

COUNCIL AGENDA	
Date: <u>Oct. 5, 2020</u>	Item: <u>6.1</u>



DISTRICT OF WEST VANCOUVER
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

6.1

COUNCIL REPORT

Date:	September 22, 2020
From:	Mark Panneton, Director, Legislative Services/Corporate Officer
Subject:	Navvy Jack House – Next Steps
File:	0500-07

RECOMMENDATION

THAT staff:

- 1) proceed with the demolition of the Navvy Jack House; and
- 2) consult with interested parties, including the Tsleil-Waututh, Squamish, and Musqueam Nations, and report back to Council regarding options for commemorating the history of the Navvy Jack House.

1.0 Purpose

To provide an analysis of the Navvy Jack House report submitted by the citizens' group and recommend next steps.

2.0 Executive Summary

The report provided by the Navvy Jack House citizens' group contains a detailed recounting of the House's history, and provides significant information about its heritage value. However, staff must consider the historical value of the house in a context that includes Council's strategic goals and objectives, budgetary limitations, and the needs of the broader community. Further, the citizen group report leaves staff uncertain as to: whether the House can feasibly be reduced to its 1907 form and successfully moved; what (if any) operational revenue or public benefit the District will be able to derive from it; and whether the District will be successful in obtaining the significant funding (whether District funds, fundraising, or grant funding) required to offset the anticipated capital costs.

Staff are concerned that the retention of the House will be an expensive proposition at a time when a number of other identified Council priorities require funding. When considered on the aggregate, staff therefore are not able to recommend retention of the Navvy Jack House, despite its evident heritage value and the hard work of the Navvy Jack House citizen group in producing their report.

3.0 Legislation/Bylaw/Policy

Zoning Bylaw No. 4662, 2010

The subject site is zoned CU5 (Ambleside Waterfront Community Use Zone 5) which allows for parks, playgrounds, and park accessory uses. Specifically for the Navy Jack House all uses listed in the CU5 zone and the RD-1 (Duplex Dwelling Zone 1) are permitted, including single family and duplex housing. If Council decides to use the House for commercial purposes then the site will need to be rezoned to allow the intended commercial use(s).

Community Heritage Register

The Navy Jack House was added to the West Vancouver Community Heritage Register by Council in 2008.

4.0 Council Strategic Objective(s)/Official Community Plan

Strategic Objectives

Preservation of the Navy Jack House is not listed as one of Council's strategic objectives.

Official Community Plan

Official Community Plan Bylaw No. 4985, 2018 (as amended) applies:

- Direction 2.1.9 supports protection of buildings, structures and landscapes on the District's Heritage Register through the use of various incentives that can be considered for private owners of heritage properties (e.g. heritage revitalization agreements, etc.).
- Policy BF-C 4.7 provides directions intended to manage the Argyle Waterfront in a manner which complements and enhances the Ambleside Village Centre. Specifically relating to heritage buildings located on the Argyle Waterfront the following direction is included:

Heritage Values: Heritage values of the Navy Jack House and the Ferry Building should be preserved. Residential use of the Navy Jack House should be maintained while also allowing for other uses within the building.

5.0 Financial Implications

Demolition and site remediation to reclaim the land as park is estimated to cost between \$150,000 and \$200,000, depending on the complexity of hazardous materials removal, site conditions, and landscaping required, and will be funded from the Community Amenity Contribution Fund.

Demolition of the Navy Jack House relieves the District of the high cost to restore or renovate the house, estimated at \$2.2 to \$2.3 million prior to the 2019 public consultation. Demolition also relieves the District of ongoing

operational and maintenance costs, as well as the cost to raise and relocate the House.

If Council determines that the House should be retained and relocated then staff will need to seek detailed quotes that are reflective of current market rates and determine a potential funding source. Council must also be aware that even if this work is directed to proceed, the House may prove to be unsalvageable once pieces have been removed and staff are better able to ascertain the underlying condition and movability of the 1907 form.

6.0 Background

6.1 Previous Decisions

At their July 20, 2020 regular meeting, Council passed the following resolution:

THAT

- 1. the District postpone the demolition of Navy Jack House in order to allow a group of interested members of the public to consider and provide additional information by September 14, 2020 to Council for the District's consideration including the group's views on:*
 - a) whether a portion of the house should be preserved, and, if so, what portion;*
 - b) how the preserved portion of the house could be used for the public's benefit;*
 - c) where the preserved portion of the house should be located;*
 - d) what would be the estimated cost of reducing the building to its desired form, raising and/or moving it;*
 - e) what would be the capital and annual operating costs for the proposal; and*
 - f) how much of the costs can be fundraised; and*
- 2. A staff representative be designated to answer questions or requests for information from the group with respect to the above.*

At their June 22, 2020 special (closed) meeting, Council:

- 1. resolved to not proceed with the nature centre concept proposed for Navy Jack House and to deconstruct the House due to its poor condition, high restoration or renovation cost, and the demonstrable lack of public support for expending additional public resources for maintaining and renovating the House;*
- 2. directed staff to continue to explore other opportunities for a nature centre and/or nature centre programming as they arise; and*

3. *directed staff to work with the West Vancouver Streamkeeper Society on their proposal to enhance Lawson Creek adjacent to the Navvy Jack House.*

At their June 24, 2019 special (closed) meeting, Council passed the following resolution:

THAT

1. *consultation with the community be undertaken from July to August 31, 2019 to confirm support for providing a nature house facility in West Vancouver; to confirm support for the proposed location on the waterfront in John Lawson Park; to confirm support to use the Community Amenity Fund to establish a nature house facility; and to confirm the community's preference on the following four options:*

Option 1 – Remove and Restore to 1909: remove components of the existing Navvy Jack House structure which were added after 1909 and restore and relocate the structure to the northwest corner of the property to accommodate sea level rise, with an estimated project cost of \$2,228,000 (includes estimated construction cost of \$1,713,800) and an annual operating cost of \$110,000;

Option 2 – Replicate (with salvage) to 1909: remove the existing Navvy Jack House and construct a new purpose-built nature house facility, reusing components of the old structure wherever possible on the northwest corner of the property to accommodate sea level rise, with an estimated project cost of \$2,314,000 (includes estimated construction cost of \$1,729,700) and an annual operating cost of \$110,000;

Option 3 – Purpose-built new structure (no replication and no salvage): remove the existing Navvy Jack House and construct a new purpose-built nature house facility on the northwest corner of the property to accommodate sea level rise, with an estimated project cost of \$1,300,000 and an annual operating cost of \$110,000;

Option 4 – Other: open-ended to provide an opportunity to offer alternative options to those outlined above;

2. *staff report back to Council on the results of the community consultation with recommendations in September 2019; and*
3. *Council's decision for staff to undertake further community consultation as outlined in this report be released immediately for public information.*

6.2 History

At their June 24, 2019 special (closed) meeting, Council directed staff to conduct public consultation to confirm:

- support for providing a nature house facility in West Vancouver;

- support for the proposed location on the waterfront in John Lawson Park;
- support for using the Community Amenity Contribution Fund to establish a nature house facility; and
- the community's preference on whether to restore the House to its 1909 form, replicate the House's 1909 form, constructing a new, purpose built structure, or some other, alternative option provided by the public.

As per Council's direction, staff conducted a public consultation process from July to August 31, 2019. Through this process, the community was provided with background information on the proposed operation and programming of the nature center; historical significance of the site; stream rehabilitation project proposed by West Vancouver Streamkeepers; and cost estimates for the options for the building.

During the public consultation process three community information meetings were held, online and paper feedback forms were made available, and participants were also given the opportunity to provide a written submission. There were 598 responses to the survey. 103 people attended community information meetings; 451 people completed online feedback forms; 28 people completed paper feedback forms; 10 written submissions were received by Mayor and Council; and another six written submissions were received by staff.

Analysis of the quantitative and qualitative data collected during the engagement period indicated that:

- a majority of respondents support a nature centre at 1768 Argyle Avenue; and
- some respondents would prefer a nature centre to be located elsewhere or a different use for the site.

While the majority of respondents supported using Community Amenity Contributions for the creation of a Nature Centre, support for the options presented became more varied when respondents considered cost:

- 43.5% of survey respondents supported restoring or replicating the house;
- 26.4% of survey respondents supported removing the heritage building and constructing a new building;
- 20.7% of survey respondents supported removing the building and turning the site into park space; and
- 9.5% of survey respondents supported another option.

Of the "other" responses, additional information included concerns about the cost, which also included support for restoring the house if the costs could be brought down. Some also suggested the house remain where it is, and others cited their preference for a different location for a nature centre. Taken together, 56.6% of respondents supported options other than restoring or replicating the heritage house.

In addition to the process and results outlined above, staff met or communicated with members of Tsleil-Waututh Nation and Squamish Nation during the public consultation. These individuals expressed interest in the process given the history of Navvy Jack House and its significance to both Nations.

At their June 22, 2020 special (closed) meeting, Council resolved to not proceed with the nature centre concept proposed for Navvy Jack House and to deconstruct the House due to its poor condition, high restoration or renovation cost, and the lack of sufficient public support for expending additional public resources to maintain and renovate the House.

7.0 Analysis

7.1 Discussion

At their July 20, 2020 regular meeting, Council passed a resolution to postpone the demolition of Navvy Jack House ("the House") in order to allow a group of interested members of the public to consider and provide additional information that would allow Council to make a determination on the future of the House. The Navvy Jack House citizen's group ("citizen's group") submitted a report to staff on September 14, 2020 which contained responses to the following questions:

- whether a portion of the House should be preserved, and, if so, what portion;
- how the preserved portion of the House could be used for the public's benefit;
- where the preserved portion of the House should be located;
- what would be the estimated cost of reducing the House to its desired form, raising and/or moving it;
- what would be the capital and annual operating costs for the proposal; and
- how much of the costs can be fundraised.

