

REPORTS OF COMMITTEES

2. Committee of the Whole – July 27, 2016

1. Heritage Designation Application No. 000165 for 750 Pemberton Road

Motion:

It was moved by Councillor Madoff, seconded by Councillor Alto, that Council consider the following motion:

"That Council approve the designation of the Carriage House located on the property at 750 Pemberton Road, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set."

Carried Unanimously

3. CONSENT AGENDA

3.2 Heritage Designation Application No. 000165 for 750 Pemberton Road

Committee received a report dated June 28, 2017, from the Director of Sustainable Planning and Community Development regarding an application to designate the property as heritage.

Motion: It was moved by Councillor Coleman, seconded by Councillor Alto, that Council consider the following motion:
"That Council consider the designation of the Carriage House located on the property at 750 Pemberton Road, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site."

CARRIED UNANIMOUSLY 17/COTW

the *Endiang*, and is situated within a backdrop of mature foliage within the estate setting. The construction date of the Carriage House could potentially be earlier than c1900; however, information supporting this is inconclusive.

The design of Carriage Houses varied from small utilitarian buildings to grander structures for large estate homes, and were designed to accommodate horse-drawn carriages and tack, as well as living quarters for staff. With the horse-drawn carriage less common in later years, carriage houses were modified to contain other uses, such as guest houses, secondary suites, garages, workshops, and offices. The Carriage House at 750 Pemberton was modified in the early half of the 20th century for residential use, possibly in the same time period as the conversion of the main residence to apartments in 1948. Its character-defining elements include its vernacular design consisting of its rectangular plan, gable roof and large shed roof dormer; large rooftop cupola with open vents; a flared cedar shingle clad base, and bellcast pyramidal roof terminated with a decorative finial; and cedar shingle siding and double-beveled wood siding with wood trim and belt coursing reflected in the main estate residence.

Popular architects for the area included Samuel Maclure, Francis Rattenbury, John Teague, Thomas Hooper, as well as William Ridgway-Wilson to whom the design of the *Endiang* estate is attributed.

Zoning/Land Use

The applicant is proposing to rezone from the current R1-A Zone, Rockland Single Family Dwelling, to a new zone in order to subdivide the subject property into four lots, retain the existing heritage-designated house conversion and Carriage House, and construct three new single-family dwelling units.

ANALYSIS

The following sections provide a summary of the Application's consistency with the relevant City policies and guidelines.

Official Community Plan

The designation of this building is consistent with the *Official Community Plan, 2012*, which in the section entitled, "Placemaking (Urban Design and Heritage)", states:

Goals

8 (B) *Victoria's cultural and natural heritage resources are protected and celebrated.*

Broad Objectives

8 (j) *That heritage property is conserved as resources with value for present and future generations.*

8 (l) *That heritage and cultural values are identified, celebrated, and retained through community engagement.*

City Form

8.6 *Conserve and enhance the heritage value, character and special features of areas, districts, streetscapes, cultural landscapes and individual properties throughout the city.*

- 8.11 *Determine the heritage value of areas, districts, streetscapes, cultural landscape and individual properties using the Victoria Heritage Thematic Framework as identified in Figure 12.*

Buildings and Sites

- 8.51 *Continue to give consideration to tools available under legislation to protect or conserve heritage property including, but not limited to: heritage designation bylaws; listing on the heritage register; temporary protection; heritage alteration permits; heritage revitalization agreements; design guidelines; and, the protection of views of heritage landmark buildings from public vantage points as identified in Map 8, and to be determined in future local area plans.*
- 8.54 *Continue to work with senior government, community and business partners to identify, protect and conserve property of heritage value.*

The designation of this building is also consistent with Section 21: "Placemaking (Urban Design and Heritage)" of the *Official Community Plan, 2012*, which states:

Rockland

- 21.24.1 *Encourage a diversity of population and housing in consideration of the neighbourhood's heritage and estate character.*
- 21.24.4 *Continue to conserve the historic architectural and landscape character of the neighbourhood.*

Rockland Neighbourhood Plan

The designation of this building is also consistent with the *Rockland Neighbourhood Plan 1987* policies which states:

2.3 Heritage Buildings and Other Neighbourhood Features – Objectives and Policies

- 2.3.1 *Properties of heritage character and merit should be conserved, maintained and enhanced.*
- 2.3.2 *Exterior changes and additions to buildings of heritage merit should be in keeping with their heritage character.*

Victoria Heritage Thematic Framework

A key policy of the OCP includes the determination of heritage value using a values-based approach. In this regard, a city-wide thematic framework (OCP Fig. 12) was developed and incorporated into the OCP to identify the key civic historic themes. The *Victoria Heritage Thematic Framework* functions as a means to organize and define historical events, to identify representative historic places, and to place sites, persons and events in an overall context. The thematic framework recognizes a broad range of values under which city-wide themes can be articulated. A Heritage Value assessment with consideration of the *Victoria Heritage Thematic Framework* is incorporated into the Statement of Significance.

