

**Recommendations for a District of Highlands
HERITAGE REGISTER**



**A Report to Highlands Council
from the
Heritage Task Force**

September 2011

REPORT SUMMARY

This report fulfills the second phase of work outlined by the District of Highlands Council for the Heritage Task Force. The purpose of the report is to make recommendations to council for property, buildings or other areas of the municipality to be included on a Community Heritage Register. In the first phase, a heritage vision statement and values were identified through a community consultation process that took place September through November 2010. Over one hundred and fifty responses were received, compiled and analyzed from approximately seventy residents, and a report was presented to Council in January 2011.

In the second phase of work the Task Force developed an inventory of heritage sites for consideration by reviewing the list of heritage resources¹ generated by the community consultation in phase one. Each heritage resource put forward by the community was carefully examined in relation to the five clusters of community heritage values and considered for further research. Through this analytical process, the Task Force was able to develop a list of places representing the range of heritage values brought forward by the community.

The Task Force identified twenty sites to be considered for the Community Heritage Register, and nineteen are being recommended to council for registration. “Statements of Significance” were written for each site describing the heritage resource and the community values associated with it. These statements are the most important feature of this report, and are an essential part of the information required for official registration. Other information, including property ownership data and geographical location identifiers, was collected to support the development of the statements of significance, and to meet registration requirements.

The report provides specific recommendations for the heritage sites considered for the Community Heritage Register. It also offers some general recommendations for the ongoing recognition, conservation and celebration of the District’s heritage resources.

¹ Heritage resource refers to any site, landscape, property or building that might be considered for recognition or conservation.

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1. INTRODUCTION

The Highlands community has a rich history with strong social ties and feeling of connection to the land. Ultimately, one of the main ambitions of this report is to capture the Highlands community sense of place.

1.1 Purpose of report

This report fulfills the second phase of work outlined by the District of Highlands Council for the Heritage Task Force. The purpose of the report is to make recommendations to council for property, buildings or other areas of the municipality to be included on a Community Heritage Register. The report contains four main sections. It begins with a summary of the Highland community values and vision from the first phase report, and then describes how the values are central to the phase two task of determining sites to recommend to Council. The function of a Community Heritage Register is described, followed by a discussion of its benefits. A description of the site selection process is provided, along with a Statement of Significance for each site. The report concludes with recommendations.

The Highlands community's vision of heritage is rooted in people's shared experience of a sense of place. It is dynamic, representing the living and changing nature of heritage. It includes the tangible and intangible elements of both the past and the present. It contains ideas and memories. It is who we are and how we identify ourselves. It is our community's inheritance. The heritage vision recognizes examples of community history and the desire of residents to feel connected to nature, by supporting the idea of conservation. It celebrates the aesthetic and innovative; and honours the uniqueness of the Highlands community's social fabric.²

1.2 A heritage vision statement for the Highlands

The Highlands community heritage values were determined through a community consultation process that took place September through November 2010. Information was provided to residents about heritage values through the *Highlands News*, the distribution of notices and the District website. Input from the Highlands community was obtained through questionnaires, and at community events and meetings attended by Task Force members. Through these consultations, the community shared what they considered to have heritage value or cultural significance and why. Over one hundred and fifty responses were received, compiled, and analyzed from approximately seventy residents, and a report was presented to Council in January 2011.

²Community heritage values and a heritage vision for the District of Highlands". Report to Highlands Council from the Heritage Task Force, January 2011

Highlands **Community Heritage Values** are reflected in the following five clusters of interrelated tangible and intangible elements:

1. Recognizing examples of community history—such as:

- Historical structures or works (e.g. Caleb Pike house, the Old Schoolhouse, Corry Road)
- Landscape modified by human activity (e.g. lakes, fields)
- Items that represent past industry (e.g. mining, logging, old growth stumps)
- Records of the past (e.g. archives, museum artifacts)

2. Sustaining the ability for residents to feel connected to nature—such as:

- Viewing the night sky
- Travelling on peaceful trails or roads
- Enjoying natural spaces

3. Supporting the vision of environmental conservation—such as:

- Ecosystems
- Old growth trees
- Animal habitat
- Natural phenomena (e.g. lightning struck trees)
- Glacial erratics

4. Celebrating the aesthetic and innovative (past & present)—such as:


- Viewscapes
- Creative work of community (e.g. by artists/scientists/leaders)

5. Honouring the uniqueness of the Highlands community's social fabric (past & present)—such as:

- Ways of life
- Stories
- First Nations traditions and activities
- Community interdependence
- Community events

1.3 A Community Heritage Register for the Highlands

A Community Heritage Register lists the resources that reflect the heritage values of a community. There are two phases in developing a Community Heritage Register: phase one, identifying community values associated with significant places, events, and time periods; and phase two, using these community specific values to select the heritage resources for inclusion in the register. Items in the Community Register are adopted by council resolution to provide formal recognition for historic properties.



There are many benefits to a Community Register. The register provides access to heritage knowledge and materials, and fosters community appreciation of heritage resources. It facilitates the integration of heritage values in community planning and allow for the monitoring of heritage properties. The Community Register also allows the municipality to use the heritage inspection and temporary protection tools in the Local Government Act to temporarily delay demolition and allow time for discussion of alternatives with a property owner.

Once Council has approved the items for the Community Register, staff will submit the heritage resources to the BC Register of Historic Places, under the Local Government Act (Part 27). The BC Register includes site identification, location and description sections. A data entry template is used to list information such as the common name, address, coordinates, maps, photos and supporting documents. A condensed version of the template is shown in Appendix A. The most noteworthy part, and included in Section 3 of the report, are the “Statements of Significance”, which describe the heritage resource and the community values associated with it.

Detailed site information required for registration is not included in this report, but will be submitted electronically to District staff. In addition a hard copy file of research material on each heritage resource will be provided to staff to create a permanent record for the Municipality, and the register.

The information in the BC Register is currently not accessible to the public, but it is part of the Canadian Register. Once the heritage information is registered with the BC Registry, historic places will be listed on the Canadian Registry of Historic Places. The Canadian Register is a searchable database containing information about recognized historic places of local, provincial, territorial and national significance.

2. HERITAGE ANALYSIS PROCESS

The Task Force began the selection process by reviewing the list of heritage resources generated by the community. Each heritage resource put forward by the community was carefully examined in relation to the five clusters of community heritage values. Through this analytical process and additional research, the Task Force was able to develop a list of places that best represented the range of community heritage values. Discussion and research took place using community knowledge, the Capital Regional District Regional Community Atlas and documented sources such as "Beautiful Rocks - A History of the Highlands District". Site visits took place from March through August, 2011.

The following sites were visited:

- Corry Road
- Second Lake Dam
- *Eco-sense* House
- Exploratory Copper Mines
- Fork Lake ditch
- Robin Gregory cabin
- Gordon Barn
- Jocelyn Hill Cultural Landscape³
- Hazlitt Creek Mill Site
- Lime Kiln
- Millstream Lake Road/Ross Durrance Road
- York barn

Detailed discussion took place following site visits. If any of the community heritage values were supported by a site, it was assigned to a Task Force member or members for further research. In the end, a list of twenty-one heritage sites was generated. Further research was then conducted through the review of historic documents, research at the BC Archives, land title searches, and key informant interviews. Members of the Task Force assumed primary responsibility for gathering the data and writing the "Statement of Significance" for each item considered for listing in the heritage register. In the final stages, draft versions of the Statements of Significance were forward to the Registrar at the BC Heritage

³The Standards and Guidelines for the conservation of historic places in Canada defines a cultural landscape as any geographical area that has been modified, influenced or given special cultural meaning by people, and that has been formally recognized for its heritage value. UNESCO places cultural landscapes into three categories: designed; organically evolved (vernacular); and associative (UNESCO, Operational Guidelines for the Implementation of the World Heritage Convention, 2008, Annex 3).

Branch for review. Suggestions for edits to the statements were incorporated in the final drafts.⁴

Heritage sites are located on both public and private property. In most instances where private property was concerned, the property owners were contacted and informed about the site of interest. Contact was made with seven property owners, and brief information meetings took place with three. A map showing the heritage features was prepared and is included in *Appendix B*. A detailed map of Millstream Lake Road/Ross Durrance Road was prepared by staff at the request of the Task Force, and is also included in *Appendix C*.

3. STATEMENTS OF SIGNIFICANCE

The “Statements of Significance” provide a format for analyzing and summarizing the relevant information on the heritage sites. They include a description of the site, the Highland heritage values that are represented, and a list of character-defining elements.

Description of site: The first section of the statement describes the heritage site as it presently exists – what it is, where it is, and what is included.

The heritage values: The second section answers the question: “why is this place valued today?” In this section the values are illustrated with as much detail as possible.

Character-defining elements: The final section consists of “character-defining elements” which outline the features that need to be retained to protect the heritage values of the site. The character-defining elements refer to the site as it currently exists, and every element relates back to a heritage value.

This template, required by the BC Heritage Branch, determines what information is included or excluded when writing the Statements of Significance. The statements should be read with these exacting requirements in mind. Unfortunately, many of the wonderful anecdotes that were uncovered during the course of the Task Force research cannot be included. This limitation is addressed in the general recommendations made in Section 4.2 concerning documentation of heritage resources.

The following “Statements of Significance” represent the diversity of heritage resources in the District of Highlands. The heritage resources range from specific buildings and sites, to sections of roads and trails, and a cultural landscape within a park.

