



ADMINISTRATIVE REPORT

Report Date: November 25, 2013
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VanRIMS No.: 08-2000-20
Meeting Date: December 18, 2013

TO: Standing Committee on City Finance and Services
FROM: General Manager of Planning and Development Services
SUBJECT: Temporary Protection of 3990 Marguerite Street - Walkem House

RECOMMENDATION

- A. THAT Council considers that the exterior and interior of the Walkem House and the coach house at 3990 Marguerite Street to have heritage value meriting conservation.
- B. THAT pursuant to Section 589 of the Vancouver Charter, Council orders that the whole of the exterior and the interior of the Walkem House and the coach house be subject to temporary protection in accordance with the provision of Section 591 of the Vancouver Charter for a period of 120 days from December 3, 2013.
- C. THAT Council directs that the form of this order shall be satisfactory to the City's Director of Legal Services and that the Order shall be executed on behalf of Council by the Director of Legal Services.

REPORT SUMMARY

This report recommends that Council order that the exterior and interior of the Walkem House and the coach house at 3990 Marguerite Street be subject to temporary protection for a period of 120 days. This action will allow time for assessment of the feasibility of retaining the buildings. Staff will report back to Council with the findings of this work prior to the expiration of the 120 day period.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Section 589 of the Vancouver Charter permits Council to order temporary protection of property for up to 120 days if it considers that the property is or may be heritage property. If the whole of each building is subject to the temporary protection order as recommended in this report, Section 591 of the Vancouver Charter provides that no alterations to the existing buildings or any new construction can be undertaken during the temporary protection period. Heritage Policies and Guidelines (1986)

GENERAL MANAGER'S COMMENTS

The General Manager of Planning and Development Services supports the recommendations of this report.

REPORT

Background/Context

A Development Permit Application DE416536 to demolish the existing house and coach house and replace it with a new one-family dwelling at 3990 Marguerite Street was submitted on January 30, 2013. The site is located in First Shaughnessy where development is regulated by the First Shaughnessy Official Development Plan (FS ODP). The objective of the FS ODP is to protect and preserve Shaughnessy's unique pre-1940 character. The FS ODP also identifies all pre-1940 buildings in the Shaughnessy Architectural and Landscape Inventory (SALI) including the Walkem House and the coach house. Existing policy requires a Statement of Significance (SoS) be prepared for all pre-1940 buildings that are proposed to be demolished.

Strategic Analysis

A temporary protection order as recommended in this report will allow staff time to assess retention options for this property which is a candidate for addition to the Vancouver Heritage Register.

As part of the application review, the applicant commissioned a Statement of Significance to identify and assess the heritage values of the site (see Appendix A). Based on the SoS, staff completed a Heritage Register Evaluation that indicates the property has heritage value and the buildings can be considered for addition to the Heritage Register in the 'B' evaluation category (see Appendix B).

The Walkem House at 3990 Marguerite Street is valued as an early example of prominent pre-war residences built in 1913-1914 at what was then the southern fringe of First Shaughnessy. It was built for George Walkem, a prominent industrialist, Reeve of Point Grey Municipality and later MLA. His businesses played a leading role in shipbuilding and related activity around False Creek, particularly during World War I when such industries rapidly expanded with the war effort. The house was designed by architect R. Mackay Fripp (1858-1917), during the third and final phase of his varied career in Vancouver, and is an unusual interpretation of the Arts and Crafts style. It features a double front gable, a three-part window arrangement with leaded glass and transoms, a centrally-placed projecting window supported by exposed beams, rough stucco, buttresses, decorative knee brackets and a chimney with double-barrel turned smokestacks. The site also includes a coach house of a similar style and age at the rear.

Should Council approve the recommendations of this report, staff will complete an assessment of retention options and report back to Council prior to the expiry of the 120 day period. The Heritage Register Evaluation and the SoS were reviewed and supported by the Vancouver Heritage Commission on September 30, 2013, noting that some revisions to the SoS would be required.

Financial Implications

There are no financial implications.

