

1008 Carberry Gardens

Bldg +
Design
Bylaw

NO. 00-105

A BYLAW OF THE CITY OF VICTORIA

to designate the house located at 1008 Carberry Gardens to be protected heritage property.

Under its statutory powers, including section 967 of the *Local Government Act*, the Municipal Council of The Corporation of the City of Victoria enacts the following provisions:

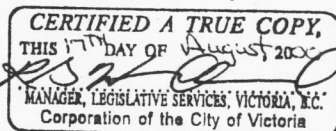
1. This Bylaw may be cited as the "HERITAGE DESIGNATION (1008 CARBERRY GARDENS) BYLAW (NO. 443)".
2. The house located at 1008 Carberry Gardens is designated to be protected heritage property.

Introduced and given second reading by the Municipal Council
on the 22ND day of JUNE 2000.

Public hearing held on the 10TH day of AUGUST 2000.

READ A THIRD TIME the 10TH day of AUGUST 2000.

ADOPTED on the 10TH day of AUGUST 2000.



"MARK JOHNSTON"
DIRECTOR OF
CORPORATE SERVICES

"ALAN LOWE"
MAYOR



City of **VICTORIA** British Columbia

August 16, 2000

Corporate Services Department

MARK H. JOHNSTON, B.A., M.P.A.
Director of Corporate Services

City Hall, #1 Centennial Square
Victoria, B.C. V8W 1P6
Telephone: (250) 385-5711
FAX: (250) 361-0214
<http://www.city.victoria.bc.ca>

Mr. and Mrs. Barry Menzies
Carberry Gardens Bed and Breakfast
1008 Carberry Gardens
Victoria, BC
V8S 3R7

Dear Mr. and Mrs. Menzies:

Subject: Rezoning Application No. 00-18 for 1008 Carberry Gardens

At its meeting on August 10, 2000, Victoria City Council adopted the following bylaws:

Heritage Designation (1008 Carberry Gardens) Bylaw (No. 443)	00-105
Zoning Regulation Bylaw, Amendment Bylaw (No. 596)	00-106
Rezoning Bylaw (No. 1044)	00-107
	<u>Carried</u>

Please contact Michael Dillistone, Planner, Planning and Development Department, at 361-0382 local 1286, should you have any further questions regarding this matter.

Yours truly,

Robert G. Woodland
Manager, Legislative Services

/bls

C: Michael Dillistone, Planner, Planning and Development Department
Ms. Leida-Marie Grant, President, Rockland Neighbourhood Association, PO Box
5276, Station B, Victoria, BC, V8R 6N2
Steve Barber, Heritage Planner, Planning and Development Department
Victoria Heritage Foundation

Background/Analysis

City Council, at its meeting of May 25, 2000 approved a recommendation to forward rezoning application #00-11 to a public hearing subject to:

Protection of the heritage character of the existing house to the Satisfaction of the Director of Planning and Development.

Heritage Significance

The house at 1008 Carberry Gardens was built in 1907 by the noted Victoria architect and contractor, George Mesher.

Mesher was born in Weybourne, Surrey, England. He was responsible for numerous large office buildings during the Edwardian boom years including the Pemberton and Sayward buildings, Bank of Commerce buildings in Victoria and Nanaimo; also a number of early apartment buildings such as Hampton Court on Cook Street and October Mansions. Mesher retired to his "ranch" at Port Alberni in 1928 although he continued to maintain his large Dallas Road home.

This Arts & Crafts shingle style house has an unusual asymmetrical gambrel style roof. The main floor features a cutaway bay window, recessed porch and drop wood siding. The second storey is finished with wood shingles and has an unusual cantilevered box bay window.