⁴ While the statements of significance presented here are considered to be in their final form, it is possible very minor edits might be made when they are entered into the register. It is possible the SOS for the Jocelyn Hill Cultural Landscape may require revision when consultations are complete (see Section 4 – Recommendations).

Statement of Significance

Caleb Pike House

**Millstream Road
District of Highlands, BC**



Description of the historic place

The Caleb Pike House is a squared-log building located within the Caleb Pike Heritage Park at 1589 Millstream Road in the District of Highlands, British Columbia. The historic place includes the building and its footprint.

Heritage value

The Caleb Pike House is valued as part of the Highlands community's history. Originally a farm house, it was built in 1883 by one of the Highlands earliest settlers, Caleb Pike, and his two teenage sons. Caleb Pike lived in the house with his two sons and three daughters, and after he died in 1888, his sons Henry and Charlie took over the farm. They farmed together for twenty years, raising sheep and a few cattle, and selling eggs, milk and vegetables. Like many of the pioneers in the Highlands, the brothers eked out a living as farmers and relied on additional off farm employment to survive.

The rustic charm of the building's log architecture is valued for its aesthetic contribution to the Caleb Pike Heritage Park, the community, and the region. One of the oldest remaining buildings in the District, it is typical of the Hudson Bay style of log construction where a cross cut saw, broad axe and adze are used. The squared-log building, with dove-tailed corners is roughly 26' by 30' including the front porch. The building is valued as a location for community gatherings, and supporting community interdependence while celebrating a pioneer way of life. This was recognized in the decision to restore the building in 1983. The revitalization removed the interior walls from the lower half of the house to create a single large room to allow its use as a community centre. Since the incorporation of the District in 1993, the Caleb Pike House has been the primary meeting place in the community for social and cultural events, as well as official meetings.

Character defining elements

- Dove tailed corners
- Covered front porch
- Sash windows on all sides

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- Cedar shake roof
- Lime, cement and sand chinking with horse hair as an added binder
- Squared logs showing the large size of trees when the area was first settled
- Situation of the building is on the original site
- Traces of original white wash on some of the logs
- Porch railings restored to the aspect of a photo from early 1900s
- Adze marks visible on log walls
- Open configuration of interior, lower storey
- Community use for folk music performances, celebrations, craft shows and meetings

Information sources

Highland Heritage Park Society. 2008. *Beautiful Rocks, A history of the Highlands District*. Highlands Heritage Park Society, Victoria, BC.

McMinn, Bob; Allen, Daphne; Dobb, Allen. Personal communications, May - August, 2011.

Statement of Significance

Caleb Pike Heritage Park

**Millstream Road
District of Highlands, BC**



Description of the historic place

The Caleb Pike Heritage Park is a 3.16-acre parcel of municipally-owned land in the District of Highlands, British Columbia, at 1589 Millstream Road. It contains two municipal lots. The northern lot is 1.8 acres and holds six buildings (two of which are original heritage structures), a heritage orchard, various pathways, rock outcrops, memorial trees and rocks. The southern lot is 1.36 acres of second growth Douglas-fir forest. The historic place includes the land, its improvements and vegetation.

Heritage value

Caleb Pike Heritage Park is valued for its historic significance. Officially recognized in 1983, the park was created in response to the community's interest in conserving and managing (by volunteers of the Highland Heritage Park Society) the community's historic structures. Situated on the site is one of the Highland District's first homesteads (Caleb Pike House) along with the accompanying outbuilding (Dairy) and heritage orchard. The park also contains the "Gregory House" a replica of another historic home in the district, and the Old School House and Teacherage which were reconstructed in the park after being moved from near the junction of Millstream Road and Millstream Lake Road. The orchard with its heritage apple varieties is an example of pioneer landscape modification from forest to homestead. The historic value is linked to a number of educational initiatives including newspaper articles, chapters in a book on the history of the Highlands District, and informational outdoor signage.

The Caleb Pike Heritage Park is valued as a community meeting place. It honours the uniqueness of the Highlands social fabric, offering a cultural landscape to support community social events such as the community fall fair or folk music coffee-houses. It also inspires interdependence through events such as farmers' markets and municipal council meetings. It is the site where memorial trees and rocks celebrate community members.

This aesthetic beauty of Caleb Pike Homestead is valued by the community and beyond. Although it offers indoor venues in some of district's most significant heritage structures, the grounds have been developed to maximize the spatial and aesthetic relationship between all the park structures to offer a unique and highly appreciated outdoor venue. It is chosen as a site for weddings, the creation of film

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footage, and attracts commercial photography. New buildings, such as the woodshed and washroom facility were built to fit park aesthetics (using lap jointed squared logs, with peeled log rafters and shake roof) and all the buildings surround an orchard of heritage fruit trees. Paths built to facilitate wheelchair transportation between the buildings twist and meander through the meadow and around rock outcrops.

Character defining elements

- Buildings arranged on the perimeter of the open grassy space surrounding the orchard
- Original historic buildings with educational signage
- Safety features such as access pathways for people with disabilities and lighting arranged to compliment the aesthetic value of the park
- Location holding community history including: relocated community historic buildings, replicas of community heritage structures, historical artifacts and interpretive information
- The heritage orchard
- Memorial trees and a memorial rock
- Community commitment to keeping the park well managed with a volunteer board and the use of caretakers

Information sources

Highland Heritage Park Society. 2008. *Beautiful Rocks, A history of the Highlands District*. Highlands Heritage Park Society, Victoria, BC.

Allen, Daphne; Dobb, Allen; McMinn, Bob. Personal Communication, April - August 2011.

Statement of Significance

Exploratory Copper Mines

Munn Road
District of Highlands, BC



Description of the historic place

This site consists of two exploratory mine shafts, one horizontal and one vertical in orientation, located in a wooded area in the central part of Highlands, British Columbia. The site includes the two mine shafts and the surrounding mounds of tailings.

Heritage value

The Exploratory Copper Mines are valued as an example of the kind of mineral exploration and extraction that was undertaken within the District and on Vancouver Island in the early 1900's. The 2 cm drill hole on the back wall of the horizontal shaft indicates that the excavation method was a hand-steel and black powder (gun powder) operation. The hand-steel required at least two people with the first holding the drill steel point to the rock while the second hit the rock with a sledge hammer. The drill steel would be 3-5' long, hardened and sharpened at one end. Drill holes would be 1-2" deep. A circular pattern of holes (a round) would be created around the periphery of the section of rock they were endeavoring to blast out. The size of the round depended on the size of the hole desired. In these excavations, the rock broke well, creating a large portal (tunnel) and adit (entrance) to the mine.

The rusty staining on the walls of the horizontal shaft and the metre-wide fault in the rock provide important evidence of the mineral potential that drew the miners to this site. In prospecting the potential copper mine site, the miners would have looked for indicators such as strong rusty or yellow staining, representing two different kinds of iron oxide, which could signal mineralization. The rock on the lower shaft is shattered along a fault which is over a metre in width, showing a ground preparation that could potentially host mineralization. The rock within the fault zone has been strongly altered with inclusions of clay, minerals and recrystallization indicating a potential presence of copper. The upper mine is likely on the same fault.

The tailings are rocks with little or no mineralization, piled up outside the mine. They illustrate the large amount of waste material that had to be removed by hand to make the valuable ore accessible. Ore would have been hand-sorted and hand-cobbed (hammering away useless rock), then loaded into sacks and carried by horses, likely to Victoria, before being shipped to the Tacoma smelter in Washington State.

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Likely, both mines were as much an exploration as a mining effort. The lower mine probably represents one summer season of work by two men. The amount of rock visible in the tailings piles strongly evoke the immense physical labour required in this work.

The Exploratory Copper Mines are valued as a reflection of the unique social fabric of the Highlands community. They represent a way of life in which diverse ventures were carried out by hardy settlers attempting to make a living from the land, and a work ethic that are still valued by community members today.

Character defining elements

- Tailings outside mine
- Loose rock in mine
- Remaining structural dimensions of mining shafts
- 2 cm blasting hole at back of horizontal mine
- Unmarked entrances to horizontal and vertical mine – disguised by moss, trees and other vegetation
- Evidence of iron oxide and other mineralization
- Scale of operation

Information sources

Highland Heritage Park Society. 2008. *Beautiful Rocks, A history of the Highlands District*. Highlands Heritage Park Society, Victoria, BC.

Site visit May 21, June 11 and June 18, 2011

Hancock, Kirk (Acting Director, Mineral Development Office, BC Ministry of Energy and Mines).
Personal communications, June 11 and 28, 2011.

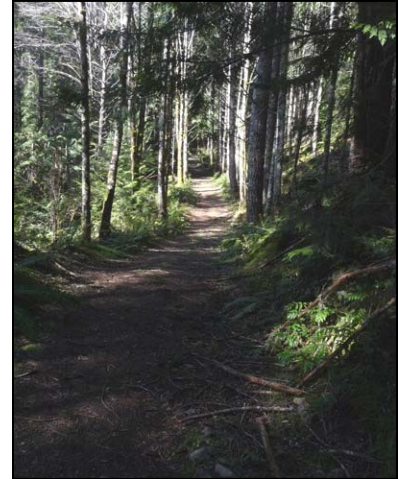
Statement of Significance

Corry Road

District of Highlands, BC

Description of the historic place

Corry Road is a two-kilometer trail through second growth forest in the Coastal Douglas-fir biogeoclimatic zone. It connects Munn and Ross Durrance roads in the District of Highlands, British Columbia.