In reviewing the report provided by the citizen group, staff have applied the following criteria:

- whether the citizen group has provided the information requested by Council;
- whether the information provided is new information, or whether it has already been considered by the District as part of the Navvy Jack House public consultation and review process;
- whether new questions arise as the result of the information provided, and, if so, what are those questions;
- whether there are outstanding matters that need to be addressed; and

- if so, approximately what resources (both in terms of staff time and funding) would be required in order to resolve/obtain answers to any outstanding matters.

Staff note that the citizen group has made a significant effort to provide Council with as much of the requested information as possible. It is clear that the citizen group has devoted a substantial amount of time to researching and documenting the heritage value of the House. An analysis of the responses provided to in the citizen group's report follows.

Whether the House (or a Portion Thereof) Should Be Preserved

In response to the first question posed by Council, the report provided by the citizen group recommends that the Navvy Jack House be preserved in approximately its 1907 configuration, and that consideration should also be given to retaining the second floor addition.

Staff note that the District has previously considered retention and preservation of the House, but ultimately decided to remove it and remediate the site. This decision was made due to the poor condition, high restoration or renovation cost, and demonstrable lack of public support for expending additional public resources for maintaining and renovating the House.

If Council elects to retain the House, the required work to return it to its 1907 form would need to be conducted with great care. Even then, there is no guarantee that the 1907 form could be easily retained, raised, and moved. These factors must be considered in conjunction with the House's heritage value in assessing the cost and suitability of retaining the House. Staff are not able to determine the structural soundness of the 1907 form until significant work is done to remove the remaining parts of the structure. Therefore a substantial investment of funds by the District would be required in order to address whether the House can be retained.

How the Preserved House (or Portion Thereof) Could Benefit the Public

In response to the second question posed by Council, the report provided by the citizen group suggests a variety of potential uses that range from community-oriented to commercial, including: an interpretive centre (such as a nature centre or history/First Nations/Indigenous museum), commercial operation (such as a coffee shop, micro-brewery, general store, or wedding venue), exhibition space (such as for use by the West Vancouver Community Arts Council), community space (for use by community groups, organizations, and/or non-profits), or a multi-use space that combines the aforementioned uses.

Staff note that the District had previously considered using the House as an interpretive centre (nature centre) but this proposal was ultimately abandoned. Staff are concerned that additional costs would be required to repurpose the House (if it is able to be retained in its 1907 form) for use as proposed by the citizen group. Repurposed structures are generally more difficult to operate and maintain than purpose-built structures, and the

District has been transitioning away from using re-purposed structures where possible in order to improve efficiency and reduce maintenance and upkeep costs.

Staff also note that the citizen group report recommends that an RFP process be conducted in order to attract options for adaptive re-use. This would require Council to commit a large amount of public funds to preserving the House without advance knowledge of either the potential public benefit or the amount that could be cost-recovered to offset annual operating costs. Should Council decide to retain the House, staff would require additional resources to investigate and report back to Council with an analysis of potential uses, including related public benefits and cost recovery potential.

Where the Preserved House (or Portion Thereof) Should Be Located

In response to the third question posed by Council, the report provided by the citizen group suggests that the House either: remain at, or in close proximity to, its current location between 17th and 18th Streets and comprise part of a heritage plaza; or be relocated to the vicinity of the Ferry Building Gallery at 14th Street and comprise part of an arts plaza.

Staff have been informed by the West Vancouver Streamkeeper Society that the proposed Larson Creek Restoration Project cannot proceed if the House remains in its current location. In addition, staff note that relocating the House to the Ferry Building site as part of an arts plaza is not currently envisioned as part of the Ambleside Waterfront Plan. The only alternative then would be to either demolish the House or to relocate the House to another location on the current lot.

Staff have performed initial investigatory work that suggests that the House could be sited on the north-west corner of the lot, and have confirmed that this location would not impede the proposed Larson Creek Restoration Project. However, this location has not yet been examined for suitability relative to the potential uses suggested by the citizen group. If Council decides to retain the House then staff would require additional resources to investigate and determine whether the house could be reduced in size and moved, and, if so, whether the proposed location is suitable for potential future use.

Estimated Costs of Retention and Raising/Moving

In response to the fourth question posed by Council, the report provided by the citizen group suggests a staged approach to moving the House and provides associated cost estimates. Per the citizen's group, stage 1 would involve reducing the House to the form recommended in response to Council's first question, and then raising (at an estimated cost of \$30,000) or raising and moving (at an estimated cost of \$50,000 to the proposed heritage plaza location or \$150,000–\$200,000 to the proposed arts plaza location) the House, and then remediating the site (estimate not provided). Stage two would include construction of a new foundation/basement

incorporating an allowance for the flood control level, placing and restoring the building, grading and landscaping the site (estimate not provided).

Staff are concerned that no cost estimate has been provided relative to reducing the House to its 1907 form prior to moving it. The citizen group report recommends that the carport, privacy walls on the south upper deck, lower deck, and potentially the east walkway be removed at this stage. Staff are concerned about the potential cost of this work, and are also uncertain as to what condition the 1907 form will be in once these other pieces are removed. In light of this uncertainty, staff wish to draw Council's attention to the fact that even after spending an undetermined sum to reduce the House to its 1907 form, the House may not be salvageable. If Council wishes to proceed then staff will require additional resources to produce a cost and feasibility estimate for this portion of the work.

With regard to the suggestion to raise/move the building, staff note that the estimate assumes that the 1907 form is in a condition that allows it to be raised and moved. The estimates provided for this work may therefore be inaccurate depending on the underlying condition of the 1907 form. Staff are cognizant of the potential for unexpected cost increases as part of any work conducted to return the House to its 1907 form, and note that additional research is required to better determine the condition of the 1907 form and with it the costs of raising and moving the House. Capital costs are covered in more detail in the next section.

Estimated Capital and Annual Operating Costs

In response to the fifth question posed by Council, the report provided by the citizen group provides an estimated capital cost (based on previous work by staff) of \$2.3 million and an estimated annual operating cost of \$0–\$150,000 depending on potential use, and suggests that \$135,000 would be reasonable (based on previous work by staff).

As previously noted, staff have identified concerns relative to the feasibility and cost of restoring the House to its 1907 form and then raising and relocating it. With regard to the estimated capital cost provided by the group, staff note that this estimate is based on a quotation that was obtained by District staff almost two years ago for the purposes of conducting community consultation; a detailed assessment and firm pricing reflecting current market value would need to be obtained before proceeding with the work suggested by the citizen group.

With regard to annual operating costs, staff note that the citizens' group recommends that an RFP process be conducted to determine interest in the House. As no specific use has been recommended or costed, staff are unable to provide Council with either an analysis of the estimated annual operating cost, or an estimate of how much of the annual operating cost might be recovered through rental revenue. If Council wishes to retain the house then staff would need to conduct significant research on various operating and cost-recovery scenarios, which in turn would allow Council

to make a factual determination on the highest and best use of the House. Regardless, there would be significant capital costs associated with converting the House into a turnkey facility, irrespective of the final tenant(s).

In addition, staff note that the timeline suggested by the citizen group's report is approximately two to three years to raise sufficient funds to begin construction of a new foundation and basement. This proposed timeline, if accurate, would result in increased capital costs due to the need to secure and preserve the 1907 form for years once it had been moved, as well as lost operating revenue and security costs for the period during which the House sits vacant and idle.

Based on the report, staff are left with questions regarding capital costs, operating costs, funding sources, and how this project should be prioritized relative to Council's adopted list of objectives. Should Council choose to retain the House staff recommend that: additional work be conducted to ensure that the project is appropriately costed; Council update and re-prioritize their strategic objectives to account for the significant staff and financial resources required to proceed; and ensure that sufficient funding is available and can be committed/recovered.

Can the Costs be Fundraised

In response to Council's sixth question, the report provided by the citizen group informs that: members have begun to explore potential funding sources, including local, provincial, and federal grants, and corporate groups; and that private donation possibilities have not been pursued at this stage. The report notes that, under the right circumstances, the project would meet grant eligibility criteria, and that success in competitive processes may require that the House be legally protected and will certainly require the District to have a significant financial stake in the project. The report also estimates that the total fundraising process would potentially take between two to three years.

Staff note that the citizen group devoted a substantial amount of time to making preliminary grant inquiries, and appreciate that the citizen group report is clear about both the substantial investment that the District would need to make, as well as the potential that a multi-year fundraising process would be required. Staff are therefore concerned about the cost of proceeding with this project, especially given the lack of an accurate and up-to-date assessment and costing information. Even if staff are able to obtain this information in the coming months, it will be difficult for staff to accurately assess the total cost share to be borne by the District given the inherent uncertainties associated with any grant application process.

Analysis Summary:

Based on the report provided, staff have concerns regarding the proposed retention, relocation, and repurposing of the House. In light of these concerns, and given the support for commemorating the historical and cultural significance of the site expressed during the public consultation

process, staff recommend that the House be demolished and that action be taken to preserve and commemorate the history of the site. In order to ensure appropriate heritage recognition, staff would seek input from the Heritage Advisory Committee, the West Vancouver Historical Society and from the Tsleil-Waututh, Squamish, and Musqueam Nations on appropriate commemoration and protocol to recognize its cultural significance.

7.2 Sustainability

If Council supports the staff recommendation then the Navy Jack House will be demolished and the site will be remediated, resulting in additional prime waterfront parkland. If Council decides instead to retain the House then a sustainable operating model will need to be developed to cover annual operating costs.

7.3 Public Engagement and Outreach

This report provides an analysis of the report submitted by the citizen group regarding the preservation and repurposing of the Navy Jack House. An earlier public consultation process was conducted relative to the proposed preservation and use of the Navy Jack House as a nature centre; no additional public engagement and outreach has been conducted.

If Council instead wishes to retain the house then additional community consultation would be recommended on uses and siting.

7.4 Other Communication, Consultation, and Research

This report draws upon and aggregates previous District reports, research, and engagement regarding the Navy Jack House in its analysis of the report provided by the citizen group.

