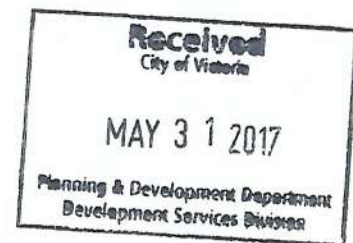


ENDIANG 750 PEMBERTON ROAD STATEMENT OF SIGNIFICANCE



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.

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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

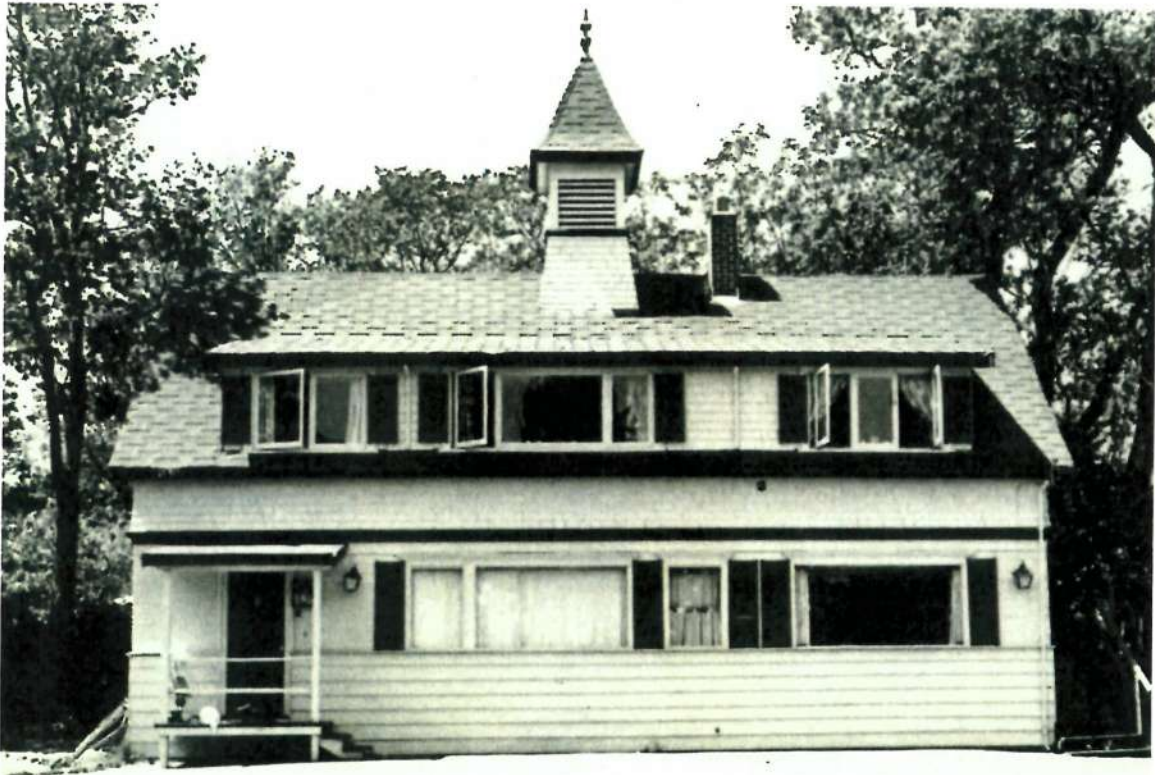


***Endiang* South Elevation, 1968, Hallmark Society**

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



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



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



ENDIANG 750 PEMBERTON ROAD HERITAGE IMPACT ASSESSMENT



MAY 2017

DONALD LUXTON
AND ASSOCIATES INC 

INTRODUCTION

HISTORIC CONTEXT: ROCKLAND

Developed as a prestigious neighbourhood, Rockland became known as Victoria's "Nob Hill." Wealthy entrepreneurs, bankers, and politicians commissioned architects to design mansions that would reflect their cultural values. Popular architects for the area included Samuel Maclure, Francis Rattenbury, John Teague, Thomas Hooper, and William Ridgway-Wilson. 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.

