

FHBRO HERITAGE CHARACTER STATEMENT

STABLES & GARAGE BUILDING, ROYAL ROADS UNIVERSITY, COLWOOD, BC

FHBRO number: **99-137**
DFRP number: **17452**
Resource name: **Stables and Garage Building (RR4)**
Address: **Royal Roads University, Colwood, BC**
FHBRO status: **"Recognized" Federal Heritage Building**
Construction: **1914**
Designer: **Howland S. Chandler, Brett & Hall Landscape Architects, Boston**
Original function: **Stables and garage for Dunsmuir Estate**
Current function: **University conference centre**
Modifications: **Exterior and interior renovations for adaptive re-use**
Custodian: **Department of National Defence (DND)**

Reasons for Designation

The Stables and Garage Building is a "Recognized" Federal Heritage Building because of its historical associations, and its architectural and environmental values.

Historical value:

The Stables and Garage Building is associated with the manifestation of great wealth and lavish estates created by leading Canadian industrialists at the beginning of the 20th century. Built during the construction and operation phase of the Dunsmuir's estate (1908-1937), the Stables and Garage Building replaced the first stables and a car garage and were part of Brett & Hall's comprehensive landscape plan to improve the estate grounds. The Stables and Garage Building is also associated with the expansion of the Canadian Armed Forces and the development of its professional training programs during and after WWII. During this second phase of the site's development, DND purchased the estate to establish the Royal Roads College, whereby the Stables and Garage Building was converted to serve as staff accommodations and classrooms, and later as a university conference centre

Architectural value:

The Stables and Garage Building is a handsome two-storey structure and is a very good example of the Tudor Revival Style. The building's picturesque exterior design and materials speak to the site's original function as a component of the model farm, and it is characterized by English half-timber construction, pair and triplet window groupings, gable dormers adorned with decorated barge boards, and exposed rafters at the eaves. Designed as a multi-purpose building, the H-shaped footprint has proven to be extremely adaptable and has housed carriage and car spaces, repair workshops, stables, and staff accommodations. The Stables and Garage Building is constructed of high quality materials and craftsmanship as evidenced by the terra cotta load bearing walls, the half-timbered dormer windows, and decorative details.

Environmental value:

The Stables and Garage Building is located along the southern service road, southwest of Hatley Castle, and set against the regenerated forestland from the military phase. An important component of the typical country home from that era, the aesthetic design of the Stables and Garage Building speaks to the Edwardian estate period. Visually prominent owing to its scale and architectural design, the Stables and Garage Building reinforces the pastoral character of the university and is familiar to the faculty and students of Royal Roads University.

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Character-Defining Elements

The following character-defining elements of the Stable and Garage Building should be respected:

Its early role as an illustration of the manifestation of great wealth and lavish estates created by leading Canadian industrialists at the beginning of the 20th century, and its later role as an illustration of the expansion of the Canadian Armed Forces and the development of its professional training programs during and after WWI are reflected in:

- its aesthetic design and its former function as an important component of the typical country home from the Edwardian estate era;
- the adaptability of its multi-purpose layout and its subsequent use as staff accommodations and classrooms as part of the Royal Roads University.

Its Tudor Revival Style and its high quality materials and craftsmanship as manifested in:

- the scale, massing and well-balanced composition of this one-storey, U-shaped building which features gable roofs, dormers, and projecting ventilation cupolas;
- its functional and adaptable interior layout;
- the pair and triplet grouping of six-over-six vertical sliding sash windows;
- the load-bearing terra cotta walls finished with white cement plaster (stucco); and,
- the Tudor Revival style details such as the half-timbered facades, dormer windows and roof gables, the decorative barge boards at the dormer eaves, and other decorative details such as the exposed rafters.

The manner the building reinforces the pastoral character of the former estate as evidenced in:

- its compatibility with the park-like Edwardian campus and the other buildings that were formerly part of the estate and have since been adapted for university functions.

For guidance on interventions, please refer to the *FHBRO Code of Practice*. For further information contact FHBRO.

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