CONCLUSION

The Walkem House at 3990 Marguerite Street is not listed on the Vancouver Heritage Register. The General Manager of Planning and Development Services recommends that, since the property has been identified to have sufficient heritage value to justify conservation, Council approve an order for the temporary protection of the Walkem House and coach house for a period of 120 days to allow time for completion of an assessment to determine the feasibility of retaining the buildings.

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STATEMENT OF SIGNIFICANCE

Prepared by Iredale Group Architecture

Address: 3990 Marguerite Street
Original Owner: George Alexander Walkem
Original Architect: Robert MacKay Fripp
Original Builder: A.O. Walter
Date of Construction: 1913-14

Description of the Historic Place

The Walkem Residence, located at 3990 Marguerite Street in the First Shaughnessy neighbourhood of Vancouver, is a large, wood-frame British Arts and Crafts-style house. Two and one-half storeys in height, the house is characterized by its side-gabled roof with paired front-gabled wall dormers on the front façade, and parallel wall gables on the rear. The house, its early coach house and its landscaped setting are an important part of the historic First Shaughnessy community.

Heritage Value of the Historic Place

The Walkem Residence was built in 1913-14 and is valued as an early example of housing in Vancouver's First Shaughnessy neighbourhood. The Walkem Residence is also valued for its association with original owner George Alexander Walkem and for its British Arts and Crafts style of architecture, designed by architect Robert MacKay Fripp.

As the city's most elite suburb, developed as a place of tranquility and scenic landscaped estates, in which the wealthy and successful chose to retire or to build their family homes, Shaughnessy is important as a record of early Vancouver. First Shaughnessy was plotted in 1907 by the Canadian Pacific Railway, and named after company president, Sir Thomas Shaughnessy. At the time, many cities were developing an upper-class Garden City suburb, made possible by new industrial wealth, and based upon a traditional and conservative domestic image. Typically, these suburbs were developed with estate houses on extensive lots, with prominent street landscaping, curved streets, and large private gardens. As an early and extant example of Shaughnessy housing, the Walkem Residence incorporates gracious outdoor space with traditional, English-inspired architecture. Original owner George Alexander Walkem (1872-1946) was a Montréal-born shipbuilder and member of the Royal Engineers who moved to Vancouver in 1898. Walkem dominated the shipping and manufacturing industries around False Creek, serving as president of West Coast Shipbuilders, Vancouver Iron Works, West Coast Salvage, and the Gulf of Georgia Towing Company. In addition to Walkem's business pursuits, he was a politician, serving as reeve of the municipality of Point Grey in 1923; as MLA for Richmond-Point Grey from 1924-1928; and as MLA for Vancouver City from 1928-1933. He remained in the house from its construction in 1914 until 1925.

The Walkem Residence is one of the most important residential commissions undertaken by R. Mackay Fripp, a British-born former resident of Australia and New Zealand, and ardent proponent of Arts and Crafts design, who was influenced by the work of celebrated English

architect Charles Voysey. The Walkem Residence shares unique British Arts and Crafts influences with similar houses in Shaughnessy, contributing to the neighbourhood's English picturesque aesthetic. It bears resemblance in massing, site placement, materials, fenestration, predominant rooflines, and other architectural details to Voysey's own celebrated house, *The Orchard* at Chorlywood, Hertfordshire, built in 1899. With its roughcast stucco exterior, flanking buttresses, bracketed eaves, flat open gables (a Tudor influence) and large predominant leaded glass window over the front stairwell, the Walkem Residence indicates that Fripp paid homage to Voysey's landmark house as a masterwork of the British Arts and Crafts movement. The style was common at the time and was often used for estate mansions as a symbol of affluence and good, modern taste, as well as a patriotic affinity for all things British.

During the course of his career, Fripp (1858-1917) designed impressive buildings on three continents and was a vocal advocate for education and the promotion of the craft of architecture. He served as the President of the Vancouver Arts and Crafts Society in 1900, was named a fellow of the Royal Society of Arts in 1910, and led a breakaway group in 1914 that founded the British Columbia Institute of Architects.