Statement of Significance

A Statement of Significance describing the historic place as part of the larger context of the 750 Pemberton Road *Endiang* estate property, outlining its heritage value in relation to *Endiang*, and identifying its character-defining elements, is attached to this report.

Heritage Advisory Panel

The Application was reviewed by the Heritage Advisory Panel at its June 13, 2017 meeting and was recommended for approval.


CONCLUSIONS

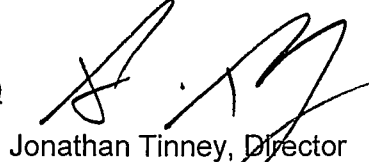
This Application for the designation of the Carriage House located at 750 Pemberton Road as a Municipal Heritage Site is for a building that is a good example of Carriage Houses built for larger estates of the Rockland neighbourhood from the early twentieth century. The designation of the residence as a Municipal Heritage Site is consistent with relevant City policies and strategic directions for the Rockland neighbourhood. Staff therefore recommend that Council consider approving the Heritage Designation Application for the Carriage House located at 750 Pemberton Road.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000165 for the Carriage House located at 750 Pemberton Road.

Respectfully submitted,


Merinda Conley
Senior Heritage Planner
Development Services Division


Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

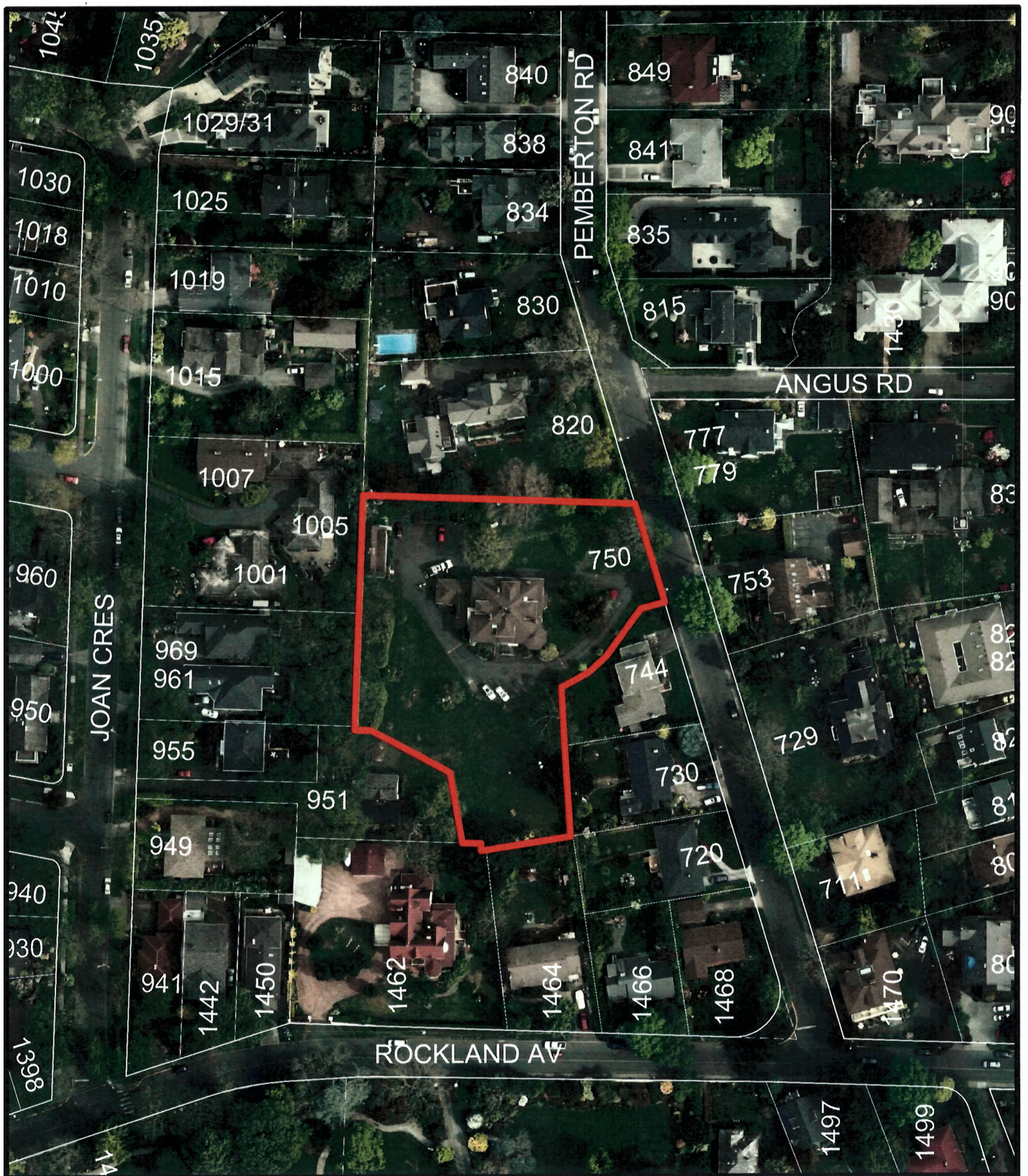
Report accepted and recommended by the City Manager:

