stairs (Photo#107) consist of 3 treads on 2x12" solid stringers 1x12" treads, landing on set-in granite stones flush to grade. Bottom edge of stringers in contact with grade showing signs of decay.
- Decking of porch rising at corner post. Likely corner has been repositioned higher but structure not attached. Connecting of deck structure to post required.
- Portion of deck showing original colour of painted deck, likely preserved by mat laid in place. Deck has minor slope to NW corner.
- Front door a multi recessed panelled originally painted Douglas-fir door and frame with two matching sidelights, in one common frame. Highly decorative moulding and casing. Appears straight.
- Evidence of grey paint on siding at front porch also with cream coloured paint on trim.
- Missing trim pieces NW corner post, of stair post and handrail post need replacing.
- Bottom apron board, of lower "skirt" siding, completely lapped over by vegetation causing major wetting and decay of these boards. Vegetation and grade should be lowered and good drainage provided this corner of building especially.

South Elevation (Photo#099)

- Red brick chimney flue in need of repointing. Flashing at base in good shape.
- Cedar shingle roof showing wear, discoloration, moss, softwood of shingle beginning to decay away but otherwise in good shape. Ridge shingles in good shape.
- Fascia and Barge boards in good condition. Roof returns at west end splitting and in need of repair. Gutter missing. Flashing in this area rusted and in need of repair.
- All window head flashing rusted and decayed and in need of replacement.
- Casing and apron boards of windows more worn this elevation than east side. Boards need to be cleaned and painted or replaced. Crown board mostly in good condition. Windowsill boards in good condition. Horn of windowsills show signs of splitting.
- Water table and apron boards in good condition.
- Weathering and checking of siding boards, especially SE corner of building face.
- Gutters at both ends of roof returns completely rotted out and should be replaced. RWL partly replaced by new while some are original galv. 2" o.d. tin pipe.
- Stairs use pressure treated 3x12" stringers, therefore replaced relatively recently, with creosoted coating (likely by Newmans). Treads are 2x12" with evidence of rot at each end, but otherwise stable. Newel post plumb and stable. Handrail good. Pressure treated landing tread buried in grade at bottom of stair in good shape. Re-set landing tread on gravel base. Core of stringers show centre rot and will need replacing 3-5 years (improvised repairs have occurred on stringers).

- Skirt board at grade showing rot and decay where in contact with grade.
- RWL discharging onto grade, not leading away from building or into rock pit or perimeter drain system, which adversely affects skirt boards.
- Structural load at SE corner post, at back door porch, and post next to stairs, bowing down deck structure at these two points. Recommend jacking up structure and reinforcing from below with solid blocking to solid foundation base in crawlspace.
- Decking (Photo#106) 1x3" T&G, leading edge of decking showing rotting migrating inward. Some parts of deck soft and spongy, indicating decayed substrate. Should be addressed by taking up deck boards and replacing with solid backing. Maintaining positive slope away from building is important.
- Some railing pickets and bottom rail of deck guard require replacement.
- Birdhouse hole centre of building appears in use. Should be retained.

East Elevation (Photo#096)

- Appears dry with not too much dampness except at base.
- Dampness and decay of siding along base 6-8" above grade.
- Returns of gutters intact except return of bargeboard needs repair.
- Gutters on returns need replacement.
- 1x6" drop siding c/w. 2-square face nails at 18" o.c. in mostly good condition.
- One hole in siding improvised to become birdhouse.
- 2- double hung windows in centre in gable. Sashes warped. Window putty needs replacement. Horizontal sash fractured from side sash.
- Casing shows original trim paint. Top, side, and apron casings of upper floor windows in good shape. Sill in good shape.
- Tin flashing rusted and ineffective for shedding of water. Should be replaced.
- Barge board, soffit, wood gutter, fascia, corner boards all painted at one time. No paint remaining, this side, on siding.
- Water table bd. in good shape. Bellyband below water table weathered but good. Corners have separated by 1/8" max. Level N to S.
- Drop siding board used as vertical siding for "skirt" siding at base of wall. Bottom edges all exposed to moisture and therefore decaying. Some boards show buckling. Top edges weathered and cupping. Replace as required.
- New gutters on house (more recent addition) capturing most water except RWL at NE corner needs repair.

North Elevation (Photo#097)

- Most preserved side of house.
- Siding in relatively good condition. Evidence of different layers and colours of paint.
- Nails not displaying as much rust as other elevations.
- Trim around windows not cupping or splitting and paint finish more intact.
- Fascia board in relatively good shape.
- Apron boards display a rust-red paint and green coloured paint.
- Walls display a cream and grey paint, applied at different times.
- Building slightly sloping East to West.
- Window closest to NE corner has improvised insect screen.
- All windows this side of house in better condition than other elevations, including window putty, sashes, and glazing.

Interior (Photo#100)

- Main floor ceiling height = 9'2".
- Common finishes this floor:
 - 1x4" T&G "bead board" flat grain Douglas-fir ceiling finish;
 - 2x3 wall studs covered in heavy wall paper;
 - Central interior room with bead board wall panelling and capped with pre-molded chair rail; and
 - Mix of varying styles of baseboard, mostly varnish finished.
- Typical door cased out with multi-fluted 1x6" with rosettes at each upper corner and plinth block of 11"h x 6"w.
- Wall construction is 1x6" flat board, face nailed.
- Finished floor 1x4" T&G running E-W, on 1x8" subfloor. A mix of painted and glued down lino flooring finishes.
- Centre room with wood stove, with decorative glued down lino.
- Kitchen w/ cloth backed lino flooring, covering 50% of area.
- Kitchen (Photo#105) includes chair rail, large cast iron wood stove, and wall mounted sink. Walls are painted board, ceiling painted bead board (only room to have painted wood bead board ceiling).
- All casing painted blue in kitchen.
- Pantry all surfaces painted. North facing window in pantry has insect screen attached. Interior wall of tight 1x6" horizontal board.
- Flue in kitchen serves both cook stove in kitchen and wood stove in central room. Covered in layers of plaster and wall paper.
- Central room with "Empress Brand" wood stove. Recently used.
- Bedroom off main room - ceiling in very good condition, wallpaper mostly discoloured and falling off. Requires matching patterned paper to be re-applied. Floor 1x4" fir originally with cloth based glued down lino mostly worn.
- Floor sloping to NW corner.
- Front Parlour room - wallpaper discoloured and falling off. Ceiling unpainted but dry. All casing varnished and natural. Floor likely had drop carpet in middle of floor. Missing door between Central Room and Front Parlour.
- Front Entry Hall (Photo#101) (Photo#102) - all finishes varnished natural wood in mostly good condition. Extremely decorative millwork. Spindles and newel posts all highly decorative. All walls and ceiling using bead board. Door and trim all varnished natural wood. Only newel post painted not balustrade or pickets. Stair treads were painted, with rubber tread guard on each tread. Requires re-varnishing only.
- Walls and ceiling of upper area of stair covered in wallpaper and shows evidence of water staining.
- Upstairs Main Hallway (Photo#104) - second wood stove located upstairs, connecting to common flue. Ceiling of varnished bead board. Walls completely covered in wallpaper with major sagging and discolouration. Simplified square edge 1x6" vertical and horizontal casing and trim details on upper floor, mostly all intact and in good condition. Floor shows patches of a lino runner and other areas of floor show paint applications of grey and golden.
- South Bedroom - with single south facing window and with two single beds. Glued down lino floor. Exterior wall of 1x6" horizontal board. Baseboard of 1x8"

