

# Notes from the Owners of 5415 Hooson Road...

Welcome to 5415 Hooson Road. This is a waterfront heritage property that we have been committed to keeping as natural as possible, balancing our needs with the needs of nature. We are passionate about living sustainably, lightly on the land and have been able to grow or gather much of our food here. This is a very sunny place and winter sun makes it possible for us to garden all months of the year. You will find a collection of buildings, some ruins, and fruit trees most of which existed here before us. There is a budding native plant nursery (that will go with us) and winter gardens in the “old house site” and large summer veggie gardens in the middle field. I have lived here with my partner Micha for the past 7 years and we have been using permaculture principles to make land use decisions like leaving standing dead trees, leaving dead wood on the ground, creating meadows, terraforming, compost toilets, no-till gardens, using materials available on the property and organic growing methods. We also have intentionally kept the property dark at night. This is a magical place where nature and many creatures are in balance with us.

- 3.98 acres
- Zoned RR
- 200' waterfront
- Seasonal pond and creek
- Open, gently sloping, sunny property
- Seasonal moorage possible
- Subdivision possible. Meets the land size and road frontage requirements.
- Two driveways

I first purchased this property with my ex-husband in 2004 and at that time, in addition to the current cottage and workshop there was an old house, saltwater pool, derelict steps and floating dock at the waterfront. We removed the derelict house and had plans to rebuild. This didn't happen for us which gives a new owner the opportunity to build their dream home. The pool was damaged beyond repair the first winter we owned it so it was also removed, and the beach access was replaced at that time. We divorced and I bought my husband's share in 2013 and moved here full time. Since then I have made many improvements and have lived with my partner Micha Rogg co-creating the peaceful, healing place that it is today.

# THE BUILDINGS

The first one you come to is the:

**“Gatehouse”** which is where the power comes into the property. Alan Neil Electric Ltd. installed the underground power and built the building. There is an empty conduit under the driveway to run power to a future house. It is also used as an office with phone and wireless internet, a laundry room, and a basket weaving studio.

**“Summer kitchen”, Workshop and Carport.** This is a very old existing building that was a workshop and tractor shed. It looked as if it was in bad shape when I bought it but I put a camera under to check the condition underneath and found that it was in surprisingly good shape. The floor is made of very large (6-8”) square beams with a lot of life left in them, and the walls and roof were in decent shape. We decided to fix it up, putting cedar siding on the front, a new metal roof with skylights, insulating and finishing the ceiling and walls and we covered the floor with plywood to create a kitchen to process the large volume of apples and produce. We removed the broken tractor doors and put in that place a wood fired barrel oven for baking bread. The workshop portion and carport were add-ons at some point in the building’s history and remain pretty much as it was. Wifi reception is good here.

**Pumphouse.** This building was built, but not entirely finished, by Pat Mundy a local builder around 2007. It contains a water storage tank and piping for the water system which has not been set up. It is a beautiful artistic building in essence that was supposed to have a living roof.

**Middle field bunky and studio.** This little building is used by my partner as a space to do yoga, play music, and a place to sleep when we have company. There is no internet in this building.

**The “pool house” and pool foundation:** This building once contained the pump for the pool, equipment storage and change room. It is partially demolished but has been used in recent years as a summer bunkie for visitors. It sits partly below the 50’ waterfront setback so it could be rebuilt in place, grandfather clauded in. The remains of the saltwater pool consist of a rock wall and a concrete foundation. (see History for more information on the pool) My children used the foundation as a skate park for a while and then after debating about what to do with it we settled on the idea of making a giant compost bin, using the permaculture concepts of Hugelkultur (by Sepp Holzer) and terraforming. What we used to burn from the land and garden, we put in the pool hole, layering it with grasses and garden clippings. We planned to add a last layer of soil and plant native shrubs.