SITE HISTORY: 750 PEMBERTON ROAD

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*, like many other mansions in the neighbourhood, was converted to apartments in 1948. *Endiang* and its carriage house remain intact today, as a lasting symbol of the original character of Rockland.



750 Pemberton Road aerial (Google Maps)

HERITAGE IMPACT ASSESSMENT

HERITAGE STATUS

The Main House received municipal heritage designation in 2001.

CONDITION ASSESSMENT

The Main House and Carriage House are considered as being in good general condition. Conservation repairs and repainting, and rehabilitation, will be undertaken as part of this project.

PROPOSED SITE TREATMENT / USE

The residential use of the property will remain through redevelopment; three infill dwelling units are proposed for addition to the site. The Main House and Carriage House will be conserved through the site's redevelopment.

ANALYSIS OF HERITAGE VALUE

A *Statement of Significance* was prepared in November 2016, and has been submitted under separate cover. This document provides a description of the historic place, an analysis of heritage value and a definition of heritage character-defining elements.

PROPOSED INTERVENTIONS

This Heritage Impact Assessment is submitted as a review of the plans prepared by Praxis Architects Inc. for proposed interventions to 750 Pemberton Road. The proposed interventions include:

- Main House: minor restoration of the rear façade, preservation repairs as required and full repainting. The proposed intervention to the rear façade would remove a double entry door and entry stair to one of the suites, and rehabilitate with in-kind siding to close this opening. This entry door is not an original feature, and does not demonstrate heritage value as a character-defining element. It is therefore appropriate to remove this doorway, and return the building to its original appearance and proportions. As such, this would be considered a restoration intervention.
- Carriage House: preservation repairs and repainting as required, and rehabilitation interventions as follows:
 - Refurbishment of wooden window sashes.
 - New wooden windows as indicated.
 - New wooden door assemblies.
 - New front entry stairs and roof over front entry.
 - New stairs, porch and roof to upper floor unit.
 - Repairs as required and full repainting.
- Construction of three infill dwelling units, which will not be attached to either the main house or the carriage house.

A coordinated and historically appropriate colour scheme has been developed for the Main House, the Carriage House and the infill buildings, which allows the historic buildings to remain visually dominant.

HERITAGE IMPACT ASSESSMENT: *ENDIANG*, 750 PEMBERTON ROAD, VICTORIA

CONSERVATION STANDARDS

In Canada, the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* defines our national principles of best conservation practice. The *Standards and Guidelines* define three conservation treatments: Preservation, Rehabilitation and Restoration. The proposed interventions to the site have been measured against the *Standards and Guidelines*.

CONSERVATION STANDARD	PROPOSED INTERVENTION
GENERAL STANDARDS FOR ALL PROJECTS	HERITAGE IMPACT: 750 Pemberton Road
1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.	The Main House and Carriage House will be conserved as described, with overall preservation work (painting and repair), restoration of the rear façade of the main house and rehabilitation of the Carriage House. The historic buildings are not being relocated.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.	The Main House and Carriage House are being preserved.
3. Conserve heritage value by adopting an approach calling for minimal intervention.	The proposed infill dwelling units will not impact the original fabric of the two existing structures on the site.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.	There are minor restoration interventions proposed for the Main House. There are interior and exterior rehabilitation measures proposed to the Carriage House. The infill dwelling units have been designed in a way that does not mimic or falsely replicate the design of the original structures.
5. Find a use for a historic place that requires minimal or no change to its character-defining elements.	No change of use is proposed for the main house or carriage house.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.	The Main House and Carriage House will be protected through the construction phase of the redevelopment.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.	No alterations to the character-defining elements of the Main House. Rehabilitation interventions to the Carriage House respect the listed character-defining elements.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining element by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.	General maintenance of the Main House and Carriage House should be regularly undertaken to ensure the conservation of their character-defining elements.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.	The design of the infill dwelling units is considered compatible with, and distinguishable from, the original fabric of the main house and carriage house.
ADDITIONAL STANDARDS RELATING TO REHABILITATION	HERITAGE IMPACT: 750 Pemberton Road
10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.	Character-defining elements of the Main House and Carriage House will be preserved through repairs and repainting, and maintained as required.