w/ ¾" base shoe, all varnished only. Ceiling of bead board. Roof valleys show significant water damage. Non-original door existing.

- East Bedroom (Photo#103) - floor is painted, walls covered in wallpaper, same trim and casings as other bedrooms.
- Middle Storage Room - General storage room with glued down lino floor.
- West bedroom - painted bead board ceiling, painted floor, similar wall paper and trim details Wall paper shows significant moisture on sloping portion of roof.
- 8'6" ceiling height common upstairs.

Foundation

- Hand-hewn 8x8" posts @ 8'0" o.c. creosote treated, w/ 8x10" beam E-W 8'0"+/- o.c., w/ 4x4 brackets at each post, all hand hewn and resting on field stone bases. Dimensional 2x6" Floor joists running N-S Douglas-fir. Floor @ 19" o.c. on E-W beams marks start of "kit house" construction, resting on Newman family built foundation.
- Diagonal bracing by others in recent bracing work.
- 1x8" diagonal shiplap subfloor.
- 2x_ board running along base of apron for apron siding to nailed. Appears dry in most places except NW corner area.
- Pink insulation recently placed in crawlspace by others.
- Floor joists extending under back porch deck are taper sawn to create positive slope. Should be maintained in any renovations.
- Improvised support of brick chimney with 10x10" vert. timber on shims on fieldstone. Brick does not sit directly on foundation.
- Internal root cellar intact, with east facing entrance covered by canvas covered opening.
- Storage of many wood boxes of misc. items incl. canning jars.
- All floor joist structure in good and dry condition.

Specific Recommendations

PHASE I

1. Lower grade and remove vegetation at base all around building, especially west side.

<u>Suggested Responsibility:</u>	Central Saanich
Est. Cost (materials & labour)	\$3,200
2. Perimeter drain all four sides to rock pit.

Est. Cost (materials & labour)	\$5,850
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3. Wood gutter system and galv. rain water leaders.

Est. Cost (materials & labour)	\$3,700
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4. Repair and reglaze all windows.

Est. Cost (materials & labour)	\$3,000
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5. Refinish and rehang back door, including new refurbished door hardware.

Est. Cost (materials & labour)	\$750
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- | | | |
|---|-----------------|---------|
| 6. Replace exterior rusted flashing. | | |
| Est. Cost (materials & labour) | | \$1,050 |
| 7. General interior clean up. | | |
| <u>Suggested Responsibility:</u> | Central Saanich | |
| Est. Cost (materials & labour) | Not available | |
| 8. Re-hang new period wallpaper on all presently papered walls. | | |
| Est. Cost (materials & labour) | Not available | |

PHASE II

- | | | |
|--|--|----------|
| 1. Repair front and back steps, including new handrail with pickets at back porch steps. | | |
| Est. Cost (materials & labour) | | \$3,600 |
| 2. Replace decayed 1x8" drop-siding skirt boards. | | |
| Est. Cost (materials & labour) | | \$1,800 |
| 3. Replace and patch siding material (not birdhouse openings). | | |
| Est. Cost (materials & labour) | | \$1,800 |
| 4. Re-point brick chimney. | | |
| Est. Cost (materials & labour) | | \$1,500 |
| 5. Misc. interior finishing. | | |
| Est. Cost (materials & labour) | | \$10,000 |

Main Barn

General Overview

- Overall size 43'3" E-W x 19'6" N-S.
- The main barn structure of the Homestead buildings.
- Presently covered with poly and ½" plywood (south face) on roof, OSB board on some interior walls, modern repairs to door on east side lean-to portion, infill of window openings on lean-to east side.
- Barn exhibits slight lean from N-W to S.E.
- Numerous carvings and drawings, particularly on North walls.
- Numerous improvised pieces attached for utility use i.e. hitching up cattle, fencing-in areas. (Photo#033) (Photo#034)
- Evidence of powder post beetles throughout – particularly at base of building.

Roof

- Original 4'0" long length shakes need replacement (last roofed in the 1930s).
- Evidence of early period galvanized half-round gutter. Possible that barn had gutter system on it at one time. (Photo#038)
- Roof of lean-to portion shows serious sagging, indicating roof structure in need of shoring up and/or replacement.
- Rafter tails especially south side show serious decay at ends from water damage.

West Elevation (Photo#026)

- Entrance into small divided off part of main barn structure, for storage of tools, equipment, hay, and some feed. (Photo#035)
- Door in good relatively good condition and functioning.
- This face of building exposed to downhill water runoff. Major decay happening on siding of bottom third of wall. (Photo#028) (Photo#036)

South Elevation (Photo#027)

- Most exposed side of building due to prevailing storms. Shows weather affects entire height of board and batten siding. Siding exhibits black and brown staining, due to constant wetting of the surface. (Photo#037)
- Vegetation growing up 25-35% of wall height.
- Accumulation of soils and barn material has raised grade level along this face. Grade should be lowered, below siding.

