

Navvy Jack House

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Heritage Advisory Committee: March 31, 2021



NAVY JACK HOUSE

1768 ARGYLE AVENUE, WEST VANCOUVER, BC





NAVY JACK HOUSE

MARCH 8, 2021 - COUNCIL RESOLUTION:

- matching amount up to \$1 million
- work with Streamkeepers on detailed design in 2021 with completion of the creek restoration project in 2022
- the District proceed with a feasibility analysis (considering factors such as size, siting, access, integration with John Lawson Park and the Spirit Trail, cost, funding sources, rent revenue and commercial interest) based on a full time commercial use (food and beverage establishment) for the House, for two scenarios and a mixed use for a third scenario

MARCH 8, 2021 - COUNCIL RESOLUTION:

- engage with Musqueam Indian Band, Squamish Nation and Tsleil-Waututh Nation on both the creek restoration project and the House
- report back by July 2021 to provide Council with the information to determine: use, size, siting, funding and other key project elements relating to the House; and design, cost, funding and other information necessary to plan for completion of the creek restoration project in 2022

CONTEXT

- allow Council to make key decisions necessary to move both projects forward in a timely manner
- the project area is high profile and very well used with JLP, waterfront and foreshore path, and Spirit Trail
- the House and site represent a significant opportunity to work collaboratively with First Nations
- Staff to engage with the citizen group, the heritage consultant, and the Heritage Advisory Committee on the restoration of the House

FINANCIAL IMPLICATIONS

- the cost estimate submitted as part of the recent CERIP grant application for the Project was \$3.8 million
- a more recent order of magnitude cost estimates are:
 - a) \$100,000 for moving the house with no changes being made to the house;
 - b) \$2,000,000 for moving the house and deconstructing it generally to its original form with no addition; and
 - c) \$3,000,000 house, deconstructing it generally to its original form, and adding a new modern addition

FINANCIAL IMPLICATIONS (cont'd)

- Streamkeepers have provided preliminary cost estimate for creek restoration work at \$285,000 not including potential archaeological and First Nations expenses
- Staff will be in discussions with Streamkeepers to understand more fully the scope of their \$285,000 cost estimate and whether it includes, the necessary improvements to the park in and around the creek restoration area

HERITAGE DESIGNATION BYLAW

- needs to take into account anticipated restoration work and potential improvements to the House
- more work needs to be done by Staff and the heritage consultant before proceeding with the heritage designation bylaw

PRELIMINARY HERITAGE INVESTIGATION REPORT

“Surprisingly, there was more extant original material than expected”. A summary of intact 1872 elements is below:

Structural

- Original balloon framing, intact in the second-floor gables and partially intact on the lower level
- Main Floor beams and joists
- Second Floor beams and joists
- Partially intact second floor front roof structure and nailing strips

Exterior

- Intact drop siding in the second floor gables
- Partially intact second floor front roof with original shingles
- Intact window openings on the second floor

Interior

- Main floor planking; other floor finishes unknown
- Wooden plank ceiling throughout Main Floor
- Later fir floors throughout Second Floor.

PRELIMINARY HERITAGE INVESTIGATION REPORT

- “The evidence, and its further exploration, will allow an accurate and credible restoration of the original Navy Jack Thomas House, and the ability to interpret its history and evolution.”
- “A program should be developed for the use of the house, prior to the preparation of architectural concepts.”

PRELIMINARY HERITAGE INVESTIGATION REPORT

- “This program should recognize the extreme fragility of the original components, and the potential impacts of any building code upgrading...”
- Notably, the second floor elements are generally intact or restorable, while the ground floor has been almost completely rebuilt except for the plank ceiling. This may provide an opportunity for a rehabilitated ground floor that provides an appropriate use, while the second floor would be incredibly difficult to upgrade without losing all the extant original material. The provision of access to the second floor could also have a major impact, plus the restoration of the front dormer would also reduce usable square footage.
- The structural remnants of the rear addition possess only minor heritage value, and it may be possible to consider a larger, contemporary addition at the rear.

PRELIMINARY HERITAGE INVESTIGATION REPORT

Staff's discussions with Mr. Luxton:

- the original ground floor area is a total of around 800 sf;
- the original second floor area is much smaller due to the restored roof slope and would be a maximum of 300 sf (before taking into account the required space for stairs and access);
- the ground floor is a significant opportunity to create a single large room as the interior demising walls can be documented, but do not need to be reconstructed;

PRELIMINARY HERITAGE INVESTIGATION REPORT

Staff's discussions with Mr. Luxton:

- investment into the second floor has limited value due to: its small size; the financial cost and loss in square footage for allowing accessibility; and the significant damage the upgrade would cause to the extant original material;
- the second floor should be kept relatively untouched but could be used for purposes such as an office to support the ground floor use;

PRELIMINARY HERITAGE INVESTIGATION REPORT

Staff's discussions with Mr. Luxton:

- The addition to the rear on Argyle Avenue is also not original, and would be recommended for removal, which creates an opportunity to build a potential larger (around 1,200 to 1,400 sf), contemporary addition on the ground floor that is complementary, but not identical, to the original design of the House.
- This addition would significantly increase the ground floor area from approximately 800 sf (i.e. the original ground floor area) to around 2,000+ sf, which creates significantly more flexibility for the use of the House



NAVY JACK HOUSE
1768 ARGYLE AVENUE

INTACT ROOF FRAMING,
NAILING STRIPS AND SHINGLES

DONALD LUXTON
AND ASSOCIATES INC
HERITAGE & CULTURAL RESOURCE MANAGEMENT

SOUTH ELEVATION



NAVY JACK HOUSE
1768 ARGYLE AVENUE

SURVIVING PLANK CEILING

DONALD LUXTON
AND ASSOCIATES INC
HERITAGE & CULTURAL RESOURCE MANAGEMENT

GROUND FLOOR
REFLECTED
CEILING PLAN

NAVY JACK HOUSE
1768 ARGYLE AVENUE

-  PARTIALLY INTACT FRAMING
-  INTACT FRAMING & SIDING



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EAST ELEVATION

NAVY JACK HOUSE
1768 ARGYLE AVENUE

-  PARTIALLY INTACT FRAMING
-  INTACT FRAMING & SIDING



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WEST ELEVATION



NAVY JACK HOUSE

NAVY JACK HOUSE CITIZEN GROUP

- started private fundraising efforts
- finalizing a Vision for the future use of the House
- the District's matching amount of \$1 million extended to also apply to funds raised by the citizen group and other members of the public
- Staff to continue to meet with citizen group representatives
- Staff to identify optimal structure, including terms of reference, after Council has considered new information in July

STREAMKEEPERS PROPOSAL

- February, 2021, Streamkeepers provided information on four concept options for the creek restoration
- Option 1 provides best habitat for spawning opportunities and rearing habitat
- Staff support Option 1 which retains the existing concrete flume but also creates a new meandering stream and possible rearing pond to the west of the House.

STREAMKEEPERS PROPOSAL

- Staff working with Streamkeepers on detailed design and detailed cost estimate, scope and funding
- permitting with Fisheries and Oceans Canada, the Province, and community consultation

FIRST NATIONS ENGAGEMENT

- preliminary discussions with First Nations representatives show a desire to be engaged on both the House and the creek restoration project
- soil disturbance/excavation, archeological and DFO permitting issues
- First Nations also wish to be engaged on the historical and cultural aspects of the House, and how to commemorate the story of Navy Jack and his history with First Nations.

USE OF THE HOUSE

October 5, 2020 Council Resolution:

- a potential commercial element so as to not create a revenue deficit for the District
- In Staff's subsequent discussions with Councillors, continued theme of the importance of generating revenue from the House, and a desire to consider a commercial use such as a food and beverage establishment, so as to not create a burden to the taxpayer.

USE OF THE HOUSE

- Council directed Staff to proceed with a Feasibility Analysis to consider factors such as: size, siting; access and integration with John Lawson Park and the Spirit Trail; cost; funding sources; rent revenue; and commercial interest, based on a full time commercial use (food and beverage establishment) for the House, for two scenarios:
 - a) a smaller ground floor footprint based generally on the original form (approx. 800 sf to 1,000 sf); and
 - b) a larger ground floor footprint based on the original form plus an approximate 1,400 sf addition for a total of around 2,000+ sf.

USE OF THE HOUSE

A third additional scenario (from citizen group):

- a medium sized coffee shop & small gift shop, with a space for rotating educational displays
- a multi-use space in the approximate 800 sf original footprint;
- possible multi-uses to include: heritage exhibit space, local art/craft sales, education, exhibitions, and small concerts or other events to be held in evenings, when the space is not used by coffee shop patrons;

USE OF THE HOUSE

A third additional scenario (from citizen group) – cont'd:

- an additional 1,000 sf annex building to the south to accommodate mechanical equipment, public washrooms, storage and a small commercial kitchen area; and
- a covered breezeway of approximately 400 sf connecting the coffee shop to the annex building that could function as a service area for the coffee shop

USE OF THE HOUSE

- Staff to conduct the Feasibility Analysis on all three scenarios (“the Three Scenarios”) mentioned above and report back by July 2021
- use and size need to be considered first before deciding where to site the House
- Feasibility Analysis determines whether the Three Scenarios are feasible, and how the House will be funded
- proceeding with the Feasibility Analysis for the Three Scenarios does not determine the use now. It allows for the collection of important information to enable Council to decide the use at a later time.

CONCLUSION

The Navy Jack House Project and creek restoration provide significant opportunities for heritage restoration, revitalization, park enhancement and First Nations collaboration. While it is a complex project, the intent is to provide a clear and expeditious path forward.



Thank You!
Questions?