Date: July 19, 2017

List of Attachments

- Subject map
- Aerial map
- Photographs
- Statement of Significance
- Letter from the applicant, date stamped June 8, 2017.





750 Pemberton Road
Heritage Designation No.000165







750 Pemberton Rd. –Coach house



ENDIANG 750 PEMBERTON ROAD STATEMENT OF SIGNIFICANCE

NOVEMBER 2016

DONALD LUXTON
AND ASSOCIATES INC



STATEMENT OF SIGNIFICANCE



Address: 750 Pemberton Road, Victoria, British Columbia

Historic Name: *Endiang*

Construction Date: 1900

Original Owner: John and Alice Mara

Architect: William Ridgway-Wilson (attributed)

Description of Historic Place

Endiang, located at 750 Pemberton Road in the Rockland neighbourhood of Victoria, is a large, Foursquare mansion situated on a 0.13-hectare lot. Two and one-half storeys in height, *Endiang* is a grand estate house located in an area of similar mansions, including Government House and Craigdarroch Castle, and is distinguished by its traditional Foursquare architecture, accentuated by a two-storey octagonal tower, angled bays, porches, and original fenestration. A carriage house, designed in a complementary vernacular style, and a backdrop of mature foliage, complete the estate setting.

Heritage Value of Historic Place

Endiang is significant for its association with the turn of the century development of the Rockland neighbourhood of Victoria, its association with the Mara family, and the Foursquare design of the main house and modest vernacular design of the carriage house, attributed to architect William Ridgway-Wilson.

The Rockland neighbourhood began to develop in the 1860s, following first colonial land surveyor Joseph Despard Pemberton's endorsement of the area during his work there in the prior decade. Pemberton eventually owned most of the eastern portion of what is now Rockland, while the western section was subdivided from lands owned by Governor James Douglas. Designed to be a prestigious neighbourhood, Rockland became known as Victoria's "Nob Hill"; its elevated, open landscape offered newcomers spectacular views of the Strait of Juan de Fuca, the Olympic Mountains, and the rest of Victoria itself. The wealthy elite commissioned architects to design mansions that would reflect their cultural values. Among the successful early residents was entrepreneur and politician John Mara, who commissioned the construction of the *Endiang* estate in 1899. Popular architects for the area included Samuel Maclure, Francis Rattenbury, John Teague, Thomas Hooper, and William Ridgway-Wilson, to whom design of the *Endiang* estate is attributed. In the 1940s, a wartime housing shortage led to the conversion of many mansions into apartments, a trend that continued into the postwar years; *Endiang* was converted into apartments in 1948.