East Elevation (Photo#021)

- Lean-to structure against main body of barn, for livestock feeding/milking purposes. (Photo#039)
- Exterior walls on south and east sides in good condition, due to recent work. (Photo#040) North wall and portion of west wall in need of repair.
- Roof structure of hand-split rafters shows evidence of sagging and in need of replacement in some areas. (Photo#041)

North Elevation (Photo#022)

- Lean-to portion this side of barn in a very bad state of repair. Structure and roofing on verge of collapse. (Photo#025) In-ground pole support exhibits rot and decay.
- Main barn wall in relatively good shape, except where wood siding or floor structure in contact with grade and or vegetation. (Photo#023)
- Several improvised bird houses this wall face.
- Many carvings and drawings this wall face (to be retained).
- NW portion of wall in contact with grade and exhibits serious decay from moisture. (Photo#024)
- Main door access into central space.

Interior

- Roof structure of pole rafters, 30-36" o.c., with 1x4" strapping @ 20-24" o.c., no ridge beam, one collar tie. Structure appears straight and not sagging.
- Post and Beam wall structure appears straight and plumb, also dry. (Photo#029) Extra layer of 1x6" siding placed internally on south side likely to further waterproof wall from prevailing weather. (Photo#030)
- Floor of barn exhibits some serious decay and damage. (Photo#031) (Photo#032) A mix of 2x10" and 2x12" floorboards in varying states of condition from good to completely rotten.

Foundation

- Floor planks resting on east-west joists on fieldstone supports.
- Joists show evidence of decay, particularly towards the western end of the barn.
- Foundation of lean-to structure at north side completely decayed.

Specific Recommendations

PHASE I

1. Re-roof entire upper portion of barn with matching 48" shakes, and lean-to portion with 24" cedar shakes.
Est. Cost (materials & labour) \$22,500
2. Re-build open storage lean-to portion near north door.
Est. Cost (materials & labour) \$3,750
3. Perimeter trench drain and pipe on west side, with extended leg down north side to lean-to structure.
Est. Cost (materials & labour) \$4,500
New wood gutter W. side \$1,050
4. Remove vegetation (blackberries) along south wall face.
Suggested Responsibility: Central Saanich
Est. Cost (materials & labour) \$2,600
5. Lower grade level along south wall face.
Suggested Responsibility: Central Saanich
Est. Cost (materials & labour) \$1,500
6. Replace decayed Interior 2x12" timber floor boards.
Est. Cost (materials & labour) \$3,000

PHASE II

1. The introduction of collar ties in main building, connecting rafters to avoid any future racking. NOTE: Structural Engineer should review structural frame.
Est. Cost (materials & labour) \$2,800
2. Replace 8 - 1x12"x12' siding boards north side and 6 - 2x8"x6' south side.
Est. Cost (materials & labour) \$1,500
3. Ensure existing mid span bracket in main room of barn, never removed or allowed to decay. Provides major lateral stability in N-S direction. Likely used as hayloft support. Repair and maintain.
Est. Cost (materials & labour) \$750
4. Wood Gutter system and rainwater leaders, all sides.
Est. Cost (materials & labour) \$4,800

Outhouse

General Overview

- Overall size 4'4" x 4'4". (Photo#027)
- Located in Homestead area.
- Mostly covered with blackberry vines.
- Slight lean S to N.

- Base and most walls covered in blackberry vines.

Roof

- Corrugated galv. "agricultural profile" metal roofing on 1x8" shiplap on 2-2x6 rafter @ 3:12 slope +/-.

West Elevation

- Functioning single door this elevation, of 1x8" vertical boards w/ improvised hardware.

South Elevation

- 1x8" & 1x10" vert. board siding in mostly good condition.
- This side extremely exposed to the weather.

East Elevation

- 1x8" & 1x10" vert. board siding in mostly good condition.

North Elevation

- Side closest to barn, and most protected from weather.
- 1x8" & 1x10" vert. board siding in mostly good condition.

Interior

- 1x6 floorboards running N-S, in reasonable condition.
- Bench seat in good (working) condition.

Foundation

- 2- E-W floor joists on fieldstones each corner.

Specific Recommendations

PHASE 1

1. Remove vegetation and blackberries from all around base.
Suggested Responsibility: Central Saanich
 Est. Cost (materials & labour) \$300
2. Re-position structure on level base.
 Est. Cost (materials & labour) \$975
3. Gutter system east side.
 Est. Cost (materials & labour) \$225

Shed

General Overview

- Located in Homestead area, east of Main Barn.
- Overall size is 14'0" E-W x 12'6" N-S.
- Used for storing of barn and farm equipment, and misc. storage.

Roof

- Single slope shed roof @ 4:12.
- Presently covered in tarp.
- Roofing shakes need replacing.
- 5 - 3x10" roof rafters in good condition. (Photo#112) Rafter tails on north side in good condition; tails in worse condition on south side.

West Elevation

- Good siding with minimal rot.
- Good height above grade and therefore minimal rot at base.
- Mix of 1x6", 1x8" and 1x10" vertical siding.

South Elevation (Photo#110)

- Wall buckling out near S.W. corner. Top plate of wall sagging in centre significantly. (Photo#111) (Photo#113) Vegetation growing into interior.
- Major vegetation this side at base and up wall.
- Most exposed side to weather. Some siding boards need replacement.

East Elevation

- Approx 20% of wall siding needs repair.

North Elevation (Photo#109)

- 2 access doors, 1 with wood latch (not active).
- Siding in relatively good condition. Some battens in need of repair.

Interior

- Floor of 3x12" +/- floor timbers in good condition with some small areas of decay
- Roof structure using improvised strapping, most of which in good shape.
- Interior of walls in generally good condition and dry.

Foundation

- Consists of 4, 6-8" dia. poles laying on grade running N-S, some on stone piles. Poles in apparent good shape.

Specific Recommendations

PHASE I

1. Re-roof using matching cedar shakes.
Est. Cost (materials & labour) \$3,750
2. Maintain low vegetation all around building. Remove vegetation along south wall.
Suggested Responsibility: Central Saanich
Est. Cost (materials & labour) \$1,500
3. Wood gutter system south side.
Est. Cost (materials & labour) \$975

PHASE II

1. Correct buckling south wall.
Est. Cost (materials & labour) \$1,500

Creamery

General Overview

- Overall size is 8'4" x 8'4".
- Located in Homestead area.