Heritage value

Corry Road is valued as a historical landmark. Circa 1920, Frederick Charles Corry coordinated the building of Corry Road between Third Lake and Fork Lake with a road-building team he had under his employ to construct Ross Durrance Road. Corry Road also holds evidence of past industry including historical logging practices and “corduroy” road construction where logs lie at right angles to the road over a low or swampy area. It was last used by vehicle in the 1980s.

Corry Road is valued because it honours the unique social fabric of the Highlands. Originally built as a one-track dirt road connecting pioneer families living near Third Lake to families living near Fork Lake within the Highlands District, the unofficial road shortened the distance between what is now Munn and Ross Durrance Roads from 8 kilometers to 2 kilometers. By decreasing travel time needed to walk, ride a horse or bicycle between Ross Durrance and Munn Roads, Corry Road enables neighbours to meet more easily.

Corry Road is also valued as a way for residents to feel connected to nature as well as support environmental conservation. The road offers an accessible and relatively easy trail within a biologically complex and diverse ecosystem. For approximately 450 metres south of its northern junction with Ross Durrance Road, it is a narrow gravel lane within a 66-foot public right-of-way. For roughly the next one kilometer, it travels through a regional park heading in a southeast direction. It then crosses a private land parcel without right of way for about 300 meters. The last 200 meters in the south is part of a connecting trail to Mt Work Regional Park from the Munn Road parking lot and is within a 66-foot public right-of-way.

The road honours and celebrates the aesthetic beauty of the natural world, and is used for activities such as photography, bird-watching, or outdoor art creation.

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Character defining elements

- A trail, accessible by foot, horse or bicycle, requiring little maintenance
- Based on an one-track dirt road
- Scale and location as expressed by its two kilometer route between Ross Durrance and Munn Road
- Travels through a biologically complex ecosystem: Douglas-fir, arbutus trees, large cedars, cottonwood, salal, ferns, fungi, deep mosses, wildflowers, and marshes, with habitat for ravens, eagles, owls, frogs, newts, deer, wood-peckers, other birds, cougar
- Animal trails and seasonal streams intersecting the trail
- Quiet, reclusive ambience
- Evidence of historical logging practices including a large number of spring board stumps' notches
- Sections of old corduroy road
- Access to old logging roads
- Access to Mt. Work Regional Park, main trail and side trails

Information sources

Highland Heritage Park Society. 2008. *Beautiful Rocks, A history of the Highlands District*. Highlands Heritage Park Society, Victoria, BC

Site visit March 20, 2011

Corry, Dez. Personal communication. Telephone message transcribed May 14, 2011.

Statement of Significance

The Dairy Building

Millstream Road
District of Highlands, BC



Description of the historic place

The Dairy building is a small hip-roofed outbuilding located near the Caleb Pike House at Caleb Pike Heritage Park, 1589 Millstream Road in the District of Highlands, British Columbia. The historic place includes the building and its footprint.

Heritage value

The Dairy building is valued for its link to community history. It was an out building at the Pike family homestead, and is one of two surviving original structures now part of the Caleb Pike Heritage Park. Although it is presently used as a kitchen for the park, it has become known as the “dairy” since it was likely used as a place to process the farm’s milk. Built sometime between 1883 and 1900, it is constructed of squared logs, light pole rafters and currently has a cedar shake roof.

Character defining elements

- Situated in its original location
- Squared-log construction with lapped corners
- Hip style shake roof
- Scale and location relative to the original Pike House

Information sources

Highland Heritage Park Society. 2008. *Beautiful Rocks, A history of the Highlands District*. Highlands Heritage Park Society, Victoria, BC.

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Statement of Significance

Eco-sense House

**Cob House
Compton Road
District of Highlands, BC**



Description of the historic place

The *Eco-sense* House is North America's first code-approved, seismically-engineered two story building using the cob design and materials. Located on 7.5 acres at 3295 Compton Road, this home faces south on the top of a small hill, with extensive views of the Highlands and is barely visible from the road. The property also contains outbuildings made of cob materials including a chicken coop, a cold storage building and a workshop.

The *Eco-sense* House represents a whole system that is integrated with the land, water and energy that surrounds it. The recognition applies to the house and the surrounding land it is integrated with.

Heritage value

The *Eco-sense* House is valued for its internationally recognized, highly innovative systems. The cob house embodies the owners' vision of a sustainable future, and *Eco-sense* refers to a home, lifestyle, work ethic and design. These intangible values are manifested in the owners' commitment to research and finding creative solutions, public education, mentoring, and building social capital by volunteering in the community. The owners believe that a home and all its systems should reflect the beauty and function of the natural world, and that it is possible to create a space that is safe and sustainable without compromising the needs of future generations. To reach these ideals, they had to sometimes work outside the standard building guidelines, which meant negotiating new processes with the municipality, financial institutions and building inspectors. Old and new are combined in resourceful ways. Earthen Architecture that draws on ancient building materials is paired with an integrated systems design that utilizes cutting-edge technology.

The *Eco-sense* house is also a tribute to the community value of environmental conservation. Built of natural and locally derived materials or mostly recycled materials, the *Eco-sense* House represents sustainable living. Using an integrated systems design, the *Eco-sense* House is part of the ecosystem. The energy, water and waste systems each form an integrated set of systems between the inside and outside spaces. The captured rainwater waters the garden, the grey water waters the fruit trees, all solid waste is composted and becomes rich soil. The living roof is integral to solar panel production of energy and the walls breathe. The owners chose to build the house on disturbed land and protect the

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natural landscape by a covenant. Water is conserved with no flush toilets, low flow fixtures, and no bathtubs.

The *Eco-sense* House is valued as an innovative educational centre promoting cutting-edge conservation practices. This is evidenced in the weekly tours; ongoing provision of workshops; frequent speaking engagements to government officials, general public and in academic settings; the responses to the daily requests for information by phone and email, extensive website, and many local, national and international print and electronic articles; and the numerous awards.

The *Eco-sense* House is also valued because of its aesthetic beauty. The oblong-shaped house is nestled into a south-facing hilltop with curved lines and earth tone colours. It is surrounded by arbutus and fir trees, and wild flowers. The two-tiered living roof not only provides optimal placement for the solar panels, but it also creates the sense of the roof blending into the undisturbed rocky outcrop above the house. The eye is equally drawn to the terraced garden beds that lie below the house, along with the garden beds adjacent to the house. There are no windows on the north wall, and there are deciduous plants on the west exposure to help cool the house in the summer.

Character defining elements

- Scale and massing as expressed by the seismically engineered and fully permitted two-story primary semi-duplex dwelling
- Cob construction of clay, sand, straw and pumice
- The mass wall system insulated with locally mined pumice, contains no separate form of insulation or vapour barrier with thermal mass creating an estimated R-20
- Earthen floors, earthen counters, natural plasters, natural milk paints that contain no volatile organic compounds or toxic off gassing
- Use of recycled materials wherever possible
- Low-E argon double and triple-glazed windows
- Solar-heated hot water (2500 meters of tubing circulating through upper and lower earthen floors)
- Electrical systems: wired AC and DC
- Produces extra electricity through roof-mounted solar panels to sell back to BC Hydro
- Living roof: ground soil with native plants
- Rain water system
- Worm biofilter for grey water with integration to fruit trees
- Composting toilet system, with product held at temperatures to kill pathogens
- Extensive fruit and vegetable gardens
- Preservation of pre-existing ecosystems in undisturbed areas by new covenant
- Continued use as an education centre for innovation, sustainable building and living philosophies

Information sources

Baird, Ann; Baird, Gordon. Personal communications, June - August 2011.

Eco-sense website www.eco-sense.ca/

"One of a Kind". Article in: Harrowsmith Country Living, June 2010.

Site visits April 16 and August 16, 2011.

Arrais, Pedro. "Greenest Modern Home in the World: Tour this one-of-a-kind cob house built in Victoria to last centuries". Times Colonist. July 2, 2011.

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Statement of Significance

Fork Lake Ditch

Fork Lake
District of Highlands, BC



Description of the historic place

The Fork Lake Ditch is a hand-dug and blasted ditch outlet at Fork Lake, in the District of Highlands, British Columbia. It extends from the west side of Fork Lake on lot 5226 near the end of Fork Lake Road, through the southeast corner of lot 5205 to a point just south of Munn Road. There it joins a natural drainage way that makes its entry into Fizzle Lake to the south. The hand-dug and blasted section makes up about 280 metres of the entire 700 metres watercourse. Along its route, the width varies from 1.5 metres to almost 3 metres.

Heritage value

The Fork Lake Ditch is valued for the innovation it represents. Created in 1910 to lower the lake level, this ditch was an ingenious way to increase grazing land for livestock. Frank Gregory, who lived on the property, was able to assess the lake bottom adequately to realize that lowering the lake would expose flat useable land. He used manual labour to dig this ditch to a depth such that the lake level was reduced by nearly ten feet. This effort exposed around 7000 square metres of previously submerged land. It is believed the heaviest work to create the ditch occurred at the high point of land where the Craigflower and Millstream watersheds meet, at a point roughly 165 metres from Fork Lake and on the property line between lots 5226 and 5205.

This ditch symbolizes the monumental scope of the pioneer drive to survive. Rather than being satisfied with a near subsistence existence, the increase in useable land made trade with neighbours or the purchase of market goods for cash a possibility. It also created a stream flowing close to the homestead for a water source.