**Waterfront cottage:** This is our home and It has been such a pleasure living there! The building existed there for many years and there are no permits on file. Circa 1997 it had a renovation with new drywall and insulation, a septic system, and electricity. (this is a power cord running from the carport underground. Energy is lost in such a long run so the power is not quite full there) It is insulated in the ceiling, walls, and floors. The roofing and decks were

replaced in 2007. In 2013 the plumbing was replaced and in 2019 the single pane windows and doors were replaced. The interior trim was updated and the floors sanded and re-stained. The driftwood posts are decorative to give the space some rustic character. In 2020 the propane range was installed by gas fitter Brian Hucaluck. There is no internet in this building.

## THE WATER SYSTEM

Shallow well, pipe intake at 17'6". Water is pumped to storage tanks when needed with a gas pump, then gravity fed to buildings and gardens. We have 40,000 L of tank storage. Storage tanks are also filled with rainwater catchment collected in a rain barrel and pumped with an electric sump pump to the big tanks. Water to buildings is disinfected with chlorine and drinking water is purchased.

Reasons for current water system.

- Not dependent on electricity or generators to access our water during power outages. Reduces energy costs.
- The process of filling the tanks aerates the well water removing sulfur smell.
- Storing surplus water in big tanks allows sediments and iron to settle eliminating staining to sinks etc. and will reduce cost/maintenance of filters.
- Storing surplus water ensures that we have a steady supply of water for our extensive gardens.
- Rainwater usually fills all the tanks by the end of November. The past couple of years we didn't use the well water very much because we didn't need that much water.

## THE WASTE SYSTEM

There is a septic system for the cottage that pre-existed our ownership. We mostly use composting toilets, the bucket and central compost system. This is our commitment to living lighter on the land and managing water respectfully. The cottage toilet and bathroom sink are connected to the septic system. Sinks and shower are directed as graywater.

## WHAT WE LOVE ABOUT THIS PLACE

- **The sun:** Sunrise is glorious. Full sun all day in Summer, Sun in winter to all buildings and the N. side of the property.
- **The nature:** Feeling of remoteness, peaceful and balanced. Quiet, dark, birds and animals. Close to nature, spaciousness, Birdsong, many habitats, beautiful trees, grassy meadows with pathways and abundant creatures. Wild native plants.
- **The privacy**
- **The waterfront:** Ever changing and gorgeous views, occasional whale and dolphin sightings. We saw a humpback mother and calf on May 2!! Being able to come and go in the kayak and canoe from our very own property. Having morning coffee in the

blazing morning sun overlooking the water. Storm watching. The smells and sounds of the ocean, especially laying in bed at night. Moon rise

- **The gardens:** We love living in the middle of our gardens! Most of our time is spent growing and processing food from them. It is our greatest joy.
- **The neighborhood and community:** Quiet deadend road and quiet nice neighbors. Wonderful community.
- **The location:** Easy walking distance to Hope Bay with coffee shop, art gallery, nature centre, and restaurant/music events. One of my summer joys is to ride my bike to the chocolate shop where they sell vegan icecream bars and ride home eating it; makes me feel like a kid again. The closeness to the Hall with Farmer's Market, music and events, Easy walking to the library and Nu-to-You, easy cycling in under 11 min to the Driftwood, Lumber yard, and Ferry Terminal. Closeness to the hiking trails and the park at the top of Hooson Road.
- **Easy access** on foot (and car) to Vancouver, YVR, and Victoria
- **The safety.** We have never once had anything stolen even though we leave for days and sometimes months, without locking things up. Pender Island is probably the safest place on earth in terms of crime and wild animals.

## WHY WE ARE SELLING

We want to live closer to aging parents and adult children, and family. It's a big decision because we love this place. We are also excited by the idea of helping with some potential permaculture farming opportunities on Vancouver Island and in doing more traveling.