- Square building located half way between Main Farmhouse and Barn. The building has a central door on west side and a window directly opposite on east side. Creamery equipment located inside, with some built in shelving.
- Some evidence of a painted exterior siding.
- Recent work on roof, gutters, and eave.

Roof

- Pyramidal roof of approximately an 8:12 pitch, with recent narrow exposure shingle roofing material applied.
- Recent flashing strips on each ridge.
- Recent 5" gutter installed all two sides only.
- Eave of building dry and flat.
- Some shingles on south face in need of replacement.
- 1x4" strapping (mostly dry) @ 8" o.c. with 2x4" rafters to peak.
- Daylight seen from inside up through roof shingles.

West Elevation (Photo#016)

- Main entrance into building through centre door.
- Door in mostly good condition, finish and hardware in need of repair.
- Board and batten siding with horizontal skirt board at base. Skirt board shows evidence of decay, as this side of building faces the uphill slope and consequently surface and ground water. Large amount of vegetation at base of siding. Skirt Board shows significant decay.
- Upper 80% of siding battens in good condition, lower 20% show decay.
- Lower part of SE corner receiving harshest weather, and therefore siding decay most evident this location.
- Some evidence of powder post beetle this location.

South Elevation (Photo#017)

- Board and battens appear 80% good and lower 20% decayed.
- Skirt has some degree of rot, though not as much as west side.
- Exterior bench seat in good shape.
- Skirting board completely decayed.
- Corner boards in need of repair.
- No fascia board this side.

East Elevation (Photo#012)

- Single window in board and batten siding, minus glazing.
- Evidence of painted casing around window, cream colour.
- Window needs glazing and straightening. Window has intact sash and screen.
- Skirt board falling off, needs reattaching. (Photo#013) (Photo#014)
- Distance above grade of wood materials good this side.

North Elevation (Photo#015)

- Most intact and least affected by decay.
- Skirt board in contact with vegetation and needs replacing.

Interior

- Walls clad in 1x8" ship lap siding, originally painted grey.
- Floors 1x8", running EW, 50 % cover with original white & green coloured battleship lino.
- Floor has slight slope from NW to SE.
- Cream separator fixed to floor, two shelves, freestanding table. (Photo#018)
- Flat ceiling with 15" square open access to attic. Painted "whitewash" white (not same as exterior).
- Interior trim mouldings in very good condition.
- Interior mostly dry, without much evidence of decay.
- Walls of 1x9" shiplap boards, painted typical grey.
- Ceiling of 1x5" T&G board, painted white, with crown moulding at top of wall at ceiling. (Photo#019)
- Floor solid except at door threshold. (Photo#020)
- Door cased of 1x6" material, originally painted.
- Door panels in need of repair, including surface mounted door hardware.
- Board and battens all sides have horizontal skirt board at base.

Foundation

- Consists of 3x10" floor joists running N-S, resting on 3 - 4x6" timbers E-W. With 1x6" shiplap flooring interior.
- Floor joists resting on fieldstones located at each corner.
- Joists are 3" above existing grade and do not show much evidence of decay most sides, except west side.

Specific Recommendations

PHASE I

1. Lower vegetation and grade west side.

<u>Suggested Responsibility:</u>	Central Saanich
Est. Cost (materials & labour)	\$1,000
2. Perimeter trench drain and pipe around all sides.

Est. Cost (materials & labour)	\$1,800
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3. Replace roof shingles and roof flashing.

Est. Cost (materials & labour)	\$2,400
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4. Wood gutter all 4 sides w/ matching galv. rainwater leaders.

Est. Cost (materials & labour)	\$1,275
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PHASE II

1. Replace decayed boards and battens and skirt boards as required.

Est. Cost (materials & labour)	\$1,500
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Workshop/Garage

General Overview

- Located in Homestead area.

- Overall size 40'5" E-W x 15'0" N-S.
- Comprising three parts, a high main middle portion which includes storage loft, a lean-to wood storage area at east end of building, and small room at west end of building attached to the main middle portion.
- Presently entirely covered in poly tarp.
- Loft storage for misc. wood, bedsprings etc.
- Used for storage of tools, general workshop tools, salvaged windows and doors, equipment, oils and paints, scrap wood. (Photo#051)
- Plank and dirt floor throughout in mixed condition. Dry in most areas.
- Post and Beam construction.

Roof

- 2x6 rafters on 30" o.c. w/ 1x6 strapping on 10" o.c.
- u/s of shakes appear dry.
- Use of dimensional lumber, indicating roof structure was built or replaced more recently than wall structure.

West Elevation (Photo#045)

- Large double door access into storage area. Out swing doors work well and are lockable.
- Horizontal 1x10" boards exhibit some decay at base, especially at north corner.

South Elevation (Photo#047)

- Main double doors access into central workshop area.
- Two plank runners up to and through door opening, into workshop, in need or replacement.
- Siding this side not as decayed at grade, as land slopes away from building this side, though still serious decay happening at base. (Photo#048)
- Board and batten siding most in good condition.
- 2 windows 24x24" sq.
- 40% of battens need repair.

East Elevation (Photo#042)

- Lean-to wood storage.
- Roof temporarily covered in ply. Shakes under in bad state of repair and need replacement.
- No fascia or gutter. Rafter tails exhibit high degree of rot.
- Vertical 1x10" & 1x8" board siding at grade exhibits rot.
- Structure appears straight.
- Window glazing in place but in need of new putty and setting.
- Replace battens as req'd.

North Elevation (Photo#043)

- This wall face, of all three parts that make up workshop, exhibits most serious decay at base. Build-up of grade covers entire base of wall with moisture wicking up board and batten siding. (Photo#044) (Photo#046)
- Some indication of patching using asphalt shingles, possibly over birdhouses or bird access places. (Photo#049) Interior birdhouses provided. (Photo#050)

Interior

- Interior of exterior walls appear dry and rot free except at base.

- Floor either dirt or plank floor. Planks show some degree of rot. (Photo#051)

Foundation

- A mix of pole-in-ground and joist on fieldstone.
- Pole foundation on north side in decay.