The Fork Lake Ditch is also valued for its ability to represent how a modification of the landscape to increase economic gain was achieved with an eye to environmental conservation. More grazing land improved the chance of survival, and yet the impact on the environment was minimal.

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Character defining elements

- 280 metre hand dug channel, straight and clearly man-made
- Evidence of blasting to create the channel
- Fields exposed that were under water before the ditch
- Evidence of the original shoreline at numerous locations
- Current map of elevation contours shows the ditch crossing the boundary of the Craigflower watershed to the Millstream watershed at the lowest possible point.
- Design of gradual descent from one lake to the other

Information sources

Site visit April 10, 2011

Capital Regional District. Natural Areas Atlas, accessed August 25, 2011.

<http://viewer.crdatlasc.ca/public#/Home>

Statement of Significance

Gordon Barn

Henry's Barn
Ross Durrance Road
District of Highlands, BC



Description of the historic place

The Gordon Barn is a single story, wood framed, gable-roofed structure located at 111 Ross Durrance Road, near Pease Lake in the District of Highlands, British Columbia. It is situated approximately 14 meters from the edge of the existing road surface about two meters above road level and behind a split rail cedar fence. The historic place includes the barn and the adjoining 6' x 60' section of concrete floor, which was once part of a larger dairy and hay barn, dismantled in the early 1960s. Approximately 5' of the older dairy barn's rock and concrete foundation remains and serves as the footing for a shed roof extension to the gable-roofed section at the south end of the existing barn.

Heritage value

Mostly constructed in the 1950s, the Gordon barn is valued as remaining evidence of significant commercial agricultural enterprise in the Highlands after the main wave of settler pre-emption in the late 19th century. The Gordon barn and the concrete remains of the former dairy barn demonstrate significant industry and innovation, given the constraints to agricultural production in the Highlands.

The property on which the barn is situated was acquired by Lewis Gordon in 1934. After logging and land clearing, approximately 30 acres of pasture and irrigated alfalfa were established to support a herd of around 19 dairy cows with a milk quota of 39 gallons. Milk was usually delivered by truck to West Saanich Road and then on to Northwest Creamery. There were numerous commercial dairies on the Saanich Peninsula at this time, but few would have been built under the extreme physical constraints found on the Gordon Farm in the Highlands. Today, the barn and dairy barn foundation are valued as the only remaining tangible evidence of this significant enterprise. There are no obvious remains of any of the other Gordon farm buildings near the site, and the abandoned fields have become overgrown, and at some point will likely return to forest cover.

The historic place is also valued because it demonstrates adaptation to changing economic circumstances over time. The original dairy and hay barn – now represented by an exposed section of concrete – was likely built in the late 1930s. Much of the existing gable roofed barn was added in the later stages of the farm, after the dairy enterprise was discontinued in the mid 1950s. The existing building was converted and expanded to residential use after Lewis Gordon sold the farm in 1959.

Con'd...

After the farm was sub-divided and sold again, the building was returned to its original footprint (20' x 50') and brought to its present condition by the current land owner. The window and door openings in the barn were restored to a style of similar period structures. Thus the barn is valued as an outstanding example of local heritage restoration. As such it is valued for its expression of, and contribution to, the peaceful rural aesthetic along this section of Ross Durrance Road.

The barn is further valued for providing a physical link to innovative Highlands pioneer Lewis Gordon. In addition to logging, clearing, seeding and setting up irrigation in the steep terrain, Gordon designed and built a mechanical rock picker that was used to clear the fields of their many stones. The rock picker remains on the site behind the barn.

Character defining elements

- Wood frame construction, gable roof, vertical board and batten siding of locally available materials
- Pennsylvania Dutch/German inspired period window and door finishing
- Evidence of former dairy barn as expressed by the short 5' section of rough concrete and stone foundation under part of the existing building
- 60' section of now exposed dairy barn floor with manure gutter
- Both exterior and interior evidence of building additions, showing adaptation and transition from farm operation to residential use
- Scale of the building
- Location adjacent to the road in a peaceful rural area

Information sources

"Farmer Gordon Triumphs Over Rock". Article in: *The Farm News Island Gardener*, April 1954.

Harknett, Vern (nephew of Lewis Gordon). Personal communication, May 30, 2011.

Site Visit August 14, 2011.

"Community heritage values and a heritage vision for the District of Highlands". *Report to Highlands Council from the Heritage Task Force*, January 2011.

Statement of Significance

Gregory House (replica)

Millstream Road
District of Highlands, BC



Description of the historic place

The Gregory House replica is a small two-story, gable roofed, log house located on a rocky knoll overlooking the orchard at Caleb Pike Heritage Park at 1589 Millstream Road in the District of Highlands, British Columbia. The historic place includes the building and its footprint.

Heritage value

The Gregory House replica is valued for the connection it provides to community history. When a caretaker residence for the Caleb Pike Heritage Park was required in the mid-1980s, the choice was made to replicate the pioneer Gregory house which still stands on Munn Road in the District of Highlands. Fashioned to the very detail of the original late 1890s building, the replica also includes the first single story addition and front porch that make up the Original Gregory House on Munn Road.

As well as honouring the aesthetic values inherent in the Caleb Pike Heritage Park, the building publically celebrates the history of one of the first pioneer families in the Highlands. In the tradition of frontier pioneer houses, the design is simple and effective, and uses locally available materials.

The Gregory House replica is also valued as an example of community's cooperative social fabric because it was constructed by Highland volunteers and with the help of a Katimavik crew.

Character defining elements

- Round log construction of logs lap joined at corners and flattened on three sides
- Steep gabled shake roof to facilitate easy shedding of rain and snow as well as create head room in upper story
- Open porch along front of building
- The position of the caretaker residence overlooking the Caleb Pike Heritage Park
- Replication of the Original Gregory House scale and construction methods

Con'd...

Information sources

Highland Heritage Park Society. 2008. *Beautiful Rocks, A history of the Highlands District*. Highlands Heritage Park Society, Victoria, BC

Dobb, Allen. Personal communication. August, 2011

Statement of Significance

Hazlitt Creek Mill Site

Hazlitt Creek Road
District of Highlands, BC



Description of the historic place

The Hazlitt Creek Mill Site is located immediately next to Hazlitt Creek, just off Hazlitt Creek Road on Section 38 (405 Hazlitt Creek Rd) in the District of Highlands, British Columbia. The historic site includes the concrete remains of a steam boiler structure used to power a saw mill, and a smaller (3' x 8' x 3') accessory concrete structure. There are minor pieces of hardware and steel in the vicinity, some partially hidden by vegetation and soil. A pitted and rusted section of steel approximately 15' in length may have formed part of the boiler stack.

Heritage value

The Hazlitt Creek Mill Site is valued because it represents a specific period of logging history in the Highlands. It is likely a mill operated on the site between 1921 and 1924. This was a period when small steam powered mills were in use near settlement areas, and trucks – a relatively new technology in the industry at the time – were available to move lumber to rail points. It is the only known structure of its type in the area.

The boiler foundation is approximately 7' wide and 20' long. The base wall is approximately 10' high on the stream side. The walls are 17 inches thick and support an upright concrete extension nearly 3' feet high, at a point 5' from the east end of the structure. Bricks are an inclusion in the concrete at uniform intervals and are visible on the inside walls. They may have been part of the fire box structure for the boiler. Two large maple trees are growing within the boiler foundation structure. The east wall has broken away from the main structure.

The remaining structure is valued as a link to past industry and the economic connection between the Highlands and the larger region. It is symbolic of a period of resource extraction, i.e., timber, an activity that has been carried out in nearly every area of the Highlands since settlement. Apparently lumber milled at this site was transported by truck over what is now Ross Durrance Road, to old Durrance Road and then to Durrance siding of the British Columbia Electric Railway Co.

Con'd...

The land (Section 38) on which the structure is located was owned (with Section 59), by Edwin Charles Smith from 1907 to 1954. But the ownership of the mill which would have used the structure is uncertain; it was likely owned by another interest with an arrangement to log and set up the mill on the property. It is likely timber from properties in the valley were milled at the site, indicating the significance of both the enterprise, and the substantial timber potential in this area of the Highlands.

Character defining elements

- Crib formed concrete structures with lack of reinforcing materials
- Exposed brick inclusions in concrete on inside walls
- Circular hole in the concrete on the streamside wall
- Scale and location within valley bottom near creek
- Location in relation to historic travel routes, i.e., Millstream Lake Road, and Ross Durrance Road
- Strategic location in relation to potential timber production (valley with NE exposure)

Information sources

Land Title and Survey Authority of BC, Historical Records Search. June 22, 2011.

Interview with Vern Harknett, nephew of Lewis Gordon. May 30, 2011.

Site Visit March 20 and August 14, 2011.

The "ABC" British Columbia Lumber Trade Directory and Year Book (Vancouver, 1920-23)

Turner, Robert D., E-mail Communication, June 22, 2011.

Statement of Significance

Jocelyn Hill Cultural Landscape

Gowlland Tod Provincial Park

District of Highlands, BC



Description of the historic place

The Jocelyn Hill Cultural Landscape, an extraordinarily beautiful and ecologically-diverse area, covers approximately 100 hectares (247 acres) in Gowlland Tod Provincial Park, British Columbia. It begins just north of the park entrance at Emma Dixon Road, and follows the east boundary of the park to the very top of Hazlitt Creek, where it turns to encompass Jocelyn Hill. On the west the landscape follows the steep ridge, roughly at the 300m contour.