HERITAGE IMPACT ASSESSMENT: *ENDIANG*, 750 PEMBERTON ROAD, VICTORIA

11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.	The infill dwelling units will not be attached to the Main House or Carriage House, and have been designed to be compatible with, subordinate to, and distinguishable from the heritage fabric of the original buildings.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.	The infill units will not be physically attached to the Main House or the Carriage House.
ADDITIONAL STANDARDS RELATING TO RESTORATION	HERITAGE IMPACT: 750 Pemberton Road
13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.	The interventions to the Main House are considered an in-kind restoration.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.	The interventions to the Main House are considered an in-kind restoration.

IMPACT OF DEVELOPMENT

A robust and historic urban cultural landscape such as Rockland can accommodate a variety of architectural interpretations and expressions. The most important consideration when assessing the impact a new development will have on an historic area is the quality of the relationship between old and new. Form, scale, massing, siting, materials, colour, and detailing should be examined for subordination (to the original structures), compatibility (with the existing structures) and distinguishability (from the original, historic fabric of the site). Most successful new buildings designed in a valued historic context inevitably rely on an understanding of, and then appropriate response to, the special character and qualities of the context. As with any conservation work, understanding the significance of the place is crucial. The heritage value and character-defining elements of the *Endiang* site, as expressed in the Statement of Significance, has been respected and considered as part of the design of the infill dwelling structures.

CONCLUSION

The proposed redevelopment of the 750 Pemberton Street site, involving the construction of three new dwelling units detached from the Main House and the Carriage House, is a sensitive treatment of the site's original layout and physical fabric. The Main House and Carriage House will be conserved through the redevelopment, and the design of the infill units is subordinate to, compatible with, and distinguishable from the historic fabric of the original structures on the site. In addition, significant landscape features will be retained.



Thursday, February 16, 2017

750 PEMBERTON ROAD: PROPOSED COLOUR SCHEMES:

MAIN HOUSE AND COACH HOUSE

Lower Body Colour (siding)

- Point Grey VC-24

Upper Body Colour (Shingles)

- Edwardian Pewter VC-23

Trim (including all trim boards and soffits)

- Dunbar Buff VC-5

Window Sash

- Gloss Black VC-35



INFILL HOUSES

COTTAGE UNIT 1 AND HOUSE UNIT 2

Body Colour

- Dunbar Buff VC-5

Trim (including all trim boards and soffits)

- Edwardian Pewter VC-23

Window Sash

- Black

HOUSE UNIT 3

Lower Body Colour (siding)

- Oxford Ivory VC-1

Upper Body Colour

- Dunbar Buff VC-5

Trim (including all trim boards and soffits)

- Edwardian Pewter VC-23

Window Sash

- Black



Tuesday, February 14, 2017

Merinda Conley, MRAIC, MAAA(IA), CET
Senior Planner - Heritage
Sustainable Planning and Community Development Department
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

Dear Ms. Conley;

750 Pemberton Road: Heritage Review of Proposed Rear Elevation Interventions

This letter is submitted as a review of the plans prepared by Praxis Architects Inc. for a proposed intervention to the main house located at 750 Pemberton Road.

The proposed intervention to the rear façade would remove a double entry door and entry stair to one of the suites, and rehabilitate with in-kind siding to close this opening. This entry door is not an original feature, and does not demonstrate heritage value as a character-defining element. It is therefore appropriate to remove this doorway, and return the building to its original appearance and proportions. As such, this would be considered a restoration intervention.

Please let me know if you have any comments about this review, or would like to discuss. Many thanks in advance for your consideration.

Sincerely,

A handwritten signature in black ink that reads "don luxton".

Donald Luxton, FRAIC
Principal, Donald Luxton & Associates Inc.

Melanie Smith, Cory Sangha,
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