



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

A G E N D A

SPECIAL HERITAGE ADVISORY COMMITTEE MEETING

January 5, 2010

7:00 p.m.

Esquimalt Council Chambers

1. CALL TO ORDER

2. MOTION TO GO *IN CAMERA*

That the Heritage Advisory Committee convene *In Camera* pursuant to Section 90 of the *Community Charter* to discuss a matter that, under another enactment, is such that the public may be excluded from the meeting, pursuant to Section 90 (1) (m) and that the general public be excluded.

3. RECOVERE THE SPECIAL HERITAGE ADVISORY COMMITTEE MEETING

4. LATE ITEMS

5. APPROVAL OF THE AGENDA

6. NEW BUSINESS

(1) Development of a Statement of Significance

Pg. 1 – 8

7. ADJOURNMENT

330 Kinver

Hubert Savage 1935



south face



STATEMENT OF SIGNIFICANCE

Address: 330 Kinver Street, Esquimalt

Description of Historic Place:

330 Kinver Street is a landmark one-and-half-storey, wood-frame residence set in a mature landscape, and located on a small bank on Fleming Beach in south Esquimalt, adjacent to the Esquimalt Anglers Boat Launch and Buxton Green. It is an asymmetrically-massed late British Arts & Crafts-style structure with references to both Storybook and Moderne styles of the 1930s.

Heritage Value of Historic Place:

The historic place, built in 1935, is valued for its architecture, its architect, its original owners and renter, the site's native habitation for the previous 4000 years, and its landscape features.

This late British Arts & Crafts-style house has value in its unusual references to both the Storybook and Moderne styles of the 1930s. It was executed by the important Victoria-area architect Hubert Savage. "Savage was widely known for his Arts and Crafts-inspired designs, which reflected a profound attachment to his English roots and his training in London."¹ He is best known in Esquimalt for designing the 1923 war memorial in Memorial Park; perhaps his best-known building is the former Royal Oak Inn / Maltwood House on West Saanich Road, now the Fireside Grill. In 1935 he also designed with K.B. Spurgin a drill hall and administration building in Esquimalt.

Level beach waterfront property has always been in demand, even in the middle of the Great Depression. The widowed Mrs. Mabel Dring, who had a prior history of working with Savage in 1929 on additions to her house at 2417 Cadboro Bay Road in Oak Bay, had Savage design this house in

Esquimalt. However, she and her daughter Lesley continued to live in Oak Bay and rented out this house, until moving to Kinver in 1946. There is social value in the longevity of the Dring family ownership and residence in Esquimalt, until Mabel's death in 1960 and Lesley's in 1965. In the late 1930's, Mabel's tenant on Kinver was Terrance F. Finney, an aviation instructor, which speaks to Victoria's location as a training area for air force personnel during World War Two. (needs more research from City Directories)

Based on archaeological evidence, Fleming Beach has cultural and social value as having been occupied for at least 4000 years. There are many Coast Salish middens and evidence of early fortifications dating to approximately 1000 years ago at Saxe Point and Macauley Point.

The cultural value of the property includes its mature trees, plantings, its stone paths and walls, likely part of the original landscape design.

Character-Defining Elements:

Key elements that define the heritage character of 330 Kinver Street include its:

- Landmark waterfront location on Fleming Beach in Esquimalt, next to the busy Esquimalt Anglers Boat Launch and Buxton Green
- An architect-designed late British Arts & Crafts-style residence
- Wood frame structure with roughcast stucco coating
- Stucco-formed box eyebrows over some openings and as stringcourse on east wall of garage
- A combination of 1930s horizontally-muntined and multi-light wood casement windows, and one-over-one double-hung wood sash
- Wall dormers on east side

- The many gables are almost flush with the wall and eaves are very narrow, typical of 1930s
- Buttressed east wall
- Storybook features include:
 - two-storied tower on south waterfront façade beside large shingled gable with hoods over the windows and bargeboards flush to the shingles
 - multi-light bow window on the east side
 - circular window with stucco quoined surround in the west wing gable
 - front door nestled in a corner under multiple gables and beside an attached conservatory at the end of a rock paved pathway
- Moderne features include:
 - cedar shingle roof with double coursed shingles every fourth course to create horizontal bands
 - horizontally-muntined windows at various points around the house
 - flat roof and cornice band on tower
 - all-white paint scheme
- Interior design reflects Savage's Arts & Crafts style, with features including:
 - massive angled stepped living room fireplace with turned exterior chimney
 - artist / music studio apartment above garage complete with vaulted ceiling and minstrel gallery, and heavy bracket outside large west window for hoisting piano, etc
- Mature trees and plantings