Heritage value

As an area within Gowlland Tod Park, the Jocelyn Hill Cultural Landscape is valued as a symbolic link to the history of environmental conservation in the Highlands. Several places in the landscape have special meaning to those involved in the Gowlland Foundation, a group that was instrumental in the park's creation. It contains many of the important habitats found in the District and rare plant species, and therefore is valued for sustaining the ability for residents to feel connected to nature. It is a favourite hiking spot when spring flowers are in bloom.

The landscape is valued for its traditional use by First Nations, and for the examples of past economic uses, including logging, livestock grazing and mining exploration. It is valued for the views it provides, to residents of the Highlands and the region. Jocelyn Hill, located near the center of this landscape, provides a vista in every direction, with characteristic views of Finlayson Arm and distant mountains.

The landscape is also valued as an example of a unique natural and geologic history. The San Juan survey fault representing two different geological terranes and Finlayson Arm, a glacial fjord, are prominent features in the landscape. These features have had an important influence on the nature of human land use in the area.

Con'd...

Character defining elements

- Areas of mine exploration and logging including roads and old growth stumps with spring board notches
- Traditional practice and cultural association of both First Nations and Highland Residents
- Spatial Organization of physiographic elements – steep escarpment and the hill and valley topography
- Visual relationships of geography, physical and natural features
- Circulation – existing walking trails
- Ecological features – Coastal Douglas-Fir Biogeoclimatic zone and variants and a full range of ecosystems found in the District of Highlands
- Vegetation – rare and colourful flowering plants on exposed ridges
- Land forms – San Juan- Survey Mountain fault, Finlayson Arm Glacial Fjord and Jocelyn Hill

Information sources

Highland Heritage Park Society, 2008. *Beautiful Rocks. A history of the Highlands District*. Highland Heritage Park Society, Victoria, BC.

Gowlland Tod Provincial Park Management Plan. BC Parks, South Vancouver Island District. 1996.

Site visit May 7, 2011.

Highlands Heritage Resources. Map prepared by the Heritage Task Force. August, 2011.

Self-guided native plant field trip, Jocelyn Hill. Some major habitats and their typical species. "Courtesy of Hans Roemer". Unpublished, undated mimeograph from Nancy McMinn.

Statement of Significance

Lime Kiln

**Millstream Road
District of Highlands, BC**



Description of the historic place

The Lime Kiln is situated at 1980 Millstream Road, in the District of Highlands, British Columbia. The kiln location is marked by a pile of loosely arranged rocks and earth on the east side of the main parking lot in front of the District of Highlands municipal office. About 6 feet up the rubble bank is an arch of brickwork with an opening, approximately 50 inches at its widest, leading into the rock and brick-lined access chamber of the kiln. At this level, the extent of the larger kiln structure, approximately 15 feet wide in front, can be identified by the lapped rock work that are the remains of the two front corners of the kiln, in line with the partially blocked access. The rest of the mound, formed mostly by the rock and brick remnants of the kiln, is covered in brush and trees. The historic place consists of all surviving elements of the lime kiln as well as the mound, surrounding rock rubble and overburden.

Heritage value

The Lime Kiln is valued because it provides historical evidence of the important role lime burning played in the economic history of the Highlands District. Lime was used for making calcium oxide (commonly known as quick-lime), a component of the plaster and mortar used in early construction methods. This kiln was in operation between 1887 and 1907, providing work to various Highlands pioneers.

The Lime Kiln is also valued as a rare example within the region of a specific type of kiln construction. Although it has the same basic footprint as the more structurally intact Atkins Lime Kiln on Hart Road in View Royal, it is likely that the burning area of the Highlands kiln had less volume, and consisted of a rock and brick limestone/fuel reservoir of lower vertical height, without a metal casing. Part of the kiln foundation on the east side was likely formed by a natural rock outcrop, which probably also served as the loading point for limestone and fuel. The only visible steel remains on the surface at the Highlands site, are two large reinforcing rods that likely helped stabilize the main reservoir.

The access to the kiln eye, or grate, of the Lime Kiln demonstrates outstanding design in its construction. The curved brick work inside the access is completely intact, and well integrated with rock and steel elements to create the grate, the area where lime was collected after burning. The grate and eye are about 20 inches wide, and are located about six feet inside the entry to the access area.

Con'd...

Character defining elements

- Scale and location of the kiln
- Remaining structural elements of the rock kiln base
- Remaining rock rubble surrounding the kiln and partially blocking the kiln access
- The brick and stonework forming the access archways and grate structure
- The steel components of the grate structure
- The steel reinforcing rods located on each side of the access
- The overburden areas to the east, and on each side of the kiln access

Information sources

Highland Heritage Park Society. 2008. *Beautiful Rocks, A history of the Highlands District*. Highlands Heritage Park Society, Victoria, BC.

Heritage Task Force site visits, May 14 and August 20, 2011.

http://en.wikipedia.org/wiki/Lime_kiln accessed August 20, 2011.

Stark, Stuart. Statement of significance for the Atkins Lime Kiln. Town of View Royal, 2008.

Site visit to the Atkins lime kiln. August 20, 2011.

Statement of Significance

Millstream Lake Road/ Ross Durrance Road

District of Highlands, BC



Description of the historic place

Millstream Lake Road/Ross Durrance Road is a narrow, winding, 6.7 kilometer section of paved road in the District of Highlands, British Columbia. It begins at the intersection of Millstream Lake Road and Munn Road in the south, and ends at the intersection of Ross Durrance Road and Willis point Road in the north. The road is classified as a Section 4 road with public right-of-way, the width of the road, from Mitchell Lake to the south end of Second Lake, and where the road curves around Third Lake. The remaining portions of the road have a 66 foot public right- of- way. Provincial and Regional parkland frame the road on the east, west and north sides. The historic place includes the road and its base, the 66-foot right-of-way and the Section 4 road segments.

Heritage value

Millstream Lake Road/Ross Durrance Road is valued because it connects users to nature. The choice to keep it slow, narrow and winding shows the community's support of the vision of environmental conservation. It has beautiful viewsapes and goes through a variety of ecosystems from cedar swamps to arbutus ridges, and over waterways that provide seasonal crossings to Rough Skinned Newts. Travelling along this road is meditative because of its quiet quality, and the sense of being deep in the forest. Navigating this narrow meandering road with its bends and steep slopes encourages the driver to slow down. The road is used for walking, as well as for horseback riding and cycling. It travels through a conservation area, and its proximity to parkland provides access to green space that benefits the region as a whole.

Millstream Lake Road/Ross Durrance Road is also valued because it connects people to the community's history. Frederick Charles Corry, a retired British Army Engineer, was hired in 1918 by the provincial government to lead a crew in building this road from the northern Highlands area to the Interurban Railway. The road was challenging to build, and today, users travel on a remnant of the path that shaped this community around its rugged landscape. It serves as a reminder of what rural living represented to early settlers – the difficulties and the hard work.

The road provides a connection to examples of the past industries of logging and agriculture that took place along the road. Large stumps with notches for springboards and old logging roads are still visible.

Con'd...

The road is valued because it honours the uniqueness of the Highlands community social fabric. It connected the pioneer families who lived along the valley and travelled the road to visit neighbours, to go to one of the lakes to swim, to take their children to school, or to access the Interurban Railway. The strong social ties and sense of community the road engendered continue to exist today.

Character defining elements

- Small scale of the road
- Paved section of road with 66 foot right of way and Section 4 road segments
- Few ditches; use of natural drainages
- Follows natural contours of the landscape
- Undisturbed natural vegetation meets the roadside along most of the road
- Evidence of early logging history along the roadside (large stumps with notches for spring boards)
- Connection to pioneer homes along the road including the Mitchell House, the Corry farm, and the Gordon farm
- Connection to trail head to Mount Work Regional Park and Gowlland Tod Provincial Park at north end of road
- Part of trail route for Mount Work loop and access to Corry Road trail
- Compatible to horseback riding, hiking and cycling
- Connection to conservation property (Second Lake) along the road
- Existence of social capital, built on shared values, reciprocity and trust within the neighbourhood (pumpkins light the road on Halloween night since 1998)
- Rough Skinned Newt crossing signs put up seasonally since 2005

Information sources

Highland Heritage Park Society, 2008. *Beautiful Rocks. A history of the Highlands District*. Highland Heritage Park Society, Victoria, BC.

“Community heritage values and a heritage vision for the District of Highlands”. Report to Highlands Council from the Heritage Task Force, January 2011.

Corry, Dez. Personal communication. Telephone message transcribed May 14, 2011.

Draft Map of Section 4 and ROW sections of Millstream Lake and Ross Durrance Roads. District of Highlands Planning Department, June 2011.

Engwicht, David. *Street Reclaiming: Creating Livable Streets and Vibrant Communities*. Gabriola Island, BC: New Society Press, 1999.

Greater Victoria Watersheds. CRD Environmental Services, May 2009.

Site Visits March 20 & May 18, 2011.

Statement of Significance

Mitchell House

Millstream Lake Road
District of Highlands, BC



Description of the historic place

The Mitchell House is a large, historic, one and a half-storey, gable-roofed cottage located at the southern end of Millstream Lake Road and beside Mitchell Lake in the District of Highlands, British Columbia. The historic place includes the building and its footprint.