Official Community Plan/Neighbourhood Plans

The conservation of this house is consistent with Chapter 7 of the Official Community Plan titled "*Toward an Environmentally Sound Community*". Topic (8) Heritage states the following objectives:

- a) *To encourage the preservation and conservation of those sites, buildings and structures which are of architectural and historical significance.*
- c) *To maintain and develop regulatory controls which will assist in the conservation of natural and built heritage resources, including view corridors.*

Topic (8) Heritage also states the following policies:

- ii) *Maintain and develop regulatory control such as heritage designations, Development Permit Areas, Heritage Conservation Areas, temporary protection orders and other mechanisms, including view corridor designations, for the protection of significant heritage resources and areas.*

- v) *Consider planning policies that advance heritage conservation objectives for each neighbourhood.*

In addition, the Rockland Plan includes the following objectives and policies for heritage buildings:

Properties of heritage character and merit should be conserved, maintained and enhanced.

Exterior changes and additions to buildings of heritage merit should be in keeping with their heritage character.

Zoning/Land Use

The property is currently in the process of a rezoning application for bed and breakfast use. This type of use of heritage homes in Victoria has proven to be very successful and compatible with preserving heritage character.

Condition/Economic Viability

The house appears to be in excellent condition.

Need for Financial Support

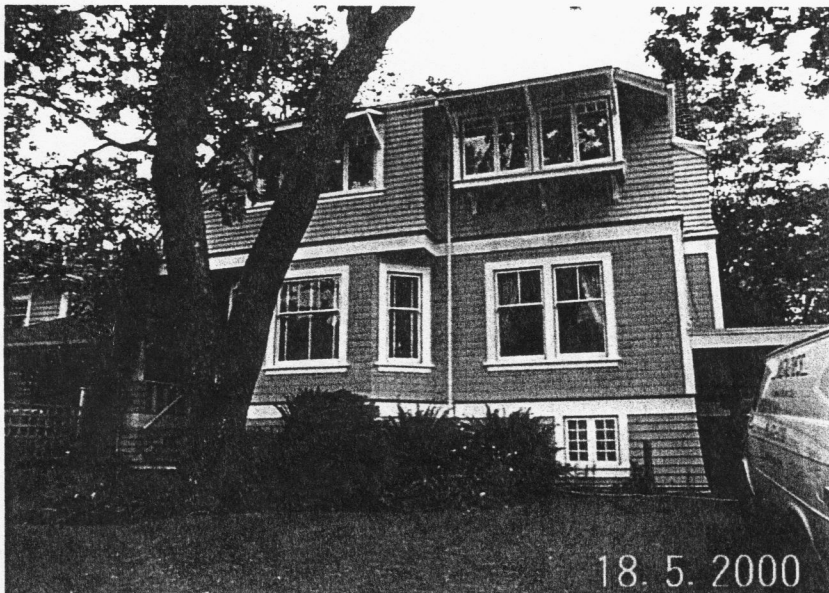
There does not appear to be a current need for financial assistance.

INFORMATION SHEET

HERITAGE DESIGNATION REQUEST FOR HERITAGE ADVISORY
COMMITTEE

COMMITTEE OF THE WHOLE AND CITY COUNCIL

BUILDING ADDRESS	1008 Carberry Gardens
DATE OF CONSTRUCTION	1907
LEGAL DESCRIPTION	Lot 15, Sec. 74, Victoria District, Plan 752
LOT SIZE	
CURRENT HERITAGE STATUS	None
HERITAGE DESIGNATION INITIATIVE	Condition of Rezoning
ZONING	R1-A Rockland Single Family Rezoning pending
ADJACENT ZONING	R1-A
PRESENT USE	Bed & Breakfast
PRESENT OWNER	Barry & Sandra Menzies 1008 Carberry Gardens Victoria, B.C. V8S 3R7



Bldg

1008 Carberry Gardens

1907

Date	Name	Land	Improvements
1906	-	-	-
1907	Mesher, Geo C.	800	1800
1908	"	900	"
1909	"	1000	"
1910	"	1300	"
1911	Mesher, Geo C. Paddon, Wm. F. Locke	1710	"
1912	Paddon, Wm. F. Locke	2200	"
1913/14	Holmes, Josiah G.	2640	"
1915	"	2500	"
1916	"	2025	1620

Legal Description:

Lot 15, Paddon's Subdivision, Sec 74

Residential Building Plans - Data Entry Form



FILE NUMBER BP NUMBER BP DATE BP SERIES
CONST COST PLUMB PERMIT# LAND TITLE #

ADDRESS # BLOCK STREET NAME
NEIGHBOURHOOD WHERE PLANS FOUND
LOT # BLOCK # SEC # PLAN/MAP #
DIST / ESTATE TAX ROLL #

CLIENT/OWNER
BUILDER
ARCHITECT

PLAN DATE DRAWN BY: TRACED BY:

PLAN TITLE

BLDG STYLE BLDG TYPE # of STOREYS

BLDG DESCRIP

PLAN DESCRIP

PLAN SHEETS # OTHER PLAN SHEETS # OTHER PAPERS

MEDIUM OF ORIGINAL DOCS CONDITION OF DOCS

NOTES / OTHER BPs
BP 37397, 1956, \$250. Owner F. C. Patton. Carport.
BP 89634, 1991, \$14,000. Owner. Julie & Lional Usher. Addits & Alts. Duplex.

HERITAGE STATUS YEAR DESIGNATED

PLAN NO. 10242 ✓

*Application to Connect
with Sewer*

*Carbery Gardens*¹⁰⁰⁸ Street

Miss A. G. Scott, Owner

No original plan. ✓

INSPECTIONS

Rough.....

Sewer.....

W. P.....

Finish.....

10242.

CITY OF VICTORIA

Nº 1864

Sewers By-Law and Amendments

APPLICATION FOR A PERMIT TO CONSTRUCT HOUSE SEWERS AND CONNECTIONS WITH PUBLIC SEWERS

At the Building and premises located on the West side of
Carbury Gardens Street, between Fort Street
 and dead end (South) Street, on Lot No. 15 Block No. Map 752.
 Estate or Registered Plan No. Roll # 8573.
 Plan submitted, Numbered [.....] Carbury Gardens Street No. 1008.
 Owner Miss A. G. Scott. Address 1811 Belmont Avenue.
 Pipe Layer..... Address.....
 Plumber..... Address.....
 Purpose of Premises Dwelling
 How Many Buildings one

Pursuant to the provisions of Sewers By-Law of the City of Victoria, application is hereby made to the Plumbing Inspector of the said City for permission to construct sewers, plumbing and drainage on the above mentioned premises in accordance with the Sewers By-Law and to connect the said sewers, plumbing and drainage with the public sewer in Carbury Gardens Street, the undersigned hereby agreeing to cause the work to be done in accordance with aforesaid By-Law, and the standard specification provided for in the said By-Law, the material to be furnished in accordance therewith and such modifications as may be required by the Plumbing Inspector, and further that all work herein contemplated will be executed in a workmanlike manner.

Following schedule sets out the class and position of Plumbing Fixtures to be installed under this application and no alterations or additions to same shall be made without permission from the Plumbing Inspector.

	Closets	Baths	Sinks	Basins	Urinals	Trays	Other Fixtures
Basement -							
Ground Floor -	2	2	1	2			<i>These fixtures include one Bath, one basin, one sink by Geo. Cooper, Card 24. 30 Oct. 1938.</i>
1st Floor -							
2nd Floor -	<i>Old Plumbing - No Permit,</i>						
3rd Floor -	<i>no plan recorded. No charge.</i>						
4th Floor -							
5th Floor -							
6th Floor -							
7th Floor -							
8th Floor -							
9th Floor -							
10th Floor -							

Total..... 7

Dated 31st day of March 1939, Miss A. G. Scott Agent for Owner

REPORT AND RECOMMENDATION OF INSPECTOR

I report that I examined the foregoing application and find the same to be in compliance with the requirements of Sewers By-Law. I therefore recommend that a permit be granted for the construction of the work.

31st day of March 1939. J. A. Birnie Inspector of Plumbing and Sewerage.

~~Fee \$3.00~~ no charge.
 This form when stamped by the City Treasurer with his official stamp becomes an accepted application for permit to connect as above under the Sewers By-Law and Amendments.