Specific Recommendations

PHASE I

1. Re-roof all roof areas.
Est. Cost (materials & labour) \$11,000
2. Lower grade all along north side.
Suggested Responsibility: Central Saanich
Est. Cost (materials & labour) \$1,600
3. Perimeter drain installed all sides.
Est. Cost (materials & labour) \$5,000
4. Wood gutter system all around, except east shed roof.
Est. Cost (materials & labour) \$2,700
5. Replace sash and muntins and re-glaze 2 windows/south side.
Est. Cost (materials & labour) \$900

PHASE II

1. Replace plank flooring as required.
Est. Cost (materials & labour) \$1,500
2. Lower grade south side and reposition original timber tracks leading into double doors. Place on gravel and sand bed.
Est. Cost (materials & labour) \$900
3. Repair south out-swinging double door.
Est. Cost (materials & labour) \$1,000
4. Replace and repair siding material.
Est. Cost (materials & labour) \$2,500

Chicken Coop

General Overview

- Located in Homestead area.
- Overall size 8'0" NS x 12'3" EW.
- Likely built in 1938, as evidenced by writing on inside.
- Horizontal 1x6" shiplap all sides.
- Single pitched roof with attached skirt roof over window opening on south wall.
- Single access door on west side.
- Wall 2x4" dim. lumber @ 24" o.c. with 1x6" siding on outside only.
- Very obvious racking from NW to SE corners.

- Wall structure of this building different than most: "platform framed" (walls sit on platform). Therefore able to be skidded around.
- In present location likely for some time as vegetation has grown up and building platform now supported on field stone foundation.

Roof

- Temporarily poly tarped.
- Shakes in bad state of repair with temporary plywood protection.
- Roof structure built with 2x4" lumber on 24" o.c.
- Roof shakes on 1x6" strapping, using typical 1x6" shiplap board.
- All corner boards in need of repair or replacement.

West Elevation (Photo#054)

- Access door this side with vertical plank door, on original hinges and functioning. Door appears square.
- Step up to door sill in decay, needs repair.

South Elevation (Photo#055)

- Screened chicken wire window opening.
- Base of wall in serious decay. Most damaged side of building. (Photo#056)

East Elevation (Photo#052)

- Windowless with shiplap siding.
- Wood rot of siding up 12-16".
- Extensive vegetation up exterior of wall.

North Elevation (Photo#053)

- Windowless with shiplap siding.
- Wood rot of siding up 12-16".
- Extensive vegetation up exterior of wall.

Interior

- Interior of exterior walls all appear dry and rot free except at base.

Foundation

- Mix of pole-in-ground and joist on fieldstone.
- Timber 2" thick.
- N-S timber joists supported on field stone bases.
- 3 fieldstones per side, 3 joists N-S, 2" timbers E-W.

Specific Recommendations

PHASE I

1. Re-roof building with matching 25" shakes, including on skirt roof over south facing window opening.
Est. Cost (materials & labour) \$2,100
2. Replace/repair siding.
Est. Cost (materials & labour) \$1,200
3. Remove vegetation from around perimeter. Lower grade north side.
Suggested Responsibility: Central Saanich
Est. Cost (materials & labour) \$800

PHASE II

1. Reposition fieldstones and level out building.
Est. Cost (materials & labour) \$1,500
2. Replace any decayed 2x8" floor joists.
Est. Cost (materials & labour) \$1,200
3. Replace / repair interior floor timbers.
Est. Cost (materials & labour) \$1,000

Milking/Loafing Shed

General Overview

- Located in Lower Barnyard area.
- Main (middle) portion = 16'0" N-S x 24'3" E-W.
- North extension, off main (middle) portion = 5'0" N-S x 12'0" E-W.
- South extension, off main (middle) portion = 12'0" N-S x 16'0" E-W.
- Three parts make up the original (main and north) portion:
 1. Interior stall (with two stations) 11'0"x 12'0" deep, centre post supporting E-W beam supporting strapping 2x6" & 2x10" @ 18-24" o.c.;
 2. Smaller milking stall opens out northward; and
 3. Milking stall on west side w/ dirt floor and w/ loft storage.
- Dividing walls between stalls made up of full dimension 2x1 1/2" butt edge planks.
- Large steel spikes used throughout to attach siding and timber plank walls.
- Post (10" sq. treated posts sim. to those stacked at shoreline) and beam construction in all parts of the structure.
- Milking Shed only structure to use electric light, supplied by extension cord from J. Johnson (neighbour). (Photo#095)

Roof

- Corrugated tin roof (installed in 1980's with help from neighbour).
- Strapping uses 2x10", 2x6", 2x4" of mixed age and in mixed use, shows improvised use of wood products.

West Elevation (Photo#091)

- 1x8" face nailed shiplap siding.
- Bench this side, against side of building, with steel hitching bolts. Raised above ground and therefore in reasonable state.

South Elevation

- Wall covering of recent (mid 1980's) plywood sheathing, painted dark green.
- Only example of full coverage painted walls on site.
- Vegetation creeping up this side with blackberry working its way into roof structure.

East Elevation (Photo#093)

- 1x8" face nailed shiplap siding.

- Horizontal planks 2x11 ½", some areas with 24" shingles applied to wall surface to protect plank siding. This side receives prevailing winds and driving rain, which may explain layered siding.
- Spikes projecting from wall for tying of cows intact.

North Elevation (Photo#090)

- Openings to the 2 small milking stalls.
- Poured concrete slab this side; only example of concrete slab on property.
- Gutter system this side draining into old bathtub, for watering of animals.

Interior

- 3x10" & 12" Floor timbers laid on grade in some areas.
- Stall divides using 2x10" and 2x12" timbers on edge. Mostly dry and intact. Those timbers in contact with grade show some signs of decay, particularly those near outer edges of building where exposure to moisture happens. (Photo#092) (Photo#094).

Foundation

- Creosote treated 10" sq. posts and 8" dia. poles.
- Square posts similar to those found stacked at shoreline.