## THE GARDENS

We created our vegetable gardens by putting leaf mulch over the grass. They are no dig, deep straw/leaf mulched permanent beds using the Ruth Stout method. This method is beneficial because we can start planting earlier without the need to wait for soil to dry out before tilling. It cuts down on all heavy work in the garden. No fighting with rototillers, or digging heavy soil. The straw and leaves are light to work with and they keep the soil moist and keep the weeds to a min. To warm up the soil before planting we rake the mulch into the pathways and return it when plants are established. Until last year we only used green mulches to fertilize; this Fall we put some horse manure in to give it a try. We grow much of our food here including proteins with dried beans, favas, dried peas, and grains like barley and oats. Each year we have a scarlet runner bean tunnel that attracts many pollinators and hummingbirds. The hummers also love that we circle each quadrant with nasturtiums. Summer mornings are amazing in this garden! We water by hand, so we know each plant, but we hope you are smarter and install a watering system. In July we plant the gardens again for fall and winter crops. The upper winter gardens provide us with salad greens, carrots, beets, and leeks all winter. We store potatoes,

carrots, and apples over the winter in straw or sand in the pumphouse and make sauerkraut with cabbage, beets, carrots and onions. We save our own seeds and grow garlic, fava beans and grains over the winter. No chemicals have ever been used.

## THE ORCHARD

The original trees were planted by the Hoosons circa 1900. The fruit on many of these trees is exceptional to any modern variety. There are approximately 23 old trees that either produce or are responsible for pollinating the others these include:

- One Yellow Transparent (it is self pollinating and necessary for pollination of the other apples) This is the first to fruit and makes exceptional sauce and pies. Sour raw and does not store long.
- Two crab apples that are pollinators.
- A couple of plums that are at the end of their lifespan,
- Two Bartlett pears that are exceptional: good fresh, dried, or canned. We like to can them in apple juice. One Forelle pear. Best for fresh eating.
- A few bitter or sour apples used for cider making
- Three Gravenstein apples great for fresh eating and cooking but not great keepers
- Two “winter apples” that are great keepers
- The remaining apples are “Kings” and are good for everything. We juice most of them for canned and frozen juice, cider and vinegar.

We have not always used all the fruit and instead let the creatures enjoy them, or given it away.

Another owner added:

- Two peach trees that produce well
- Grapes that don't produce because it's too shady now

We have added:

- Figs: One big one that is producing 40+ a year and several smaller ones
- Hazelnut trees not producing yet
- Two Italian prune plums, just starting to produce
- A pie cherry
- Currents both black and red
- Sugar plums

No sprays or chemicals have been used here for 19 years. Unknown before that time.

# THE HISTORY

This property is in Coast Salish WSANEC territory of the SENCOTEN speaking people and became the homestead of the Hooson Family. There is information for you to explore in the Pender Museum about the family. Evan Hooson and his wife Fanny built a house here on the "old house site" in 1897. When the old, much added onto house was removed, we discovered that the original house was a modest wood house sitting on hand hewn fir logs on a rock foundation which still exists as the South wall of the "old house site". There was a cellar underneath and a rock fireplace and chimney that we were told Evan built himself. Evan Hooson lived here until his death and since then as far as I could find out there have only been four other owners in all those years. The Allens, the Harrisons, The Harpers and we are the Campbells.

We are selling the property buildings, water systems, septic and other infrastructure as is. Some furnishings in the Waterfront cottage are negotiable if you want them. We will remove all of our belongings except tools to maintain and harvest fruit. Included are clothes dryer, propane cookstove and oven, orchard ladders, pole pruners, wheelbarrow.

Exclusions include the native plant nursery, potted and marked plants that are the seed source for the nursery. Cooking range in the "Summer Kitchen", the clothes washer outside leaks water and will be recycled. Corded electric mower. All tools in the workshop, except what is already listed in inclusions.

Feel free to ask more questions and we are happy to give tours of how we do things here or of the native plants or gardens.

Sincerely,  
Karin and Micha