1 Saanich Heritage Structures, Donald Luxton Associates Inc., The Corporation of the District of Saanich, 2008, page 45.

330 Kinver

- Located on Fleming Beach just West of the foot of Kinver St. in Esquimalt
- Fleming beach has been occupied for at least 4000 years as evidenced by its large midden deposits. Based on archaeological evidence, dating back over 1000 years, this site appears to have been defended on the West and East headlands by First Nations fortifications.
- Level beach waterfront property has always been in demand and that was certainly the case in 1935 when wealthy Mrs. M Dring commissioned architect Hubert Savage to build this home
- Hubert Savage (1884-1955) was a popular and prolific Victoria architect who had emigrated from England in 1912 . He is best known in Esquimalt perhaps, for designing the war memorial in Memorial Park. His preferred style was English Arts & Crafts and this home reflects the later period of that style in several ways:
 1. Rough Cast stucco exterior coating
 2. Horizontally divided sash windows
 3. Buttressed walls on the East and west sides
 4. “Storybook “ tower on south facade along with its’ front door nestled in a corner under multiple gables at the end of a rock paved pathway. At least two other “Storybook” features are the

- Bow window on the east side of the home and the circular window surround in the West wing gable.
5. Decorative Cedar shingle roof using a double course thickness of shingles every fourth course to create horizontal bands reflected in the window sash.
 6. Interior design too reflects Savage's style in the stepped living room fireplace and artist studio complete with vaulted ceilings and Minsrels Gallery.

**330 Kinver, Esquimalt
Savage**

architect Hubert

1936 Telephone Book – Mrs. Mabel Dring, 2417 Cadboro Bay Road
– No listing for Finney

1937 City Directory – 330 Kinver listed but vacant, Finney not listed

1939 City Directory – owner Terrance F. Finney, 330 Kinver, (no wife) aviation instructor

1941 City Directory – owner W.H. Dobson, 330 Kinver, (no wife, no occupation)

1943 City Directory – owner Roland F. & Jean Astbury, 330 Kinver, Roland on active service
– (Mrs. Mabel Dring, widow of E.H. Dring, home 2417 Cadboro Bay Rd
& Lesley H. Dring secretary Robertson Ltd [The Spode Shop] res 2417C)

1946 City Directory – owner Mabel Dring, widow of E.H. Dring, home #1 330 Kinver;
– Lesley H. Dring, secretary Robertson Ltd, res.
– #2 330 Kinver, John & Ethel F. Robertson, John is foreman
VMD

1949 City Directory – owner Mrs. M. Dring #1 330 Kinver; no reference to #2

1951 City Directory – owner Mrs. Mabel Dring, Miss Lesley Dring secretary at Robertson Ltd

1958 Telephone Book – Mrs. M Dring, 330 Kinver
– Ceci Baldwin not listed

1963 Telephone Book – Miss L. Dring at 330 Kinver
– Miss Ceci M. Baldwin, 330A Kinver

1978 Telephone Book – Miss Cecy M. Baldwin, 330A Kinver

1993 City Directory – Cecy M. Baldwin, retired, 330 Kinver

<div style="border: 1px solid #ccc; padding: 5px; width: 30px; text-align: center; margin-bottom: 5px;">2</div> 	Name: Ernest Percy Hay Dring	Place: Oak Bay	Reg. Number: 1921-09-281383	Copy Available
	Date: 1921 1 5 (Yr/Mo/Day)	Age: 58	Event: Death	Microfilm #: B13119 (GSU # 1927296)
	Name: Mabel Dring	Place: Vancouver	Reg. Number: 1933-09-481309	Copy Available

3

Date: 1933 7 23 (Yr/Mo/Day) **Age:** 46 **Event:** Death

Microfilm #: B13148 (GSU # 1952855)



5

Name:
Mabel Ellen Carlos Dring **Place:** Victoria

Reg. Number: 1960-09-011598 Copy Available

Date: 1960 9 28 (Yr/Mo/Day) **Age:** 89 **Event:** Death

Microfilm #: B13248 (GSU # 2033346)



6

Name:
Lesley Carlos Hay Dring **Place:** Victoria

Reg. Number: 1965-09-003704 Copy Available

Date: 1965 3 15 (Yr/Mo/Day) **Age:** 69 **Event:** Death

Microfilm #: B13271 (GSU # 2033724)

#3 Mabel Dring in Vancouver might be a relative.
No vital event matches for anyone else.