Heritage value

Mitchell house is valued as a significant historical structure within the Highlands community. The building was originally a one-storey, with attic, homestead, with a steep-pitched gable roof. It was built with a wooden frame and plank construction sometime between 1889 and 1903 by the Mesher family, who pre-empted the property. The heritage value is represented by an evolution of building undergoing improvements for over a century, from early pioneer vernacular architecture to modern additions, but still showing evidence of the original sections.

It is also valued because it is associated with a colourful and well-documented pioneer. Between 1908 and 1929, Fred and Lizzie Mitchell lived in the house. Fred Mitchell became the post-master for the community, and sometime during his tenure he inserted a mail slot into the west wall to receive the community's mail. He was also the proprietor of the only store in the area's history, using a cabin beside the Mitchell House to store sacks of staple groceries to sell the community.

Mitchell House is also valued for its past role in supporting community interdependence and celebrating innovation. Representing the Highlands' pioneer way of life, the building is situated beside a dammed lake, originally a pond and hayfield, and was a nucleus for daily activities such as farming, fishing, and logging.

Easily seen by people driving past, the Mitchell house is also valued for its aesthetic charm – a rustic old gem set among huge maples in a pleasing pastoral setting.

Con'd...

Character defining elements

- An example of the original dwelling built after pre-emption at the turn of the last century
- Vernacular architecture as expressed by its use of locally available building materials and simple design
- Low level of finishing through all upgrades, leaving strong evidence at each adaption
- Clear relationship between the house and the land
- Original building fabric and features including four original windows, doorways, post office drop slot, a mixture of rough lumber sidings

Information sources

Highland Heritage Park Society. 2008. *Beautiful Rocks, A history of the Highlands District*. Highlands Heritage Park Society, Victoria, BC.

McMinn, Bob; McMinn, Diana. Personal communications, May - August 2011.

Diary of Jessie Bernard, 1903-1908.

Statement of Significance

The Old School House

Millstream Road
District of Highlands, BC



Description of the historic place

The Old School House is a one-roomed, hip-roofed wood frame structure situated in the Caleb Pike Heritage Park at 1589 Millstream Road in the District of Highlands, British Columbia. The historic place includes the building and its footprint.

Heritage value

Constructed in 1893, the Old School House is valued as important part of community history. It was the only school ever built in the Highlands District, and was used until 1941. The building was originally located at the junction of Millstream Road and Millstream Lake Road, but in 1997 it was donated to the community by the property owner. The school was dismantled and reconstructed (along with a replica of the Teacherage) at the Caleb Pike Heritage Park.

The Old School House is valued for the role it played in the community's early social and economic development. In 1892, Highlands pioneer families petitioned the Provincial Superintendent of Education to establish a Highlands School District and construct a school. Eventually the community was successful, but over the forty-eight years of the schools existence, they struggled to keep it open. It was closed many times and for prolonged periods of time due to low attendance, and the district was constantly hiring teachers – most of whom were young women who stayed on average 6 months. The school also provided employment opportunities to the community in the provision of firewood and cleaning services, even one of the teachers was a Highlands resident. The children who attended the school demonstrated a resiliency as evidenced in their long walks to school (two miles on a trail through the woods) with the potential for cougar or bear encounters, or the adventures of driving a horse and buggy or later a bicycle to school.

The Old School House is valued as a fine example of a one room schoolhouse of the end of 19th century. It measures 20' wide and 34' long with 12 foot walls inside. Although the reconstruction added a basement and modern safety considerations such as sprinkler systems, the rest conforms to architecture, building materials and exterior red and white colour scheme determined by the original government specifications.

Con'd...

The Old School House is valued as a community meeting place. Historically it was used as a concert and meeting hall and church services were held on one Sunday a month. It is now used for municipal council meetings and local social events, as well as being used region wide for workshops, retreats and weddings.

Character defining elements

- Simple hip roof
- Horizontal lapped siding
- Sash windows made with historic (1920s) glass
- Use of lath and plaster on interior walls and original wainscoting (in reconstruction)
- Remains of coat hooks on wainscoting in front cloakroom
- Use of original paint colours in reconstruction
- Entrance porch entering into a cloakroom
- Multiple uses of the building by the community including official meetings, and local events and celebrations

Information sources

Highland Heritage Park Society. 2008. *Beautiful Rocks, A history of the Highlands District*. Highlands Heritage Park Society, Victoria, BC.

McMinn, Bob. Personal Communications. March – August 2011.

Highland School Trustee Records 1893 to 1941.

Statement of Significance

Original Gregory House

**Munn Road
District of Highlands, BC**



Description of the historic place

The Original Gregory House is two story gable roofed log structure located at 5247 Munn Road, in the District of Highlands British Columbia. It is situated approximately 60 meters from the edge of the existing road surface, behind a split cedar rail fence. The historic place includes the building and its footprint.

Heritage value

The Original Gregory House is valued as one of the oldest log building remaining in the Highlands. Construction of the original section of the house, with its steep pitched roof and modest footprint (approximately 16 x 24') started in the late 1890s by William Rountree, and was finished by Frank Gregory after he purchased the property in November 1900. Frank and his wife Sybil raised 3 children and maintained continuous residency at the site for nearly 50 years. The house and property then became the home to the Ken and Lorraine Brotherston family in 1949. Thus the house is also valued as an important continuous link to Highland's community history.

The historic place is also valued because it demonstrates adaptation to changing domestic circumstances over time. Not long after Frank Gregory's marriage to Sybil in 1902, or perhaps just before, a 10 x 14' single story log addition was added to the northwest corner of the house. Sometime later the main two story section of the house was extended by over 12'. All of the added construction was done in the same log style with lapped corner joints. The roof frame was constructed from rough lumber and covered with shakes. Porches were added to the west and south sides. It appears the original north gable dormer was removed, perhaps when the current metal roofing was installed on the building. The building was constructed without foundation, and the bottom logs have rotted in the north east corner.

The building is a tangible example of true pioneering spirit, and is valued for its expression of, and contribution to, the peaceful rural aesthetic along this section of Munn Road. This value was acknowledged by the community when a replica of the Original Gregory House, with its first small addition, was constructed at the Caleb Pike Heritage Park in the District.

Con'd...

Character defining elements

- Log construction and steep pitched gable roof
- Porch and log additions to the original structure
- Both exterior and interior evidence of building additions, showing adaptation and transition of various residential uses
- Scale of the building
- Location set back from the road in a peaceful rural area

Information sources

“Frank Gregory Built to Last”. Article in: *The Daily Colonist*, September 27, 1959.

Highland Heritage Park Society. 2008. *Beautiful Rocks, A history of the Highlands District*. Highlands Heritage Park Society, Victoria, BC.

Capital Regional District. Natural Areas Atlas, accessed September 6, 2011.

<http://viewer.crdatlas.ca/public#/Home>.

Statement of Significance

Robin Gregory Cabin

**Munn Road
District of Highlands, BC**



Description of the historic place

The Robin Gregory Cabin is a small log building at 5226 Munn Road, District of Highlands, British Columbia. It is situated at the bottom of a meadow 22 metres from the west shore of Fork Lake. The historic place is the building and its footprint.

Heritage value

The Robin Gregory Cabin is valued as part of the community's architectural history. Built in the 1920s, it is built with full-round vertical logs, now painted green, with a rust-coloured Duroid roof covered in moss. The construction of vertical log buildings is relatively inexpensive and straightforward to build. A wooded lot would provide a supply of the short logs, and a cabin could be easily built by one or two people. The Robin Gregory Cabin's original floor plan included a kitchen, front room facing the lake, and one bedroom above accessed by a steep staircase. An additional living room, also made of vertical logs, was added a few decades later.

The Robin Gregory Cabin is also valued as a representation of the community's social fabric. It was built on a portion of the original homestead for Robin Gregory by his father Frank Gregory, one of the early settlers in the Highlands. This arrangement allowed the family to maintain a close knit relationship, while affording some privacy as well. Subsequent owners of the cabin carried on the practice of building a home to meet the needs of the future generation. The cabin was used as a summer home, and over time a member of the next generation built a year around home on the same piece of property. This is a wonderful example of the evolution of the Highlands: Family outings gently morphed into a love of the area and then permanent residency.

The value of feeling connected to nature is also represented by the cabin: drawn to the Highlands because of its peacefulness and beauty, family summer outings changed over time to permanent residency.

Still used as a summer cottage, the cabin is also valued as a tribute to a simpler way of life. The influx of technology is limited to a fridge, stove, bare light bulbs and an outhouse is still in use.

Con'd...

Character defining elements

- Short vertical logs
- Small compact structure
- A living room addition designed to match the original building method
- Minimal renovations, leaving strong evidence of the original exterior and interior
- Heat source and chimney at the center of the cabin, heating all the rooms
- Location on the original homestead property
- Located next to a water source

Information sources

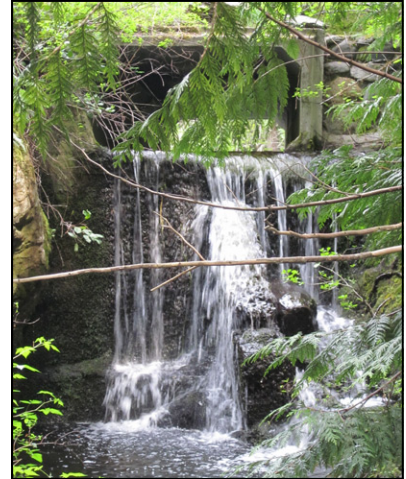
Tolson, Len. Personal communications, April - August, 2011.