8.0 Options

8.1 Recommended Option

THAT staff:

- 1) proceed with the demolition of the Navy Jack House; and
- 2) consult with interested parties, including the Tsleil-Waututh, Squamish, and Musqueam Nations, and report back to Council regarding options for commemorating the history of the Navy Jack House.

8.2 Considered Options

Alternatively, if Council wishes to retain the House, the following motion could be considered:

THAT

- 1) the Navy Jack House be either relocated or removed, subject to the underlying condition and movability of the 1907 form, prior to the anticipated start date of the Lawson Creek Restoration Project

- in order to ensure that the Project can proceed as intended; and
- 2) staff be directed to report back to Council with:
- detailed information regarding the financial implications of relocating, restoring and repurposing the House;
 - an analysis of potential funding sources;
 - a list of the staff resources required to accomplish this work; and
 - the impact of this project on other identified Council priorities, including what Council priorities will have to be removed to accommodate this project.

9.0 Conclusion


The citizen group has made a significant effort to provide the information that Council requested in their July 20, 2020 resolution. It is clear that the citizen group has devoted a significant amount of time in preparing their report, including researching and compiling data regarding the historical significance of the Navy Jack House.

However, staff are obligated to balance the information provided against a myriad of other factors, including Council's listed objectives and available staffing and funding sources, and make a recommendation as to whether the proposal is in the best interests of the broader community. Although staff agree that the Navy Jack House is a valuable heritage asset, staff are unable to recommend its retention and prioritization ahead of other community needs. Instead, staff recommend that the Navy Jack House be demolished and work be conducted with interested parties to appropriately commemorate the history of the Navy Jack House.

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Concurrence:


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APPENDIX A

Navvy Jack House Citizen Group

September 14, 2020

Mayor and Council
Director of Parks, Culture and Community Services
Mark Panneton, Director, Legislative Services

Re: Interim Report, The Case for Restoration & Preservation of Navvy Jack House

Please find enclosed for your consideration the Interim Report noted above, prepared by the Navvy Jack House Citizen Group.

On July 20, 2020, Council passed a resolution to pause the demolition of Navvy Jack House. The resolution included questions relevant to the future use and purpose of the house, including the heritage value of the house, how and where a portion of the house might be located and preserved, the costs of doing so, and how the house might be used for community benefit.

The Navvy Jack House Citizen Group, a group of volunteers, was formed to respond to these questions, and to do so by September 14, 2020. Our Report addresses each question in a short Executive Summary followed by appendices specific to aspects of those questions, concluding with specific recommendations.

The Navvy Jack House Citizen Group has prepared a strong case for conserving and re-purposing the house, and envision a destination centre that showcases West Vancouver's unique community history and its equally unique natural setting, with a commercial component to offset operating costs.

We recommend moving the structure a short distance to the east (possibly the vacant Lawson Studio lot) and generally restoring the 1907 form of the house, possibly retaining the 2nd floor shed roof addition, a configuration which balances heritage character with usable space.

We recommend a staged approach to the preservation process that would meet the requirements of the already-approved Streamkeepers' salmon enhancement project, and to permit the planning and fund-raising stages required to ensure a viable, flexible and sustainable future for the house.



Navvy Jack House Citizen Group

We ask that Council commit to the long-term preservation and re-use of the house for public benefit. In order that the Navvy Jack House renewal move forward, we propose the following:

- the demolition order for Navvy Jack House be rescinded
- the house be moved to the Lawson Studio site and the existing site remediated before May 1, 2021
- a project team be identified
- a plan for a "flexible/multi-use" building be pursued initially with more direction at a later stage as required
- District of West Vancouver issue a Request For Proposals to generate a variety of options for adaptive reuse
- heritage designation of the house be explored concurrent with the upcoming stages of evaluation
- Council make a financial commitment towards the costs of conservation

Thank you for the opportunity to make the Case for Conservation of this important house, in which the history of this community resides.

Navvy Jack House Citizens Group:

<i>Laura Anderson</i>	<i>Paula Grossman</i>
<i>Brenda Clark</i>	<i>Paul Hundal</i>
<i>Rod Day</i>	<i>Geoff Jopson</i>
<i>Tom Dodd</i>	<i>John Mawson</i>
<i>Nora Gambioli (Council Liaison)</i>	

NAVY JACK HOUSE

The Case for Restoration and Preservation



Navvy Jack House as it appeared over 100 years ago – and as it could be restored.

“The house, now a vital piece of West Vancouver history, is the centrepiece around which the community’s public waterfront was built.”

West Vancouver 100 centenary sign
beside Navvy Jack House today.



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5. Estimated Costs of Relocation & Restoration
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9. Acknowledgements

Background & Supplemental Appendices:

A. Adaptive Re-Use & Blue Sky Ideas

- a. Boothroyd House (1873) & Boothroyd Heritage Coffee (Cloverdale)
- b. Stanley Park Brewing Co. (Fish House Restaurant)
- c. Blue Sky Navvy Jack House Ideas!

B. Site Information & Background

- a. Proposed Navvy Jack House Site Concept
- b. Site Plans & Surveys
- c. Architectural Elevations
- d. Floor Plans (Existing; 1910-14 Assumed)
- e. Nickel Brothers Canada
- f. BC Building Code – Preliminary Analysis

C. Historical & Community Research

- a. John (Navvy Jack) Thomas Family History
- b. Land Title History of Navvy Jack House



Executive Summary

A physical embodiment of history provides a tangible and direct link to the past; such connections are increasingly rare and deserve to be preserved and celebrated.

- Navvy Jack House is the oldest continually occupied building in West Vancouver. New research confirms that the house will be 150 years old in 2022.
- The heritage value of Navvy Jack House is well documented and well understood: its age, its early connection to the community, the contributions of its various owners to the early development of West Vancouver and BC, the shared connections it hosted between the indigenous and settler communities.

The answers to council's six questions are summarized on the following pages, with substantially more detail in the Appendices.

- We have identified and detailed a range of potential uses for this valuable community asset that could provide needed amenities to the community.
- Funding sources and ongoing revenue opportunities have been identified and are listed.
- We propose a relocation plan that satisfies the short term needs of the Streamkeepers Society and the longer term consequences of climate change.

From the extensive research undertaken by our volunteer committee, we can conclude with confidence that, when restored and re-purposed, Navvy Jack House can take its place as the centrepiece of West Vancouver's public waterfront amenities.





1. Can a portion of the house be preserved?

Answering this question requires consideration of a number of issues which are addressed in detail in [Appendix 1](#).

In summary, there is a substantial part of the original house remaining; that house is of enormous value to the community as it “embodies the history of West Vancouver”; heritage is of value as it “provides a strong sense of community identity through connection to the past”; and preservation of the house clearly fits with a variety of municipal policies, from the OCP on down.

Recommendation:

1. That a portion of the house be preserved.

2. If so, what portion?

The three external forms of the house (c1872, 1907 and 1930) and the house’s interior have been considered from the points of view of both heritage value and usable space.

Our recommendation that the house be restored to its approximate 1907 configuration, with consideration of retaining the later second floor addition (which is in keeping with the heritage character of the building) will result in an attractive “old style” character building that best balances usable space with aesthetics, while maximizing reuse of the original building.

Recommendations:

1. That the 1907 exterior form of the house generally be preserved;
2. That the interior be developed to accommodate a variety of possible public uses.

3. Can the preserved portion of the house be used for the public’s benefit?

Yes. The resulting building will offer about 1200 sq ft of usable space on the main floor plus another 950 upstairs. We have suggested examples of a variety of possible applications to demonstrate the viability of a restored Navvy Jack House; a multi-purpose use with a commercial component would ensure economic self-sufficiency and long-term viability.

Recommendation:

1. That a plan for a “flexible/multi-use” building be pursued initially, with more direction at some later stage if required;
2. That an RFP be let to attract options for adaptive reuse.



4. Where should the preserved portion of the house be located?

Options for the building's location have been considered in the vicinity of the existing house at the "Heritage Plaza" of the Ambleside Waterfront Concept Plan, and at the "Arts Plaza". A variety of timing and technical criteria have been considered in making a recommendation.

Recommendation:

- 1. That the house be moved to the northern aspect of the vacant space to the east of the Lawson Creek culvert.**

5. What would be the estimated cost of reducing the building to its desired form, raising and/or moving it?

A staged approach to the preservation is proposed, with Stage 1 including (but not limited to) the costs of reducing the building towards its desired form, raising and/or moving it. All of these costs should be able to be covered under the Municipality's previously-estimated building demolition and site remediation costs of \$150-200K.

Based on previous work by District Staff and Consultants, the total estimated cost of repurposing the raised/relocated building in its general 1907 form for flexible, public use is approximately \$2.3M.

Recommendations (Capital Costs):

- 1. That a staged approach to Navvy Jack House restoration be considered;**
- 2. That the 2018 capital cost estimate be accepted as a working number;**
- 3. That the previously-estimated building demolition and site remediation costs of \$150-200K be allocated to cover the Stage 1 costs.**

6. What would be the capital costs and annual operating costs for the proposal?

Capital costs are addressed above.

A restored Navvy Jack House would offer a variety of potential uses, with a related variety of budget models ranging from profit-making for the District (if a commercial operation) to break-even (for use by community non-profits) to fully supported by the District. [Appendix 6](#) includes budget costs for each potential application; council will have to make a determination as to the tradeoffs leading to its best use for the community.



Annual operating costs range from expenses of \$135-140K/yr (if operated as an Interpretive Centre; based on estimates previously offered in the Nature House Society Business Case) to positive income of \$50K if rented for a commercial operation.

Recommendation (Annual Operating Costs):

- 1. Plan to update this estimate once the end use and scope of the project are known.**

7. How much of that cost can be fundraised?

The Group has been advised that under the right circumstances, the project would meet eligibility criteria for both Provincial and Federal Granting Agencies.

Applications to public bodies will be most likely to succeed if the project can demonstrate a valued community benefit.