Character-Defining Elements

Key elements that define the heritage character of the Walkem Residence are its:

- location on Marguerite Street in the First Shaughnessy neighbourhood of Vancouver;
- continuous residential use;
- residential form, scale and massing as expressed by its two and one-half storey height with main side-gabled roof structure, featuring paired, front-gabled wall dormers and flanking buttresses on the front façade and parallel gable wall dormers on the rear;
- wood-frame construction with rough stucco cladding;
- British Arts and Crafts style details, such as its: triangular and scroll-cut wooden brackets; exposed rafter tails; and projecting lintels and sills;
- variety of windows, including original, banked assemblies and casement windows, many with leaded glass panes;
- associated landscape features, including mature vegetation; and
- coach house at rear.



3990 Marguerite Street - present



3990 Marguerite Street in 1929

Heritage Register Evaluation for 3990 Marguerite Street - Walkem House

Address 3990 Marguerite Street Local Area Shaughnessy

ARCHITECTURAL HISTORY			E	VG	G	F/P
1	Style/Type	<p>A good example of a style or type that is common in Vancouver or in a local area.</p> <p>2-storey house built in 1913-14, an unusual interpretation of traditional Arts and Crafts.</p>	35	18	12	0
2	Design	<p>A design which incorporates several special aesthetic or functional attributes.</p> <p>Balanced proportions - double front gable with buttresses and tripartite leaded glass window arrangement with transoms and prominent projecting window (10 sections of stained glass) supported by exposed beams and set between gables. Unusual double peak gable at rear. Knee brackets extend prominently beyond the edge of bargeboard. Main chimney at rear with double-barrel turned smokestacks. Includes original matching coach house.</p>	30	15	10	0
3	Construction	<p>An example of no particular significance.</p> <p>Wood frame with concrete foundation.</p>	15	8	5	0
4	Designer/Builder	<p>An architect, designer, engineer and/or builder whose works are of considerable importance to building and development in the city, province or nation.</p> <p>R. Mackay Fripp (1858-1917). Represents the third and final phase of a varied career in Vancouver that finished around 1914 that focused on Arts and Crafts design.</p>	15	8	5	0
			(Maximum 40)		30	

CULTURAL HISTORY

1	Historical Association	<p>Closely connected with persons that are of considerable importance to a local area, or moderate importance to the city/province/nation.</p> <p>Built for George Walkem, mechanical engineer, businessman and politician lived here from 1914 to 1925. Reeve for Point Grey (1923-24), Provincial Party MLA for Richmond-Point Grey (1924-28) and Conservative MLA for Vancouver from 1928 to 1933. Served in Royal Engineers during WWI, president of Vancouver Machinery Depot, Gulf of Georgia Towing Co, and BC Dock Co. In 1925 he and wife Mary moved to a Deer Lake (Burnaby) estate.</p>	35	18	12	0
2	Historical Pattern	<p>A building that provides strong evidence of an historical pattern of local area importance.</p> <p>Built in 1913-14, within first five years of earliest development in Shaughnessy; first house to appear in Directories on Marguerite. Coach house is original and is an important early characteristic of First Shaughnessy.</p>	30	15	10	0
			(Maximum 35)	28		

CONTEXT

1	Landscape/Site	<p>No significant and recognizable landscape features or building /site relationship.</p>	15	8	5	0
2	Neighbourhood	<p>A building which is not part of a contiguous group of similar style, type or age, but is in an area of compatible use.</p> <p>Single family residential area.</p>	20	10	6	0
3	Visual/Symbolic	<p>A building of no landmark or symbolic significance.</p>	25	13	8	0
			(Maximum 25)	6		
			Subtotal	64		

INTEGRITY

A building with a major alteration and/or a combination of several minor alterations, the effect of which detracts from the style, design or construction.

There is a small balcony addition on the top floor, east side (rear) protruding out to the edge of the roof overhang and fire escape. The main chimney has had the tops cut which has removed some interesting detailing.

Other minor alterations include:

- Loss (filling in) of one window on front lower left side;
- Replacement of leaded glass in a number of casement windows (front: three on upper level; south: all on upper level);
- Second entry door added at front, other entry door not original (but sidelight is original);
- Garage extension at rear along east side, adjacent lane;
- Stucco over chimney.

0 -5 **-8** -15



TOTAL 56

Evaluation Date September 16, 2013

Classification Group B