Specific Recommendations

PHASE I

1. Lower grade on east side to provide better drainage away downhill.
Suggested Responsibility: Central Saanich
 Est. Cost (materials & labour) \$1,500
2. Remove vegetation south and west sides and lower grade. Clear vegetation from around bench on west side. Place bench supports on gravel base.
Suggested Responsibility: Central Saanich
 Est. Cost (materials & labour) \$1,000
3. Wood gutter system north and south side. Repair metal gutter north side. Re-fasten existing metal roofing.
 Est. Cost (materials & labour) \$750
4. Repair double doors S.E. corner of lean-to portion.
 Est. Cost (materials & labour) \$750

PHASE II

1. Replace wall shakes east side.
 Est. Cost (materials & labour) \$1,200
2. Repair / replace shiplap siding.
 Est. Cost (materials & labour) \$1,200
3. Regrade inside of stalls, including new floor timbers.
 Est. Cost (materials & labour) \$500

4. Repair / replace areas of metal roof.
Est. Cost (materials & labour) \$800

Guest Cabin

General Overview

- Overall size 12'4" N-S x 10'4" E-W.
- Located in Lower Barnyard area.
- Used as guest quarters in earlier times.
- Presently used to store old oil drums and other supplies related to tractor use, and other general storage.

Roof

- Temporarily covered in tarp.
- 30" long cedar shake w/ 24" exposure.
- 1x6" shiplap on 2x4' rafters @ 24"o.c.; both in fair condition, with rafter tails showing rot and decay at ends.
- Evidence of a building paper layer under shakes, therefore more recent roofing (modern practise; +/- 20 year previous).
- Galv. tin ridge cap intact but rusted.
- Original stovepipe projecting out of roof near south end. Pipe likely galvanized and shows some rusting and galvanized "chalking" appearance. Pipe appears plumb.
- Interior of roof structure in good condition.

West Elevation

- 4 lite window intact. 22" x 24".
- Siding covered in blackened mould but in relatively good condition. Requires cleaning.
- Wood base sufficiently above grade to avoid most contact and therefore has avoided decaying of wood.

South Elevation (Photo#085)

- Access door this side. 30" x 71" using vertical shiplap 1x7" siding. Door presently racking. Boards of door re-usable but needs backing and straightening.
- Siding is 1x6" bevel board, w/ 1x4" corner boards each corner. Mostly very good condition.
- Siding coated with remnants of either paint or lime overcoat.

East Elevation (Photo#086)

- Single window this side. No glass. Sash in place and re-usable. 22"x24".

North Elevation (Photo#084)

- Single high window in gable end 12"x22".
- Casing dry and intact (Not exposed to prevailing storms and with good protection above).

Interior

- Plank decking inside N-S.
- 2x4" floor joists running N-S sitting on 4x6" beams. Large area of flooring soaked with oil.
- Interior of walls and underside of roof sheathing presently dry. Little evidence of water damage on inside of wall surfaces.
- Tarpaper panels within stud cavity, likely from previous use in logging camps, offers protection to interior. (Photo#087)
- Wall studs in good condition. (Photo#088) (Photo#089)
- Floorboards show some buckling and decay, likely because of retained moisture on surface caused by boxes and other storage items.

Foundation

- Large fieldstone supports.
- 1x6" flooring on 5 - 4x6" E-W floor joist beams on field stone foundation at corners, in relatively good condition except uphill side of building where high level of vegetation causing decay of wood.
- Vines working their way under building (to be removed).

Specific Recommendations

PHASE I

1. Re-roof with matching cedar shakes.
Est. Cost (materials & labour) \$2,500
2. Remove vines and vegetation creeping into floor system.
Suggested Responsibility: Central Saanich
Est. Cost (materials & labour) \$500
3. Reglaze and repair window sashes.
Est. Cost (materials & labour) \$400
4. Repair S.E. separating wall corner.
Est. Cost (materials & labour) \$500

PHASE II

1. Lift and level building. Replace decayed 4x6" floor joists as required.
Est. Cost (materials & labour) \$1,800
2. Replace decayed or oil soaked timber flooring.
Est. Cost (materials & labour) \$1,500

Boatbuilding Storage Shed

General Overview

- Overall size 8'3" N-S x 8'1" E-W
- Located in Forest area.
- Balloon frame structure - walls supported on beams that are directly supported on fieldstones at corners. Floor then attached to inside face of wall.

- Presently full of various artifacts, mostly including photography boxes, magazines, wood pieces, etc.

Roof

- Presently fully tarped.
- Exposed shingles show major decay.
- Fascia, bargeboards, rafter tails, ends of roof strapping exhibit major decay.

West Elevation (Photo#116)

- Vertical siding boards not full length. In relatively good condition.
- Siding built up in layers, with many different profiles of wood siding. Improvised extensively and added onto when needed.

South Elevation (Photo#115)

- Access door built out of plywood 21"x80" w/ improvised door hardware.
- 1x6" vert. siding w/ 1x4" battens, mostly in good condition.

East Elevation (Photo#114)

- Mix of siding types, including varying sizes of board and batten siding.
- Drainage very good this side.
- Minor rot at base of building.
- 1-birdhouse.

North Elevation (Photo#117)

- Mostly small dimension vert. boards w/ no battens. In reasonable condition.
- 3- birdhouses

Interior

- Walls generally dry. Some evidence of water damage. Likely water damage under miscellaneous storage.
- Roof structure, from inside, generally sound. (Photo#119) Evidence of water damage.

Foundation

- Corner fieldstones or rock outcrops.

Specific Recommendations

PHASE I

1. Re-roof with matching 30" cedar shakes.
Est. Cost (materials & labour) \$1,800
2. Replace roof rafters, fascia, and barge boards.
Est. Cost (materials & labour) \$1,200
3. Remove vegetation and lower grade, west side.
Suggested Responsibility: Central Saanich
Est. Cost (materials & labour) \$1,800

PHASE II

1. Replace decayed flooring and floor joists
Est. Cost (materials & labour) \$1,500

Boatbuilding Shed

General Overview

- Overall size 21'6" N-S x 10'0" E-W.
- Located in Forest area.
- Comprised of two parts. 55% south half (lower roof structure), 45% northerly portion (higher roof structure).
- Temporary external structure to brace existing frame.
- Presently with w/ boat templates, boat building equipment, misc. cans, wood etc. inside.
- Post and beam framing, using very small dimension material. All structure showing major decay and rot.
- Most derelict building on property.