Success in these competitive processes may require that the building be legally protected, and will certainly require that the Municipality is seen to have a significant financial stake in the Project.

Recommendations:

- 1. Investigate a formal designation of the building;**
- 2. Commit to a significant investment in the building, to trigger other fundraising activities.**



In two years' time Navvy Jack House will be 150 years old – a wonderful target for a grand opening of a restored and repurposed heritage asset for the community.



Navvy Jack House Citizen Group

Respectfully submitted by the Navvy Jack House Citizen Group:

Laura Anderson

Brenda Clark

Rod Day

Tom Dodd

Paula Grossman

Paul Hundal

Geoff Jopson

John Mawson

Nora Gambioli (Council Liaison)



“The history of this community resides in this building.”

NAVY JACK HOUSE

The Case for Restoration and Preservation

APPENDICES



“The history of this community resides in this building.”

Discussion Appendices:

1. Whether a Portion of the House Should Be Preserved ...
2. ... and, if so, What Portion
3. Can the Preserved Portion Be Used for the Public’s Benefit
4. Where the Preserved Location of the House Should Be Located
5. Estimated Costs of Relocation & Restoration
6. Capital and Annual Operating Costs
7. How Much of the Costs Can Be Fundraised?
8. Community Support Letters
9. Acknowledgements



Background Appendices (in separate files):

A. Adaptive Re-Use & Blue Sky Ideas

- a. Boothroyd House (1873) & Boothroyd Heritage Coffee (Cloverdale)
- b. Stanley Park Brewing Co. (Fish House Restaurant)
- c. Blue Sky Navvy Jack House Ideas!
 - i. Waterfront Corner Store
 - ii. Corner Grocery & Café
 - iii. Beach Café
 - iv. Brew Pub
 - v. Heritage Foods
 - vi. Community Facilities

B. Site Information & Background

- a. Proposed Navvy Jack House Site Concept
- b. Site Plans & Surveys
- c. Architectural Elevations
- d. Floor Plans (Existing; 1910-14 Assumed)
- e. Nickel Brothers Canada
- f. BC Building Code – Preliminary Analysis

C. Historical & Community Research

- a. John (Navvy Jack) Thomas Family History
- b. Land Title History of Navvy Jack House



1. Whether a Portion of the House Should Be Preserved?

Contents:

Discussion

1a: Early form of the house

Discussion

The response to the question, “Whether a portion of the house should be preserved” requires consideration of a number of separate issues including:

- Is there a house to preserve?
- Is the house of value to the community?
- What is the value of “heritage” to the community?
- How does “preservation” fit with Municipal policies?

Is there a house to preserve?

The 2017 Heritage Conservation Assessment¹ details the original cottage of c1872 referred to as “Navvy Jack House”, the modifications made to it by John Lawson in the early 1900’s when it was referred to as “Hollyburn House”, and modifications by subsequent owners that give it its form today.

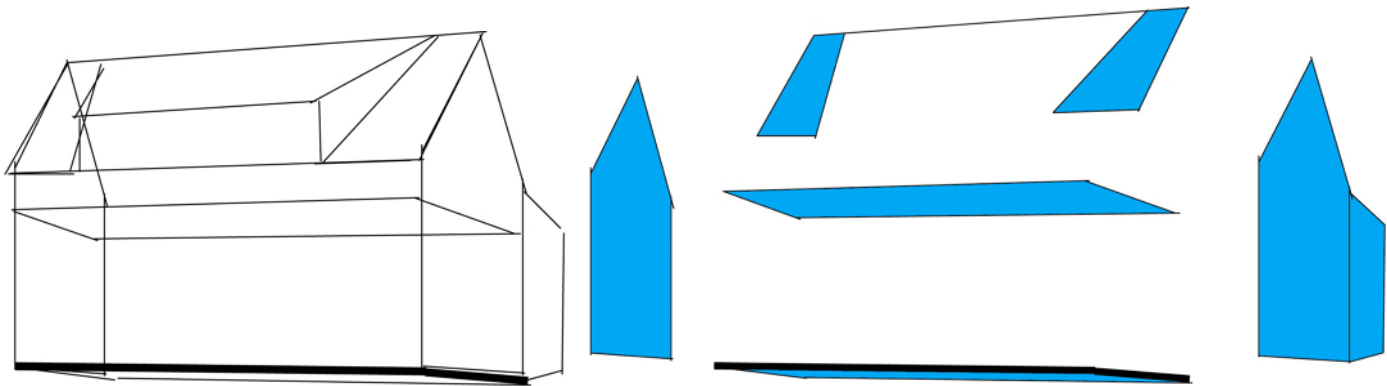
Luxton summarizes: much of the 2-story “rectangular box” of the original cottage remains, protected by the later additions. This has been confirmed at recent site visits by Jeremy Nickel (Nickel Bros Moving), Paula Grossman (Architect) and Brenda Clark (Architect), which confirms previous findings by Luxton and other technical consultants:

- Roof: The primary roof is intact, along with the structure to support it. Two shed roofs were added prior to 1934. Some soffits and detailing also remain;
- Floors: main, second floors of the original house, ground floor verandah;
- Walls: east and west walls, possibly some of south wall;
- Windows: some original openings exist although all windows were replaced

¹Donald Luxton and Associates. Navvy Jack House Heritage Conservation Assessment. 2017



The exploded view in the sketch below shows the major components of the building that are believed or known to be “original”.



*Approximate shape of
Navvy Jack House today.*

The main floor (including the verandah floor) is confirmed to be original, and the second floor is assumed to be, as are substantial parts of the east and west gable walls and enough of the roof to define the original house volume and demonstrate framing.

The north walls require evaluation on site to determine how much of the original remains at the ground floor. The south gable and verandah were replaced by a shed roof and enclosed porch, but can be reinstated based on historical photographs and other buildings of the period, such as the Boothroyd House in Cloverdale.

The early form of the house, including plans and elevations, can be seen in [Appendix B](#).

Is the house of value to the community?

The significance of the land, the house and its history to the North Shore community and more widely in British Columbia is inescapable.

“The history of this community resides in this building.”

“The shores of Burrard Inlet”, including the area now called Ambleside, “are...part of the traditional territories of the Squamish, Musqueam and Tsleil-Waututh (Burrard) First Nations”².

The Heritage Strategic Plan³ states “Little remains of the built heritage of early years. The outstanding survivor is the Navvy Jack House”.

² Commonwealth Historic Resource Management Ltd, A Heritage Strategic Plan for West Vancouver, 2006: 2

³ Ibid.



The West Vancouver 100 Centenary Sign⁴ beside the house states “The house, now a vital piece of West Vancouver history, is the centrepiece around which the community’s public waterfront was built” and more specifically, the Navvy Jack House Statement of Significance⁵, speaks to the building and local area having value reflecting:

- Shared immigrant-indigenous heritage: home to John “Navvy Jack” Thomas, first WV immigrant settler, his wife, Slawia, Squamish Chief Kiepelano’s grand-daughter, and their family;
- Municipal history: Thomas operated the first ferry to/from the area; from 1907, the house was owned by John Lawson who operated the first post office, telegraph office and hosted Council meetings;
- Built value: based on its age (c1872), architectural qualities and landscape setting by the water;
- Regional History: it is one of Vancouver’s oldest remaining buildings and was the longest continually-occupied residence in the lower mainland.

Much of the history of the house and its families has been publically documented⁶, and is attached in Appendix C (courtesy of West Vancouver Historical Society). The listing of descendants of John and Slawia Thomas is in the public record. More recently, private research has expanded our understanding of John Thomas’ commercial activities both locally and in the Barkerville Goldfields. Finally, private research has documented and further clarified the legal history of the house and the land on which it previously, and currently, sits.

⁴ West Vancouver 100 Centenary Sign, 1768 Argyle Ave

⁵ Navvy Jack House, Statement of Significance, 2008

⁶ Hugh Johnston, John “Navvy Jack” Thomas, West Vancouver Historical Society, 2000



What is the value of “heritage” to the community?

The process of developing West Vancouver’s Heritage Strategic Plan included a June 2005 Workshop at which “heritage” was defined⁷ as “that which we have inherited, value, believe in and wish to keep”. That “heritage” can be architectural, environmental and cultural.

West Vancouver has “varied heritage assets which provide a strong sense of community identity through connection to the past.”⁸ The Strategic Plan stated⁹ that “responsible heritage management preserves community values, and contributes to keeping our community an attractive, liveable and sustainable place.” Further, that community heritage¹⁰ contributes to neighbourhood character which in turn has an “important economic role.” In short¹¹, “the natural, cultural and built heritage of West Vancouver define the identity of the community, give its neighbourhoods their distinctive character, and contributes to residents’ quality of life.”

How does “preservation” fit with Municipal Policies?

The Official Community Plan adopted by Council in June of 2018 outlined strategies to protect heritage resources, summarised in a subsequent Staff Report of June 2019¹². This was the culmination of years of incremental support for community education about heritage and the preservation of heritage assets: the Heritage Strategic Plan¹³ of 2006, development of the Community Heritage Register¹⁴, and the creation of a Heritage Advisory Committee in 2018. Finally, in 2019, Council received a report, “Preventing Heritage Demolitions”¹⁵ which outlined a framework for preventing demolition of heritage buildings and other resources, and promoting education and outreach.

The Neighbourhood Character Working Group¹⁶ has identified strategies that foster retention and renovation of heritage structures in recognition of their contribution to character of neighbourhoods.

⁷ Commonwealth Historic Resource Management Ltd, A Heritage Strategic Plan for West Vancouver, 2006: 4

⁸ Preventing Heritage Demolitions. Council Report, 2019, p3

⁹ Commonwealth Historic Resource Management Ltd, A Heritage Strategic Plan for West Vancouver, 2006: 4

¹⁰ Ibid, p4

¹¹ Ibid, p5

¹² Preventing Heritage Demolitions. Council Report, 2019, p2

¹³ Commonwealth Historic Resource Management Ltd, A Heritage Strategic Plan for West Vancouver, 2006

¹⁴ District of West Vancouver, Community Heritage Register

¹⁵ Preventing Heritage Demolitions. Council Report, 2019

¹⁶ District of West Vancouver, Neighbourhood Character Working Group Draft Recommendations, 2020



Council's Ambleside Waterfront Concept Plan¹⁷ shows a "heritage plaza" at the western end of Ambleside Park which includes a retained Navvy Jack House.