Endiang was constructed for original owners John and Alice Mara in 1900. John Andrew Mara (1840-1920), originally from Toronto, settled near Kamloops in 1869 and established the first fleet of steamboats in the area. Mara became interested in politics and was a staunch supporter of Confederation. He ran for the first Legislature and was elected in the Kootenay region, and later in Yale. John was Speaker from 1883-86 before being elected to the House of Commons for Yale, remaining until 1896. A frequent visitor to Victoria, John had this house built on a parcel of his wife's family property. John was an active member of the Victoria Board of Trade, Royal Jubilee Hospital, and the Anti-Tuberculosis Society. Alice passed away in 1906, while John continued to live in the house until his death in 1920.

Endiang is valued additionally as an excellent example of Foursquare architecture, expressed through its hipped roof, symmetrical square design, symmetrical hipped-roof dormers, efficient layout and use of natural materials. The Foursquare was created as a reaction to the more ornate Victorian-era styles, and marked a transition to the classically-inspired styles of the Edwardian era. The design of *Endiang* is attributed to local architect, William Ridgway-Wilson, well-known for his boxy Foursquare-style homes. Ridgway-Wilson was born in Hong Kong, China in 1862 and his family moved to England shortly after his birth, where he later trained as an architect. He relocated to Victoria in 1887, and over the course of his long and prolific career, designed numerous and significant institutional, commercial, and residential buildings.

Character-Defining Elements

The elements that define the heritage character of *Endiang* include:

Site:

- large 0.13-hectare property in the centre of the Rockland neighbourhood of Victoria; and
- mature plantings and mature trees.

Main House:

Exterior

- siting in the centre of the property encircled by a formal driveway;
- continuous residential use;
- residential form, scale and massing, as expressed by its two and one-half storey height; full basement; bellcast hipped-roof structure with hipped-roof dormers on all elevations;

STATEMENT OF SIGNIFICANCE: *ENDIANG*, 750 PEMBERTON ROAD, VICTORIA

- wood and stone construction including bellcast cedar shingle siding, double-bevelled wooden siding, wooden trim, including dentil and belt coursing, and tuck-pointed granite and sandstone foundations;
- characteristics of the Foursquare style including: its square plan and generally symmetrical elevations; bellcast hipped roof structure with wide eaves and closed soffits and four bellcast hipped-roof dormers with wide eaves and closed soffits;
- transitional Edwardian-era design features such as a two-storey octagonal turret located on the west side of the front (south) elevation; the front elevation features two inset corner porches at its eastern corner each with angled bays, the porch on the first storey features one large robust square corner column clad in double-bevelled siding with a large square capital, while the porch on the second storey features three turned columns with round capitals; recessed front entryway (south elevation) with projecting flat roof, accessed by a flight of west-facing stone steps; and one octagonal bay on the east elevation;
- original wooden-sash windows including: single, paired, and tripartite double-hung windows with multi-paned upper sashes and wooden horns as well as one-over-one double-hung windows; and an elaborate bank of stained glass stairwell windows with Art Nouveau insets on the rear (north) elevation;
- entry wood doors with triple horizontal lights and wooden vestibule doors with large stained glass lights; and
- three towering internal corbelled red brick chimneys;

Interior

- original cedar woodwork of the entrance hall, including wood strapping along the walls, full wood ceiling with herringbone pattern and exposed wood beams;
- original wooden square spiral staircase with wooden turned balustrade and square newel posts with carved caps, and upper level newel posts with dropped carved bases; and
- original hardwood floors and wooden throughout.

Carriage House:

- siting at the rear of the *Endiang* property;
- residential form, scale and massing, as expressed by its one and one-half storey height; side gabled roof structure with large shed roof dormer;
- wood construction including cedar shingle siding and double-bevelled wooden siding on its front and side elevations, and wooden trim, including belt coursing;
- vernacular design including: its rectangular plan; large rooftop cupola with flared cedar shingle clad base, open vents, and bellcast pyramidal roof topped by a finial; and front entryway sheltered by an awning roof and accessed by a small wooden staircase;
- original wooden-sash windows including: multi-pane assemblies, with projecting lintels and sills, on the rear elevation; and
- one internal brick chimney.

RESEARCH SOURCES

Subject Property: 750 Pemberton Road, Victoria, British Columbia

Historic Name: *Endiang*

Construction Date: 1900

Original Owner: John and Alice Mara

Architect: William Ridgway-Wilson (attributed)

Directories:

- John Mara not in Names before 1902
- 1901 – J. A. Mara on Pemberton Road, no house numbers
- 1900–01, Henderson's – no Mara on Pemberton
- John Mara not in Streets until 1904

City of Victoria:

Assessments – Section 68, Pt 1, 1 7/10 acre,

- 1902–03: land value \$3,400, improvements \$6,500
- 1904–05: no change

British Columbia Archives:

PR-1651 – John Andrew Mara fonds

- Biographical history – Born in Toronto, John Andrew Mara came to B.C. with the Overlanders in 1862. He was a miner and steamboat owner in the Kamloops area and ultimately became involved in federal and provincial politics, representing Yale from 1871 to 1896.