Roof

- 4'0" long cedar shakes on 1x8" strapping on rafters 2'0" o.c.
- 30% of shakes remain, all with serious decay and need replacement if it is to be used.

West Elevation

- Vertical boards not full length.
- Siding built up in layers, with many different profiles of wood siding. Improvised extensively. (Photo#083)

South Elevation (Photo#078)

- 35" x 78" tall access door swings outward.
- Evidence this side of one time surface applied tarpaper shingles affixed with large flat head 'roofing' nails.

East Elevation (Photo#079)

- Wall w/wood ironing board patch. (Photo#082)
- Other improvised siding material included flooring boards. (Photo#081)
- Wall structure only 25-30% intact.
- Siding material on remaining walls showing moisture decay.
- Floor system this side completely missing.
- Inward swing window opening made with 1x4" T&G flooring material used to create cover panel (resting at side of building).

North Elevation (Photo#080)

- End of building completely open. No siding or structure this side.
- Minimal original bracing between post and roof rafter.

Interior

- No floor system.
- Wall structure that remains either full dim. 2x4" or 2x6" studs.

Foundation

- Fieldstone base at corners and resting on rock outcrops.
- Built-up wood blocking at some posts. Shows major rot occurring.

Specific Recommendations

Complete re-building of all parts of entire building required, in order to preserve building. Recommend that this building be left to return to the soil.

However, if there is a desire to retain this structure the following measures are suggested:

PHASE I

1. Tarp over temporary structure to retain exiting.
Est. Cost (materials & labour) \$675
2. Clean out of debris and categorize historically significant items.
Suggested Responsibility: Central Saanich
Est. Cost (materials & labour) \$7,500

PHASE II

1. Stabilize and/or rebuild existing structure, including foundation.
Est. Cost (materials & labour) \$9,000
2. Re-roof of matching 48" cedar shakes.
Est. Cost (materials & labour) \$4,500
3. Re-siding of compatible 1x 8", 10"&12" vertical boards and battens.
Est. Cost (materials & labour) \$3,600

Steam Shed

General Overview

- Overall size 11'2" N-S x 6'9" E-W.
- Located in Shoreline area, NE corner. (Photo#077)
- Evidence of platform framing.
- Overall leaning from west to east.
- Worst condition is at centres of west and east walls (bowing out) yet with corners bowing inward.
- Plank up-rights located outside of east facing doors used for holding steamed wood to be worked on (Photo#059) (Photo#060)

Roof

- Gable pitched roof @ 3:12 slope.
- Cedar shakes (present size varies) on 1x6" strapping 12" o.c., presently covered in tarp.
- In-fill of building paper at some courses of roof shakes, possibly to keep steam inside of building.
- Roof overhang 12", exposed rafter tails with no attached gutter.
- Cedar shake ends show signs of rot, but are dry because of tarp cover.
- Roof appears flat and not sagging.
- No barge boards either end; likely did exist at one time. (Photo#058)

West Elevation (Photo#057)

- 1x8" full thickness, butt edge siding horizontal.
- Some 1x6" shiplap horizontal boards.
- Racking in various directions. Generally bowing outward in middle portion.
- Improvised cover over possible steam escape hole.
- 2- 3x10" support brackets located east of shed, likely for work on masts or long objects at 30" above ground.
- Major decay at base of wall because of contact with grade.

South Elevation (Photo#058))

- 1x8" full thickness, butt edge horizontal siding.
- No openings but improvised cover over possible steam escape hole.

East Elevation

- 1x8" full thickness, butt edge horizontal siding.
- Access door 46"w x 58" of vertical 1x8" planks.
- Improvised lock made out of 1/4" thick steel flat-bar.
- Wall racking in various directions.
- Lower skirt board either unattached or partly attached.
- Vegetation creeping into building under wall this side.
- 6"x8" hole with type of cloth cover; possibly steam exhaust vent.
- S.E. corner splitting apart.

North Elevation

- 1x8" full thickness, butt edge (some shiplap) siding horizontal.
- Hole in centre of wall covered in more modern plywood, possibly an access opening for longer pieces of wood.
- Siding shows signs of originally being worm infested beach wood, likely from milled beach wood.

Interior

- Interior filled with ropes, boxes, glass bottles, boat magazines, and cans.
- Floorboards completely decayed.

Foundation

- 1x8" shiplap flooring on 4x4" E-W joist, on blocks, on fieldstone base.

Specific Recommendations**PHASE I**

1. Lift, level out, and reposition structure on platform frame on fieldstone base.
Replace decayed floor joists and floorboards. Straighten walls.
Est. Cost (materials & labour) \$3,500
2. Re-roof with matching cedar shakes, including barge and fascia boards.
Est. Cost (materials & labour) \$1,500
3. Remove vegetation and lower grade around perimeter.
Suggested Responsibility: Central Saanich
Est. Cost (materials & labour) \$500

- | | |
|---|---------|
| 4. Replace and/or repair siding. | |
| Est. Cost (materials & labour) | \$750 |
| 5. Perimeter drainage system to rock pit. | |
| Est. Cost (materials & labour) | \$2,250 |
| 6. Wood gutter system with galv. rainwater leaders. | |
| Est. Cost (materials & labour) | \$900 |

PHASE II

- | | |
|--|-----------------|
| 1. Incorporation of Wood Steaming equipment. | |
| <u>Suggested Responsibility:</u> | Central Saanich |
| Est. Cost (materials & labour) | Unknown |

Northern Boathouse

General Overview

- 23'6" E-W x 14'4" N-S.
- Located at shoreline edge and projected into high tide area.
- North of boathouses an improvised storage site on bank edge of found timbers, including 12x12"s, 6x8"s, plus hand hewn fence posts.
- Stairs down from high level of bank in bad repair and unsafe, built using 4x12"s for both stringers and treads. Most treads missing. Needs major replacement to gain access to this area. Stringers and treads with creosote coating. (Photo#074)
- Dated October 1931.
- Bank slowly slumping downhill, causing decay and lateral shifting of structures. (Photo#076)

Roof

- 16" overhang typical.
- w/ lead flashing.
- Abundant moss on roof.
- No gutters.
- Cedar shake roof showing decay at edge and significant holes in field area of roof, likely caused by decaying branches etc. from trees overhanging roof. Thin shakes at butt edge indicate more recent re-roofing repairs.
- Ridge beam in place (not typical of other buildings).