West Vancouver's Economic Development Plan¹⁸ recognizes West Vancouver's cultural heritage as part of its defining character and attraction as a visitor destination.

Summary

There is a substantial part of the original house remaining; that house is of enormous value to the community as it "embodies the history of West Vancouver"; "heritage" is of value as it "provides a strong sense of community identity through connection to the past"; and preservation of the house clearly fits with a variety of Municipal policies, from the OCP on down.

Recommendation:

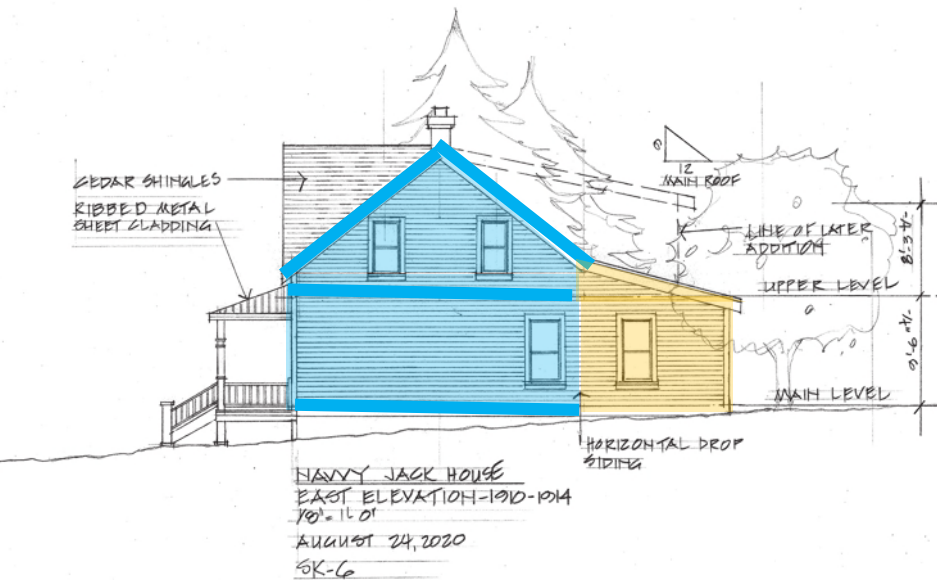
That a portion of the house be preserved.

¹⁷ District of West Vancouver. Ambleside waterfront Concept Plan, 2016

¹⁸ District of West Vancouver, Economic Development Plan, 2018



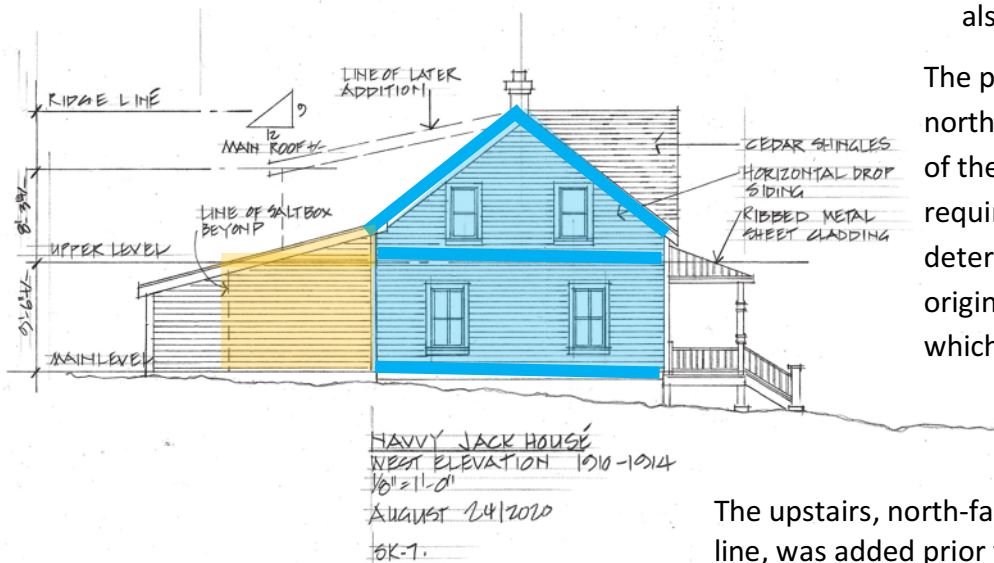
1a. Early Form of the House



The parts of the house shown in blue and yellow are generally believed to be largely intact parts of the original 1872 building. These include:

- The primary roof ridge beam and roof structure.
- The roof framing/rafters to the east and west of the slightly later shed roof additions are quite certainly original.
- The east and west walls, possibly full-height ("balloon") framing customary in the late 1800's.
- Upper floor window openings remain although windows were replaced.
- The main floor framing and subfloor is clearly original and visible from below, confirmed on site by a variety of consultants and experts over the years.
- The second floor framing and subfloor is also most likely original

The portions shown in yellow illustrate the north saltbox believed by Luxton to be part of the initial construction. The north walls require closer evaluation on site to determine how much of the structure is original, as do wall, roof, and floor framing which is not presently visible.



The upstairs, north-facing shed roof, shown with a dashed line, was added prior to the 1930s. It is "sympathetic" to the original house design and could be retained to reduce cost and add useful floor area.



2. What Portion of the House Should Be Preserved?

Contents:

Discussion

2a: Which exterior form of the house's development should be preserved?

2b: Should the interior be preserved?

Discussion

In the previous section, Council's question "Whether a portion of the house should be preserved?" was addressed. Responding to the follow-on question "and if so, what portion?" requires consideration of two issues:

- Which exterior form of the house's development should be preserved?
- Should the interior be preserved?

2a. Which exterior form of the house's development should be preserved?

In his report¹⁹ to the District of 2017, Don Luxton established that there had been three separate stages to the house's development:

"1872 form": the initial two-story cottage with front verandah of c1872 built by James Blake/John Thomas (see front cover and image below);



¹⁹ Donald Luxton and Associates. Navvy Jack House Heritage Conservation Assessment. 2017



Navvy Jack House Citizen Group

“1907 form”: extensions by John Lawson may also have included the upper south-facing gable;



“1930’s form”: modifications made between 1920 and 1970 which included enclosing and extension of the south porch, expansion of the main floor, shed extensions to the north and south sides of the roof, and addition of a carport on the north.





In his Report, Luxton describes each of the three forms in terms of heritage value and space available. We generally agree with Luxton's recommendation to restore the exterior of the house to its 1907 form, while retaining the upper floor (north side) shed roof to provide additional floor area as needed. This represents a workable balance between heritage preservation and adaptive reuse of an 1872 building in today's world.

The north side upper floor addition is set in from the sides of the building and does not detract from the heritage character of Navvy Jack House. Given the original footprint is very small, this would provide flexibility and accommodate a greater variety of potential uses.

Further space would be available if a basement was developed instead of a crawl space.

2b. Should the interior be preserved?

While a significant portion of the original two-story volume clearly exists in identifiable condition, the interior has been reworked over the years and little of the original finishes remain. Thus, interior walls and detailing have been removed or in some cases, reused, such as the brick for the fireplace constructed some time after the house's move to its current location.

Based on similar surviving period examples such as the Boothroyd House in Cloverdale, the original main floor of approximately 30'x26' likely had two rooms on each side of a hall and stairway²⁰. The internal layout of the shed addition on the north side of the main floor is uncertain.

Given the extent of internal renovations, it seems reasonable to reconfigure the interior to suit the new uses(s), preserving/re-using any original elements that are found. The ground level shed addition at the north of the building could possibly house support spaces such as kitchen and washroom. The final configuration would be flexible enough to accommodate a variety of public uses into the future.

²⁰ Personal Communication. Brenda Clark to Navvy Jack House Citizens Group, 2020



Summary

The three external forms of the house (c1872, 1907 and 1930), and the house's interior, have been considered from the points of view of both heritage value and usable space.

Recommendations

1. That the 1907 exterior building form be preserved, with additions not detracting from heritage character and integrity;
2. That the interior be redeveloped to accommodate a variety of possible public uses.



3. Can the Preserved Portion of the House Be Used for the Public's Benefit?

Contents:

Discussion

3a. Potential Applications

Discussion

The preserved portion of the house will offer about 1200 sq ft of usable space on the main floor, another 950 sq ft upstairs, and, potentially, space in a full basement.

In responding to Council's question as to **"how the preserved portion of the house could be used for the public's benefit"**, we have tried to offer a range of possible "adaptive re-uses" of the house and surrounding site.

In doing so, we are cognizant of a number of points:

- "Public benefit" is a broad term and has many possible dimensions to it depending on the perspective of the viewer; for example, a meeting space may be deemed to be of public benefit by one, while commercial space which defrays the building's operating costs and thus reduces the public burden of expense, may be deemed to be of public benefit by another
- Siting is an important factor. Being in Ambleside Park with significant walk-past traffic and limited vehicle access informs some of the uses which might be complimentary; further, previous planning for the area has already been undertaken in the form of the Ambleside Park Development Plan (in which the current location is in the "Heritage Plaza"), and in the already approved and funded salmon enhancement project organized and managed by Streamkeepers
- Ambleside Park itself will be part of the larger Ambleside Local Area Plan which will need to be taken into account
- A balance will need to be struck between a single use which may simplify management and a multi-use approach which may have wider appeal and longer hours/seasons of use
- Finally, what may seem to be an appropriate use (or uses) today, may not be seen as such as time goes by, so there may need to be nimbleness and options available so as to be able to respond to changing community needs



Appendix 3a presents a number of possible uses ranging from the purely non-profit, such as exhibition and meeting space organised and funded annually by the municipality, to purely commercial possibilities such as a coffee shop or old-fashioned general store which could fund operations. Between these extremes is a blend of the two, a multi-purpose building with a commercial component contributing to economic self-sufficiency and long-term viability.