Carriage House, *Endiang*

STATEMENT OF SIGNIFICANCE: *ENDIANG*, 750 PEMBERTON ROAD, VICTORIA



West and south elevations



North elevation

STATEMENT OF SIGNIFICANCE: *ENDIANG*, 750 PEMBERTON ROAD, VICTORIA



East Elevation



***Endiang* South Elevation, 1968, Hallmark Society**

STATEMENT OF SIGNIFICANCE: *ENDIANG*, 750 PEMBERTON ROAD, VICTORIA



Endiang South and East Elevations, circa 1970s, Hallmark Society



Carriage House, *Endiang*, circa 1950s, Hallmark Society



6/8/2017

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RE: Heritage Designation Application Coach House 750 Pemberton Road

Heritage Advisory Panel,

A Heritage Application has been submitted for the designation of the exterior of the accessory building on the property at 750 Pemberton Road commonly known as the 'Carriage House'. This application is part of an overall re-zoning proposal for the property. The Carriage House was built after the main house 'Endiang', shortly after 1900 and is situated at the rear of the main home on the western lot line. Endiang received Municipal designation in 2001, however the carriage house was not designated at that time. The Carriage House is a prominent feature of the property from the street front with it's distinct large rooftop cupola, flared cedar shingle clad base, open vents, and bellcast pyramidal roof topped by a finial. We attach a statement of significance report in which Luxton & Associates describe the historical value of the Carriage House.

The Carriage House is currently 1 rental suite over 2 levels of approximately 1800 sq./ft. We are proposing to modify the interior of the Carriage House to logically divide it into 2 rental suites (up & down) concurrently with the designation application. The existing exterior staircase makes this a logical conversion. The Carriage House has recently had a new roof installed to match the main house along with new gutters and downpipes. We plan to re-paint the exterior of the Carriage House along with Endiang and the proposed new dwellings in a coordinating

heritage appropriate colour scheme recommended by the Heritage consultant.

We plan to retain ownership of Endiang and the Carriage House long term and as such are committed to restoring it and maintaining it as a valuable example of Foursquare architecture in the transitioning from the Victorian Era into Edwardian. We feel that the Carriage House is a visually important building in the Rockland neighborhood that demonstrates architectural diversity and should be conserved and retained. On a functional level it provides valuable rental units with an income stream that will help provide for the ongoing upkeep.







Carriage House, *Endiang*, circa 1950s, Hallmark Society

Thank-you for your consideration,

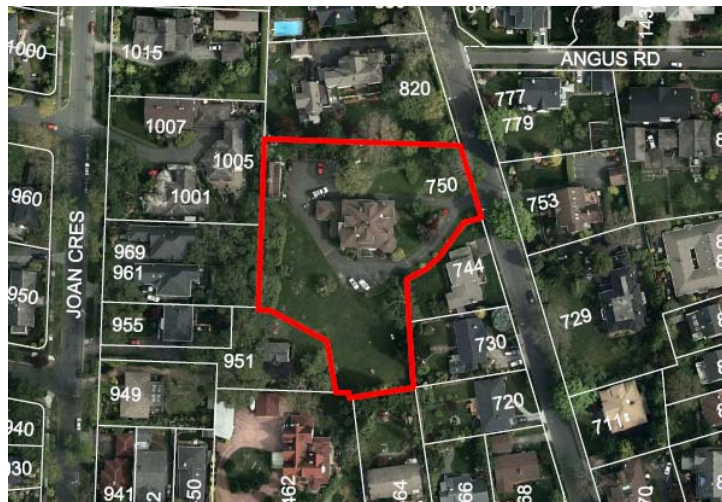
Melanie Smith
President
750 Pemberton Developments Ltd

Heritage Designation Application

750 Pemberton Road
(Carriage House)



Location | 750 Pemberton Road



750 Pemberton Road



750 Pemberton Road



750 Pemberton Road



750 Pemberton Road



750 Pemberton Road

