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1 Centennial Square, Victoria BC V8W 1P6

**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