Site Visit. April 10, 2011.

Statement of Significance

Second Lake Dam

Millstream Lake Road
District of Highlands, BC



Description of the historic place

The Second Lake Dam is situated underneath the travelled surface of Millstream Lake Road on Section 20, where the road crosses the outlet from Second Lake. The presence of the dam from above is largely imperceptible, but can be observed from below on the downstream side. The dam, beautifully situated between two rock outcrops, consists of a concrete wall and a single buttress perpendicular to the wall.

Heritage value

The Second Lake Dam is valued as the oldest recorded dam site in the District of Highlands. Small dams were constructed at various places in the Millstream watershed (i.e., First Lake, Matson Lake, and Mary Lake) mostly during the 1940s and 50s. The original Second Lake Dam, however, was constructed much earlier and is noted in a pre-emption land survey document from 1889. The dam was described in an 1890 land transfer document for section 18 which included Second and Third Lakes. It specified the vendors, who also owned section 20, must maintain the Second Lake dam “as will ensure the water at and along the division line of the lands known as section 18 and 20 being of not less than 3 feet.”

The dam structure is valued for providing a tangible link to a past recreational culture and aesthetic values brought by some early Highlands land owners. Water licenses associated with these dams often indicate they were constructed for “land improvement” purposes. This is in contrast to engineering efforts like the Fork Lake ditch, which had strictly agrarian purposes. However, it is also valued for a tangible link to agricultural use as well. It is suspected that later improvements to the structure were made to increase storage above the dam, to allow agricultural use of a wetland below Second Lake on section 20. This may have also involved the construction of a diversion, still in evidence today, to carry water in a more direct route toward First Lake.

Con'd...

Originally a wooden bridge spanned Millstream Lake Road above the dam allowing overflow from Second Lake underneath. At some point in the late 1960s or early 1970s the wooden bridge was replaced by a concrete culvert which now sits on top of the old dam flanked by stone walls. The existing concrete dam structure was probably constructed in a slightly later period to simplify maintenance, but likely incorporated parts of the earlier dam.

Character defining elements

- Concrete dam structure and buttress
- Stone work flanking concrete bridge
- Scale and placement of dam between narrow opening in rock outcrop

Information sources

Crown Grant Exemption Survey, T. S. Gore. P.L.S., June 4, 1989.

Land Transfer Indenture, March 3rd, 1890, between George Mesher, George Charles Mesher, Fredrick James Mesher and Henry Maurice Dumbleton.

Ownership History of Sections 19, 20 and 76 in the Highland District, Davyd McMinn 1991.

McMinn, Davyd. Personal Communication, August 23, 2011.

CRD Regional Community Atlas.

Statement of Significance

Teacherage

Millstream Road
District of Highlands, BC



Description of the historic place

The Teacherage is a small red and white, wood frame, shingle roofed building situated immediately adjacent to the Old School House within the Caleb Pike Heritage Park at 1589 Millstream Road in the District of Highlands, British Columbia. The historic place includes the building and its footprint.

Heritage value

The Teacherage is valued for its long connection with Old Highland Schoolhouse. The Teacherage was originally located adjacent to the original Highland School House at the junction of Millstream Road and Millstream Lake Road. The building was completely unsalvageable when the Old School House was dismantled and moved in 1997 to the Caleb Pike Heritage Park. Since the Teacherage was considered integral to the heritage value associated with the Old School House, it was decided a replica of the building should be constructed in its original position next to the reconstructed school house.

The Teacherage is valued as a direct and tangible connection to the community's educational history. The building is an exact replica of the original 10' X 14' structure built in 1920 for the school teachers in the Highlands School District. Pieces of original skirting and one board of the original siding were salvaged and incorporated into the replica construction. Although originally built 27 years after the Old School House, its design is complimentary, but less detailed than that of the former building.

The Teacherage is valued as an example of the community's social development representing its desire to educate its children. Before the Teacherage construction, the Districts' teachers boarded in the homes of local families. It is likely that the creation of housing for the teachers was an attempt to retain them, as many teachers passed through the District during the years the school was open. The teachers experienced isolation, no job security and low pay.

Con'd...

Character defining elements

- The scale of the building; minimal size for single person residence
- The style of construction
- Horizontal lapped fir siding
- Red and white paint finish to match the Old School House
- Location beside the Old School House in the same position as the original building

Information sources

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Highland School Trustee Records 1893 to 1941.

4. RECOMMENDATIONS

Based on the exhaustive work and analysis carried out by the Task Force, two series of recommendations have been developed. The first set is specific to the phase two task from the Task Force terms of reference: *the Task Force will make recommendations to council for property, buildings or other areas of the municipality to be included on a Community Heritage Register*. The second series of recommendations are general and pertain to continued inventory, documentation, celebration and conservation of heritage resources in the Highlands.

4.1 Recommendations on heritage resources

The specific recommendations are summarized in Table 1. Of the twenty sites listed all but one are recommended for registration on a Community Heritage Register. Nine of the nineteen are recommended for immediate registration. Of the remaining ten sites, two – Corry Road and the Jocelyn Hill Cultural Landscape – require consultation with other levels of government and First Nations before registration can proceed. The remaining eight sites indicated for further consultation are located on private property.

Table 1: Heritage resources District of Highlands

Heritage Resource	Type of Property	Recommendations
Caleb Pike Heritage Park	Public	<ul style="list-style-type: none"> Recommended for register
Caleb Pike House	Public	<ul style="list-style-type: none"> Recommended for register
Teacherage	Public	<ul style="list-style-type: none"> Recommended for register
Gregory House (replica)	Public	<ul style="list-style-type: none"> Recommended for register
Old Dairy	Public	<ul style="list-style-type: none"> Recommended for register
Old School House	Public	<ul style="list-style-type: none"> Recommended for register
Lime Kiln	Public	<ul style="list-style-type: none"> Recommended for register
Mitchell House	Private	<ul style="list-style-type: none"> Recommended for register Follow up consultation required
Corry Road	Public/Private	<ul style="list-style-type: none"> Recommended for register Further consultation required
Millstream Lake Road/ Ross Durrance Road	Public	<ul style="list-style-type: none"> Recommended for register
Gordon Barn	Private	<ul style="list-style-type: none"> Recommended for register Follow up consultation required
Exploratory Copper Mines	Private	<ul style="list-style-type: none"> Recommended for register Follow up consultation required
Original Gregory House	Private	<ul style="list-style-type: none"> Recommended for register Follow up consultation required
Fork Lake Ditch	Private	<ul style="list-style-type: none"> Recommended for register Follow up consultation required
Second Lake Dam	Public	<ul style="list-style-type: none"> Recommended for register
Jocelyn Hill Cultural Landscape	Public	<ul style="list-style-type: none"> Recommended for register Further consultation required
<i>Eco-sense</i> House	Private	<ul style="list-style-type: none"> Recommended for register Follow up consultation required
Robin Gregory Cabin	Private	<ul style="list-style-type: none"> Recommended for register Follow up consultation required
Hazlitt Creek Mill Site	Private	<ul style="list-style-type: none"> Recommended for register Follow up consultation required
York Barn	Private	<ul style="list-style-type: none"> Not recommended for register at this time

4.1.1 Other levels of government

Two sites recommended for registration, the Jocelyn Hill Cultural Landscape and Corry Road, are in designated park land. As part of its work, the Task Force contacted the BC Parks Branch to discuss the registration of the Jocelyn Hill Cultural Landscape⁵. There is a definite openness and some enthusiasm to have further discussion with the District of Highlands to recognize the Jocelyn Hill area as cultural landscape. This consultation would need to involve local First Nations, who have interests in the area as well. The Heritage Branch has also indicated they have worked with BC Parks in the last few years and have developed Statements of Significance for twenty-four sites in eleven different BC parks, and can provide additional direct contacts familiar with the process if required⁶. Although, contact was not made with CRD Parks, it is expected that a similar process of consultation will be required for Corry Road.

4.1.2 Sites on private property

As mentioned in a previous section, the Task Force contacted private land owners to gain access to properties and obtain information about the heritage resources. In many cases, there is general support for the concept of registration for these sites among their owners. The legislation requires that property owners be advised of the registration of a heritage resource on their property within 30 days of being added to the register. Consultation with private land owners prior to notification is not required, however, the Task Force believes this to be an advisable practice in a small rural community like the Highlands.

While one of the Community Register's main objectives is to provide recognition for heritage resources, the act of recognition may hold some implication for future conservation. For some natural and physical resources resistant to deterioration like the remnants of the Hazlitt Creek Mill, registration could be considered a formality. However, for building assets which require maintenance to retain their heritage value, like the Mitchell House and the Original Gregory House⁷, registration could be seen by owners as a direct path to conservation and therefore a potential cost. In these situations where the heritage resources are known to have significant value to the community, and are recommended for registration, the Task Force recommends further consultation between owners, staff, council and the community. The objective of the consultation should be to clarify the objectives of heritage registration for these property owners, and to develop longer term collaborative options for future conservation.

⁵ Personal communication with Jaime Hilbert, Senior Parks Planner, May 2011

⁶ Email communication from Susan Green, Registrar, Heritage Branch, August 26, 2011.