3a. Potential Applications

A restored Navvy Jack House must have tangible value to the community in addition to its heritage and historical values. The Citizen Group looked at a variety of options, ranging from completely community-oriented to purely commercial:

- Interpretive Centre
- Commercial Operation
- Exhibition Space
- Community Space
- Multi-use

The pros and cons of each, with some specific examples, are examined below.

Interpretive Centre

Several applications could fall under the category of “Interpretive Centre”, including:

- a **Nature Centre** as previously proposed by the West Vancouver Nature House Society and their consortium of five community groups; a complete Business Plan for this application (“Navvy Jack Nature House Business Plan, July 11, 2014”) has previously been submitted to the District
- a West Vancouver **History Museum**
- an **Indigenous Museum** possibly including a Truth and Reconciliation component
- Combinations of the above

The Nature House Society business plan previously submitted to Council includes a comprehensive description for this use.

PROS:

- Significant addition to the Waterfront Park to draw people and activate the site
- Good, high-traffic location adjacent to salmon enhancement area and shoreline
- Ties in well to the Ambleside waterfront plans
- Potential for outside decks to overlook the channel and salmon creek
- Practical use for the building, easily provides a combination of display space and meeting space

CONS:

- Minimal sustaining revenue generation



COSTS:

- The Nature House Society proposed a budget requiring an annual support from the District of \$50 - \$75,000, covering about half of their estimated annual costs, with another \$50,000 coming from their endowment and fundraising.

Commercial Operation

A variety of commercial uses for a restored Navvy Jack House have been raised:

- Coffee Shop (possibly similar to Le Marche St. George and the Federal Store in Vancouver)
- Micro Brewery (possibly similar to Stanley Park Brewing Co.)
- General Store
- Wedding Venue

As a strictly commercial venture, a restored Navvy Jack House could potentially generate about \$50,000 per year in rental revenue to the District (based on DWV staff estimate of \$40 per sq ft triple-net for the main floor only). This amount has been validated in conversation with commercial operators in Ambleside. Depending on configuration and use, the upper floor could generate additional income.

See a letter of interest from a local bakery/coffee shop in [Appendix 8](#), validating a revived building's suitability for this use.



Exhibition Space

Positioned at the western end of John Lawson Park, Navvy Jack House could be a nice “bookend” to the Ferry Building at the eastern end, both showcasing local artists in heritage buildings on the waterfront.

The West Vancouver Community Arts Council (WVCAC) has expressed a strong interest in relocating to Navvy Jack House, supporting this as a possible use of a revived building.

PROS:

- Complements and expands the Ferry Building’s exhibition space
- Could expand the WVCAC space by more than double and provide a very desirable waterfront venue for an expanded concert series
- Provides meeting and office space upstairs, over exhibition and performance space on main floor
- Enables a significant expansion for the Arts Council and relieves DWV from maintaining the Silk Purse until the Arts Facility is available

CONS:

- Possible confusion with the new Arts Facility

OPERATING COSTS:

- WVCAC is already fully funded for operations and is in a position to help secure funding for the move and restoration (WVCAC is 50 years old and has experience raising funds and grants; their annual operating budget is about \$200,000, of which only \$25K is from the District directly). See a letter of interest from the West Vancouver Community Arts Council in [Appendix 8](#), describing how the building could work for them.



Community Space

All or a portion of a repurposed Navvy Jack House could be made available to the array of community groups, organizations and non-profits that exist in West Vancouver for their use as temporary exhibition space, meeting space, or offices.

In particular, the upstairs of the building could offer about 950 sq ft for meetings or offices.

Multi-Use

Perhaps the best use of Navvy Jack House would be a combination of two or more of the above uses, for example, an interpretive centre with a coffee shop on the main floor, and community meeting spaces and/or offices upstairs.

The **Boothroyd House** in Cloverdale offers an excellent example of this – a restored building of about the same size and vintage as Navvy Jack House, with a significant heritage component and a coffee shop that is a true community gathering space which also showcases local artists. Boothroyd also offers a dedicated meeting room which is available for community rentals as well as music lessons. See [Appendix A](#) for photos and more information.

Summary

Assessing the “public benefit” of adaptive re-use of the building and site depends on the viewer’s perspective, but Yes! There is the potential for extraordinary benefit across a number of fronts.

The possible uses outlined above indicate that a building restored as proposed could satisfy a broad range of uses and activities, with an equally broad range of community benefits and economics.

Recommendations:

1. That a plan for “flexible/multi-use” building be pursued initially, with more direction at some later stage as required;
2. That an RFP be let to attract options for adaptive reuse.



4. Where the preserved portion of the house should be located

Discussion

In responding to Council's question as to "Where the preserved portion of the house should be located" consideration has been given to two areas of the Ambleside Waterfront Park for locating the 1907 form of the house with its footprint of roughly 1200sqft:

- Heritage Plaza: at, or in close proximity to, its current location between 17th and 18th streets in the "Heritage Plaza";
- Arts Plaza: in the vicinity of the Ferry Building as part of the building stock in the "Arts Plaza".

Heritage Plaza (3 Options)

Three Options have been considered as shown in the accompanying diagram:

- A. the house remaining on the existing site
- B. moving the house to the NW corner of the site in the elbow between Argyle Avenue and 18th Street
- C. moving the house east across the stream channel to the adjacent (vacant) Lawson Studio site

Of these **Option A**, leaving it in its current location but lifting it, would be the least expensive and have no reduction in park space, but would complicate the Streamkeepers' plans for the lot.

Option B, relocating on the current lot, would also impact the Streamkeepers' siteworks, and cost about the same as moving it to the east across the culvert.

Option C, moving east across the stream channel, allows the Streamkeepers the most flexibility as the entire zone east of the creek would be opened up for their initiative, while providing a new site for Navvy Jack House where it could be renovated and restored with minimal impact.

Arts Plaza Option

This Option would involve moving the reduced building via Argyle, 18th and Bellevue to a Waterfront Park site in the broad vicinity of the Ferry building at the foot of 14th Street.



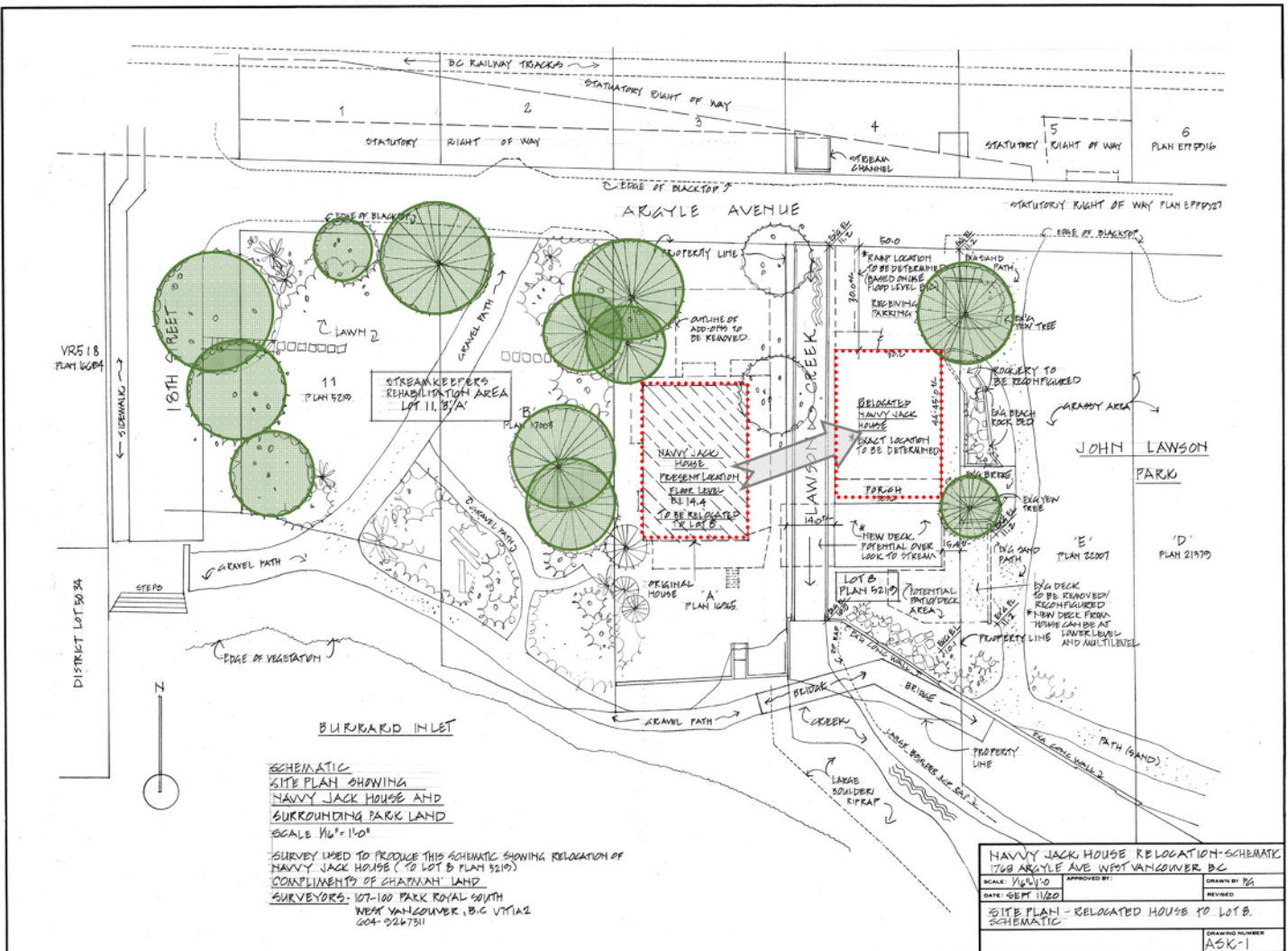
Options Assessment

A number of criteria have been considered in evaluating each of these four possibilities:

1. A fundamental part of our location recommendation is the Streamkeepers' requirements in order for their Lawson Creek Rehabilitation and Salmon Habitat Enhancement Project to proceed, including:
 - a. Any work west of the stream channel to be completed by May 2021 to enable completion of preparatory work in advance of the "creek window" of Aug-Sept 2021;
 - b. Any later site work to not disturb the new creek construction;
2. Current Flood Control Requirements necessitate the building be raised above its current main floor level (in turn requiring construction of a new foundation and possibly basement);
3. Technical issues related to raising and/or moving the building (as communicated by Jeremy Nickel, Nickel Brothers Moving; see Appendix B);
4. Preserve view corridors along the waterfront park;
5. Provide service access and loading at the back of the house;
6. Provide direct public access to Navvy Jack House from the Spirit trail and park;
7. Maximize indoor-outdoor connection from the house along the east and south, with views over the new stream works and salmon habitat to the west.