West Elevation

- Double door access this side.
- Door made of shiplap material, 30" x 90", with surface hinges of 1940's era. Door is flush to siding (unusual).
- Lower portion of wall very wet and showing decay.

South Elevation (Photo#066)

- 3 windows, equally spaced 2'0" x 2'4", with welded wire mesh infill.
- Branches growing into roof structure, causing decay.

East Elevation (Photo#068)

- 2 - 6'0" x 7'0" out swing doors toward ocean, temporarily covered with new plywood panels.

North Elevation (Photo#075)

- 3 windows, equally spaced 2'0" x 2'4", with welded wire mesh infill.
- 1x8" shiplap horizontal siding, face nail applied.
- Siding in relatively good shape this side of building, though gaps in decayed roof overhang causing wetting of wall and some decay and mould on siding.

Interior

- Interior structure (nominal dimension lumber) in good condition.
- Full of scrap wood material.
- Various shades of paint on walls, possibly for experiments in boat colour.
- Misc. boat equipment storage.
- Workbench along north side with tools in place and misc. parts.

Foundation

- Interior 2x10" decking resting on 9 - 3x10" creosote treated joists @ 3'2" o.c., notched into 4-30" o.d. logs running E-W, on 1-12" and 1-15" NS, on 5 - 15" treated E-W, on 2 N-S in water at high tide, on 3 partly buried logs in gravel bed. (Photo#067) (Photo#069)
- Attached to shore by steel chain link (rusty).

Specific Recommendations**PHASE I**

1. Remove vegetation from above building.
Suggested Responsibility: Central Saanich
Est. Cost (materials & labour) \$2,500
2. Re-roof with matching 24" shakes.
Est. Cost (materials & labour) \$6,750
3. Re-build 4x10" timber stringer and treads from upper bank to both Boat Houses.
Est. Cost (materials & labour) \$2,500
4. Clean out of debris and categorize historically significant items.
Suggested Responsibility: Central Saanich
Est. Cost (materials & labour) \$500

PHASE II

1. Re-glaze 5-windows. Rebuild sash and re-glaze 1 window.
Est. Cost (materials & labour) \$1,050
2. Replace one leaf of double doors, water side.
Est. Cost (materials & labour) \$600
3. Replace and/or repair siding
Est. Cost (materials & labour) \$1,800

4. Replace water soaked foundation logs located in first two tiers of log support up from gravel bed. Treat log ends exposed to east to stall decaying action.
Est. Cost (materials & labour) \$15,000

Southern Boat House

General Overview

- 21'0" E-W x 10'0" N-S.
- Located at shoreline edge, projecting into high tide area.
- Timbers stacked at west edge, for use on farm. (Photo#061) (Photo#073)
- Dated October 1931, from inside building on u/s of roof.
- Opening at water 6'4" wide x 5'0" high; opening for boats to pass through towards water.
- Sides originally enclosed.

Roof

- Cedar shakes in need of replace or repair. Affected by overhang trees.
- 15 " overhang typical.
- 2x4"rafters @ 4'6"o.c.
- 1x6 strapping @18" o.c.
- Branches growing and pressing down on roof causing structural failure.

West Elevation

- 1x6" and 1x10" horizontal shi lap board, face nailed in place.
- Existing boards show bug hole decay, typical of beach wood.

South Elevation (Photo#062)

- Mostly open at present. Evidence of original vertical 1x8" and 1x10" board and batten siding along entire wall.
- Existing vertical boards show bug hole decay, typical of milled beach wood.

East Elevation

- Door opening toward ocean. Originally with double outswing double barn doors. Hinges remain on site.
- 6'4" wide x 5'0" wide.
- 1x6" and 1x10" vertical board siding this side.
- Boat "ways" located approximately 10'0" of boathouse structure, submerged during high tide, of treated post and timber. (Photo#072)

North Elevation

- Mostly open at present. Evidence of original vertical 1x8" and 1x10" board and batten siding along entire wall.
- Existing vertical boards show bug hole decay, typical of milled beach wood.
- Temporary patch of OSB on wall near west end.

Interior

- 2x10" timber floor running N-S, in mostly good and dry condition. (Photo#065)
- Some wood material used for boat repair in place.
- Various shades of paint on walls, possibly for experiments in boat colour.
- Work space at west end with cans and tools remaining. (Photo#063)

- Low ceiling height of 74" floor to ridge. (Photo#064) (DO NOT remove existing collar tie). (Photo#071)
- Bracing at each post. (DO NOT remove).
- Various improvised apparatus for boat equipment and doing repairs to boats (Photo#070)

Foundation

- Interior 2x10" decking running N-S sitting on 3x10" creosote treated joists notched into 5-18" dia. logs running E-W, on 1- 10" running N-S, on 4 - 10" treated E-W, on 2 - 10" dia. logs N-S in water on gravel at high tide, in varying condition. Logs at base show waterlogged condition.
- Attached to shore by steel chain link (rusted - may need replacement).

Specific Recommendations

PHASE I

1. Remove overhanging tree branches from above building at west end.

Suggested Responsibility: Central Saanich

Est. Cost (materials & labour) \$800

2. Re-roof with matching cedar shakes.

Est. Cost (materials & labour) \$4,500

3. Re-install vertical board and batten siding, both sides.

Est. Cost (materials & labour) \$2,850

4. Remove debris from west wall of building.

Suggested Responsibility: Central Saanich

Est. Cost (materials & labour) \$500

5. Re-install double doors, water side, made from vertical 1x6".

Est. Cost (materials & labour) \$1,200

PHASE II

1. Disconnect building from shoreline, level out, re-secure to shoreline. Gradual downward movement of bank is putting vertical downward pressure on west wall of boathouse, causing it to be out of level.

Est. Cost (materials & labour) \$3,000

2. Replace water soaked foundation logs in first two tiers of log foundation structure. Treat ends of logs facing water.

Est. Cost (materials & labour) \$15,000