⁷ The heritage values associated with the Original Gregory house, and the potential for conservation, have been previously recognized by the Highlands community. The land on which it is situated was part of a successful 2008 rezoning application and a Heritage Covenant, held by the District of Highlands was registered on the title for Original Gregory House lot on June 10, 2009. The covenant will expire June 10, 2014.

4.1.3 Notes on heritage resources recommended for future consideration

The York Barn is located near the junction of Finlayson Arm Road and Millstream Road. The Task Force visited the barn on March 20, 2011. The barn is a two story wood frame structure with a typical barn style gambrel roof. It has a relatively small foot print (estimated at 16 x 20’), and was likely built in the late 1930s or early 1940s. There is some deterioration and rotting of the supporting beams over the existing foundation and it is starting to list. The origins and early use of the building are not known, but it was in existence when the property was purchased by the York family in the late 1940s. The barn likely has heritage value, but considerable research will be required to determine what specific heritage values are represented in the barn.

In addition, the barn was offered to the community in a recent rezoning of the property where it is located. If the barn is donated to the community and moved to another site, it is perhaps more practical to consider heritage recognition in the future. For these reasons the York barn was not recommended for registration at this time. There are however heritage defining elements that should be conserved if the building is relocated and restored. They include the gambrel roof, the siding and structural components. Every attempt should be made to repair the existing structure, and to retain as much of the original building fabric as possible.

The Task Force also identified Rustic Design Tradition log house architecture from the 1940s as an area needing further investigation. Future work should identify a representative example(s) for recognition and heritage registration. In addition, the Molly Gregory Cabin, another example of the upright log design has heritage value and should be considered for future registration. The Task Force has substantial documentation on this resource. The York house on Millstream Road, came up in discussion and also deserves further investigation.

There are several dams in the Highlands, all with potential heritage values. Documentation exists for the dam at Mitchell Lake, and may also exist on other dams as well. Further work in this area is recommended.



4.2 Supporting Highlands heritage

The Heritage Task Force recognizes the ongoing nature of identifying community heritage resources and fostering public awareness of their value. The following recommendations address the need for the continuing inventory, documentation, conservation and celebration of the District's heritage resources.

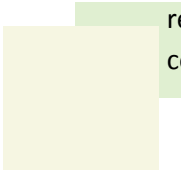
Establishment of a Heritage Committee: The Task Force recommends the establishment of a Heritage Committee to continue the work of documentation and analysis of heritage resources, and sharing heritage knowledge. Registration of heritage resources to a Community Registry is a continual process, and could be carried out by the committee as new heritage resources are identified. A committee could also explore heritage conservation options for important resources on the register. Undoubtedly there are additional heritage resources to be discovered that incorporate sites or values that are underrepresented. The committee could effectively assist and advise council on issues flowing from the task force recommendations. As an appointed committee it could take direction from council and make recommendations. The committee would be advised to work closely with, and to support and compliment work of Highlands Heritage Park Society, a nonprofit society registered in 1983. Collaboration would take place as much as possible including identification of grant money for heritage projects.

Establish an archive for the location of historical documents that is accessible to the public: Currently, original and copies of historical records such as letters, journals, maps, recorded interviews are located in the homes of Highlands residents. Additional historical notes and anecdotes were uncovered during the course of the Task Force research that have value as heritage knowledge and should be documented. Caring for these documents is an essential element in preserving Highlands heritage resources. The Archives Association of BC supports the development of community based archives, and offers a wide range of on-line and published resources. Making the historical documents available to the community would require a central location for documentation and source information. The District website may also be a suitable place to publish heritage information.

Document the oral history of Highlands elders: Conducting interviews with the “recent pioneers” could bring forward stories that capture important events and everyday life, as well as link heritage resources to the people of the Highlands. A collection of interviews (audio, video or written transcripts) that is made available to the community would support the value of honouring the uniqueness of the community’s social fabric.

Encourage ongoing community involvement: The Task Force recommends that the municipality continue to invite community involvement in the process of identifying heritage resources. Facilitating discussions within the Highlands community about the heritage values, and the process of sharing unique spaces or stories that illustrate these values provide important opportunities for increasing interconnection within the community. Creating opportunities for the celebration of Highlands’ heritage is another way to build community cohesion by honouring the past.

Consider heritage conservation and development incentives for the owners of heritage resources on private property: The Task Force recommends that council explore financial incentive options including grants and tax concessions to facilitate heritage conservation on private properties. A heritage conservation and development reserve funded by development amenities could potentially facilitate and leverage continued conservation of both public and private heritage sites in the District. As mentioned previously, there are building assets which will require maintenance to retain their heritage value. Developing successful partnerships with property owners is essential to the conservation of heritage resources. The Task Force views the conservation of heritage assets to be an integral part of retaining the Highland’s rural character. Heritage conservation should be considered when a new development is proposed.



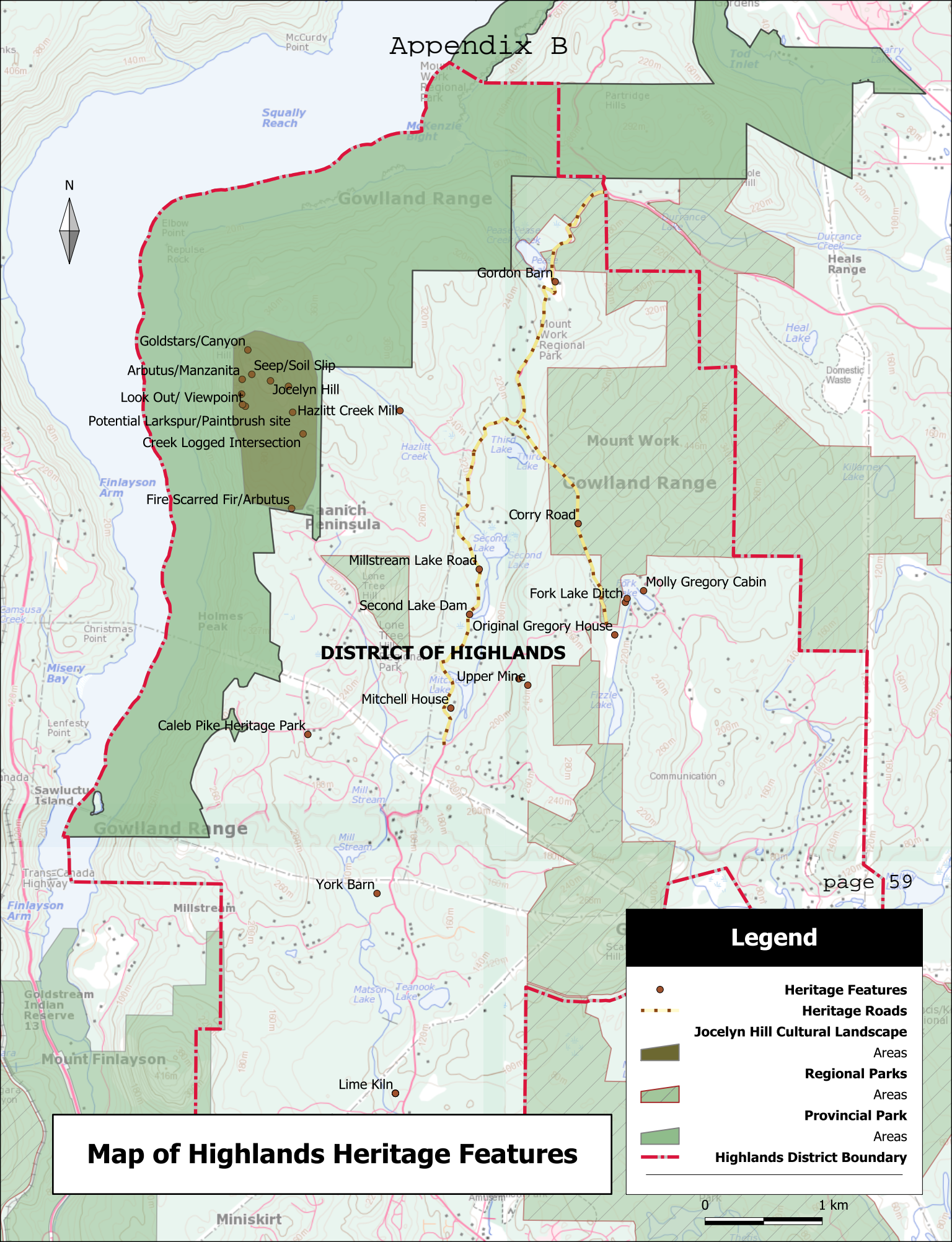
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6. APPENDICES

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Appendix B



DISTRICT OF HIGHLANDS

Map of Highlands Heritage Features

Legend

- Heritage Features
- Heritage Roads
- Jocelyn Hill Cultural Landscape Areas
- Regional Parks Areas
- Provincial Park Areas
- Highlands District Boundary



Appendix C

Map of Millstream Lake Road/Ross Durrance Road



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District of Saanich

Gowlland Tod Provincial Park

Cal Reville Nature Sanctuary

Pease Lake

Ross Durrance Rd

Mount Work Regional Park

Third Lake

Hazlitt Creek Park

Second Lake

Millstream Rd

Lone Tree Regional Park

Fork Lake

Munn Rd

Mitchell Lake








Millstream Lake

Fizzle Lake

Munn Rd

Munn Rd

Legend

-  Municipal Boundary
-  Lakes
-  ROW
-  Sec 4
-  Roads
-  Parks
-  Legal Lot Lines