Based on the above criteria, shifting the house east across the stream channel is the simplest and most cost-effective solution. The house would be minimally reduced in size initially, moved and positioned on blocks, fenced and protected until further planning and fund-raising allows the basement construction and building restoration to proceed.

A possible schematic site plan is shown on the following page.



Summary

Options for the building's location have been considered both in the vicinity of the existing house (the "Heritage Plaza" of the Ambleside Waterfront Concept Plan), and at the "Arts Plaza". A variety of timing and technical criteria have been considered in making a recommendation.

Recommendation:

1. That the house be moved east of the Lawson Creek channel.



5. Estimated cost of reducing the building to its desired form, raising and/or moving it?

Discussion

A realistic answer to the Question, "What would be the estimated cost of reducing the building to its desired form, raising and/or moving it?" needs to recognize that the preservation of the house under the current time pressures implies a staged approach.

We propose the stages as follows:

- Stage 1: reduce the house sufficiently towards the recommended 1907 form (see Appendix 2) so as to be able to raise or move it; execute the raise and/or move and place it on blocks resting on hardpan; weatherproof the building and fence the site to make it safe; remove the existing site infrastructure including basement (if the building is moved); these steps are considered further below;
- Stage 2: once funds for project planning and project completion are all in place (potentially 2-3 years) construct a new foundation/basement; lower the building into place; restore the building; grade and landscape the site.

Estimated costs of Stage 1

- costs of reducing the building in preparation for raising and/or a move – TBD (remove carport, remove privacy walls on south upper deck, remove lower deck, determine whether east walkway should be removed or retained at this stage);
- cost of raising and/or moving the building²¹:
 - raising the building in place is approx. \$30K (we have a rough idea of what the building height above current grade will need to be so as to accommodate long term rising water levels and storm surges but a detailed assessment is needed);
 - moving the building to a new location in the Heritage Plaza and raising it is approx. \$50K;
 - moving the building to the Arts Plaza via 18th, Bellevue and 14th, would be \$150-200K (depending on utilities costs);

²¹ Personal communication, Jeremy Nickel (Nickel Brothers Moving) to Navvy Jack House Citizens group, August 2020



All locations, including the existing, would require site excavation (possibly undertaken by the municipality) and a new foundation/basement (included in Stage 2 costs);

Weatherproofing the reduced building – TBD;

Fencing the reduced building – TBD

Removing the infrastructure, including concrete basement, from the existing site if the building is moved - TBD

All of these costs should be able to be covered under the Municipality's previously-estimated building demolition and site remediation costs of \$150-200k

Summary

A staged approach to the preservation is proposed, with Stage 1 including the costs of reducing the building towards its desired form, raising and/or moving it.

All of these costs should be able to be covered under the municipality's previously-estimated building demolition and site remediation costs of \$150-200k

Recommendations:

- 1. Consider a staged approach to house restoration;**
- 2. Allocate the previously-estimated building demolition and site remediation costs of \$150-200k to cover the Stage 1 costs.**



6. Estimated Capital & Relocation Costs

Discussion

In responding to Council's question, "What would be the capital and annual operating costs for the proposal?", the two will be addressed separately.

Capital Costs

Previous work by staff and LEC Group²² estimated the cost to "remove and restore" the building at about \$1.7 million (plus contingencies and fees). This estimate appears to involve disassembling the building and rebuilding it in the new location; our preferred option of moving the building more or less intact and then rebuilding is expected to be less expensive – but for practical purposes the amounts estimated by staff, with a reasonable contingency and allowing extras for consultants, are good for budgetary purposes: \$2.3 million.

Operating Costs

What are costs to operate the building?

\$0-150K/yr

A restored Navvy Jack House would offer a variety of potential uses, with a related variety of budget models ranging from profit-making for the District (if a commercial operation) to break-even (for use by community non-profits) to fully supported by the District. The "Public Benefit" (Appendix 3) includes budgets for each potential application; council will have to make a determination as to the tradeoffs leading to its best use.

While the operating costs will follow from the business case associated with each proposed use, for comparison, we suggest a figure of \$135K/yr based on work done as part of the Nature House Proposal Business Case²³.

²² Navvy Jack House Cost Analysis – Conceptual Cost Plan – 9th March 2018

²³ Nature House Society. Report to Council, 2014



Summary

Based on previous work by the District Staff and Consultants, the estimated cost of preserving the raised/relocated building in its approximate 1907 form for flexible, public use is approximately \$2.3M.

Based on estimates previously offered in the Nature House Society Business Case, the estimated annual operating costs could be \$135K/yr – but could be zero or provide income to the District, depending on the ultimate use of the building.



7. How much of the Cost Can Be Fundraised?

Contents:

Discussion

7a: P Gravett (Heritage BC), Funding Eligibility Letter

Discussion

Volunteer members of the Navvy Jack House Citizen's Group have begun to explore potential sources of funding that might contribute to both the capital costs of the project, and annual operating costs. These include Local, Provincial and Federal Granting Agencies, as well as a number of Corporate Groups. Private donation possibilities have not been pursued at this stage.

Federal and Provincial Granting Agencies

Meetings held with officials from both the federal and provincial government have been very helpful in providing advice and direction in this regard. Staff from MP Patrick Weiler's office have researched a variety of federal grants for which this project may be eligible, and have recommended the "Canada Cultural Investment Fund - Strategic Initiatives". This fund is designed to support projects which create improved access to cultural, recreational, and community infrastructure. Laura Saretsky, manager of the BC Heritage Legacy Fund, has been made aware of the Navvy Jack House project and has committed to assisting us with the application process for this fund. Finally, Paul Gravett, Executive Director at Heritage BC, has discussed the merits of this project with us on several occasions and has provided thoughtful strategic advice as to how best to approach potential funders, and has advised that the Project has a good chance of meeting eligibility criteria for both Provincial and Federal funding opportunities (See [Appendix 7a](#)).

What have we learned? While preservation of a historical building is important, at the heart of most successful heritage funding applications is a valued community benefit. Funders have told us that it is the cause, the social good that will result from the preservation of the structure, that inspires those who serve on grant committees. Each person with whom we spoke indicated that they found the "story" of this house, with its unique shared history of the earliest settlers and the indigenous peoples, very compelling. As well, projects that are most likely to be funded are those that are collaborative, sometimes involving multiple partners, and where local government has a considerable financial investment. Formal recognition of the heritage site by at least one level of government is almost always required.



Other Funding Opportunities

Corporations

- a. Royal Bank of Canada - Community and Social Impact
- b. VanCity - Partnership Funding Program

Foundations

- a. Vancouver Foundation

Philanthropy: the citizens of West Vancouver are generous philanthropists, often supporting important causes beyond our community and around the world. Recently, the West Vancouver Foundation has invited donors to “give where you live”, a program that has proven very successful related to recent campaigns focused on COVID-19 and the West Vancouver Place for Sport. The Foundation would be pleased to host a fund devoted to the preservation of Navvy Jack House.

Self-Funding: Business models exist in the public sector where a private corporation would assume responsibility for all capital improvements and operating costs for the building in exchange for a fixed-term no-cost or low-cost lease of 5 years or longer, possibly with an option to renew. An example of this is the Stanley Park Brewing Co/Fish House agreement with the Vancouver Parks Board. With a private funding model, heritage designation is not mandatory, but may still be desirable. See [Appendix B](#) for photos and more information.

Summary

The Citizen Group has been advised that under the right circumstances, the Project would meet eligibility criteria for both Provincial and Federal Granting Agencies.

Applications to public bodies will be most likely to succeed if the Project can demonstrate a valued community benefit.

Success in these competitive processes may require that the building be legally protected, and will certainly require that the Municipality is seen to have a significant financial stake in the Project.

Recommendations:

- 1. Investigate a formal designation of the building;**
- 2. Commit to a significant investment in the building, to trigger other fundraising activities.**



7a. Paul Gravett Funding Letter

In general, I believe the conservation of the Navvy Jack site will be eligible for funding although, as we discussed, each fund program has its own set of criteria which must be met.

In all cases, it will be important to demonstrate the applicant has the authority to restore the site and to occupy the house with its programs (that assumes the District of West Vancouver is not the applicant). For some of the fund programs, it will be important to describe the community benefits of the programming.

Heritage BC administers the [Heritage Legacy Fund](#), which is one of the few programs that funds conservation-related work, including preparation of conservation reports (our recommended first step in the conservation process). I believe the Navvy Jack will be eligible to apply to HLF; if the applicant is not the District of West Vancouver, the applicant will need to demonstrate an authorized relationship with the site. We are currently working on language to clarify this criteria requirement; this is our draft guideline:

For situations in which the applicant does not own the site, the applicant is required to provide evidence of a long-term lease or management agreement with the site owner. While the site will receive direct benefit from the funding, the applicant must demonstrate that it and the community will also receive benefits from the project and therefore the funding. Leases and agreements must extend at least 3 years beyond the completion of the project period to ensure the applicant and community will reasonably realize the benefits. Long-term leases and agreements do not guarantee funding. Please contact Heritage BC's Heritage Program Manager for further information.

The Province's capital projects grants is administered by the [Gaming Branch](#). The focus here is, "to support the completion of inclusive, accessible capital projects that meet community-identified needs and priorities." In this case, conservation is a means to end, which is public programming.

[Canadian Heritage's](#) criteria is rigorous, but I suspect the applicant will be able to work with the District to meet those requirements.

As the District of West Vancouver is the owner of the site, it will be important to articulate in funding applications the District's relationship and commitment to the project and program, such as an ongoing arrangement with a local organization and financial support. This is not something that may be described in the eligibility, but I feel it will almost certainly be a concern of the application adjudicators.

In all cases, I recommend the applicant speaks with the program representatives to understand the finer details and to establish a relationship. These are no guarantees to successful funding, but this approach will help in preparing a strong application.

The first step for any fund program is to meet its eligibility criteria. Once that is in place, funders are likely to welcome applications.

Paul Gravett
Executive Director
Heritage BC



Suite 864, 104-1015 Columbia Street
New Westminster, BC V3M 6V3



8. Community Support Letters

Contents:

- 8a: West Vancouver Historical Society
- 8b. West Vancouver Community Arts Council
- 8c. North Shore Heritage Preservation Society
- 8d. North Shore Historical Society
- 8e. Savary Island Pie Company
- 8f. Jacquie Gijssen (extract) Arts & Culture Planning & Infrastructure Projects



8a. WV Historical Society Letter



September 11, 2020

via email

Mayor and Council,
West Vancouver, B.C.

Dear Mayor and Councillors,

The West Vancouver Historical Society strongly supports the preservation and restoration of the Navvy Jack House. The heritage value of this house is well documented and well understood: its age, its early connection to the community, the contributions of its various owners to the early development of British Columbia and West Vancouver, the shared connections between indigenous and settler communities.

We salute the excellent work of the Navvy Jack House Citizen Group which has made a thorough study on the condition of the house, the best date for restoration (1907), the cost of moving and restoration, and options for viable and sustainable future use. The committee confirmed the studies of Hugh Johnston in 1996 and Don Luxton in 2017 that the house is in good condition and can be moved and restored. The group also found there is substantial interest in occupying the restored house in the arts, business, and, possibly, neighbouring indigenous communities.

The Navvy Jack House is the oldest continuously occupied home in the Lower Mainland and has played a central role in the history of West Vancouver. Few such houses survive in the Lower Mainland, and none with this unique history, nor the connection with the indigenous people established by the marriage of John Thomas and Slawya, granddaughter of Chief Kiepalano, whose descendants continue to live in the community.

Research conducted by the group and by volunteers in historical and genealogical areas is expanding our knowledge about Thomas, his family, and the times in which they lived. Thomas was a family man, an entrepreneur, a politician, and a prospector at the time of the gold rush that ultimately defined the political future of British Columbia.

John Lawson, the next owner of the house, established the political and economic future of West Vancouver with the first general store and real estate office. The first post office was set up in the house, and council meetings took place there after the incorporation of West Vancouver in 1912.

We agree with the North Shore Heritage Preservation Society that simple commemoration in the form of a plaque or otherwise is not sufficient to represent the importance of this building to the history of West Vancouver and British Columbia. It is imperative the Council rescind its decision to demolish the house and investigate all means of preserving and restoring it.

C. Rod Day,
President, West Vancouver Historical Society
680 17th Street, West Vancouver, BC (778.279.2235)



8b. Community Arts Council Letter page 1 of 2



September 14, 2020

To: Navvy Jack House Citizen Group
Attention: Tom Dodd

The West Vancouver Community Arts Council (WVCAC) is very interested in partnering with the District of West Vancouver in the conservation and adaptive re-use of the Navvy Jack historical property.

Too often a building such as this with its unquestionable heritage value is forgotten despite its meaning to the community. The WVCAC recognizes the historical significance of the Navvy Jack House (NJH) and fully supports its retention and restoration. In addition, we are proposing a creative way to preserve and honour its architectural lineage. Rather than simply restoring Navvy Jack as a silent witness to our past, we envision converting it to a high activity performance and exhibition venue nestled in a natural environment, a jewel among the District's cultural properties.

Our proposal is for the WVCAC to utilize the restored property to provide an arts activity centre from which the WVCAC could provide its renowned quality programming. This will allow the NJH to not only be retained as an homage to West Vancouver's illustrious past, but also be a truly innovative and unique community gathering place with access to arts, culture, heritage and nature for residents and visitors.

We are interested in exploring the NJH opportunity without prejudice to our inclusion in the proposed Arts Centre, as it is still our intent to participate in that venture.

Why this project matters to us:

- Unique among West Vancouver arts groups, WVCAC:
 - has a decades-long track record of delivering well-received cultural programs of great variety,
 - provides financial support and performance opportunity to over 100 professional musicians every year,
 - provides encouragement and exposure to over 100 visual artists every year, and
 - welcomes close to 20,000 visitors and concert-goers to its cultural events annually.
- Since 1991, we have successfully and continuously operated the District's Silk Purse Arts Centre, a waterfront art gallery and studio. The gallery doubles as a performance venue for our year-round weekly classical concert series, summer Jazz Waves festival, and free community engagement events. The Silk Purse is also our administrative home.
- Our current Public Room is 475 square feet, accommodating 50 patrons, and is undersized relative to demand. The potential Public Room at the NJH could accommodate twice as many patrons as the Silk Purse, while retaining its waterfront presence.
- The support of a loyal membership of 600 patrons helps us achieve our business plan goals. Our members contribute by paying annual dues of between \$10 and \$55 and in addition by attending concerts and exhibitions, and participating in workshops and events. Our members are attracted to the quality of our programming, but also in large part by our waterfront setting, our heritage venue, and the strong sense of identity and community which these features foster.



8b. Community Arts Council Letter page 2 of 2

- We are interested in housing a permanent display / presentation highlighting the history of West Vancouver, both settler and indigenous. This would be developed in partnership with the West Vancouver Historical Society and Squamish Nation.
- We value the environmental features provided by the Streamkeepers' proposed nature area.

What we could bring to the project:

- We will assist with the commissioning, funding and administration of a design and feasibility study examining architecture, site planning, and costing issues for the project.
- We will spearhead a community effort to raise capital funds for the project's construction.
- We are prepared to enter into a lease with the District to occupy the property, on similar terms to our current Silk Purse lease.
- We are prepared to enter into a Fee-for-Service Agreement with respect to any additional offsite programming the District may wish us to provide or continue.

Why we will be able to tackle this project successfully:

- We have a committed board of directors, whose backgrounds are in high-level public service, finance, publishing, law, and architecture, among other fields.
- Our administrative office is led by an energetic, innovative, and experienced Executive Director with proven management skills.
- We have highly functional relations with other community arts groups, and include several of them (such as the North Shore Artist Guild) among our Alliance-level members.
- In addition to being the recipient of ongoing grants from the District, we have a track record of successful funding applications to the two senior levels of government and keep current with federal and provincial grant opportunities.
- We have an established base of individual supporters whom we can mobilize to this cause. In our last three years of fundraising appeals to members, our targets of \$10K, \$12.5K and \$15K have been met.
- We have successfully attracted operational funding from more than a dozen corporate sponsors and community partners in the past several years.

What we would like to see at the Navvy Jack site:

- First and foremost our operations require a Public Room (for exhibitions, performances, meetings), and secondly Support Space (including lobby, offices, servery, shop, storage).
- A workshop / studio space for WVCAC and partner programming such as the North Shore Artist Guild.

Respectfully submitted,

David Morton
Chair, WVCAC Board of Directors
dmorton@itsn.com
604.307.8763



8c. North Shore Heritage Letter



NORTH SHORE HERITAGE PRESERVATION SOCIETY

2695 Nelson Avenue, West Vancouver, BC, V7V 2R8
(604) 926-6096
info@northshoreheritage.org

www.northshoreheritage.org

BC Society Registration No. S-49292

September 10, 2020

Mayor and Council

District of West Vancouver

Via email: mbooth@westvancouver.ca;

ccameron@westvancouver.ca; ngamboli@westvancouver.ca;

plambur@westvancouver.ca; bsoprovich@westvancouver.ca;

sthompson@westvancouver.ca; mwong@westvancouver.ca

North Shore Heritage, which represents heritage homeowners and advocates in West Vancouver and North Vancouver, is grateful that you halted the demolition of the Navvy Jack House and have allowed a Citizen's Group to work towards some options for the retention and re-purposing of this historically significant building.

As mentioned in our letter dated July 17th, it is the oldest existing structure on the North Shore and has not only architectural significance but also historical and cultural significance. It was built in 1872 by James Blake out of first growth North Shore fir, for the first West Vancouver immigrant settler, John "Navvy Jack" Thomas, and his wife, Row-i-a, Squamish Chief Kiepalano's grand-daughter. It was later occupied by John Lawson, who operated the first post office and telegraph office.

Overall, we believe that this building and the story of its occupants is a "package" best represented by the preservation of the building. We do not believe that simple commemoration, in the form of a plaque or otherwise, will be sufficient to represent the importance of this building to the development of the community of West Vancouver.

Please consider this in your discussion of options.

Regards,

Peter Miller,
President



8d. North Shore Historical Society Letter



NORTH SHORE HISTORICAL SOCIETY

NORTHSHOREHISTORICALSOCIETY2@GMAIL.COM

September 14, 2020

Mayor and Council
District of West Vancouver

Dear Mayor and Councillors:

As president of the North Shore Historical Society I am sending this letter of support for the for saving the Navvy Jack House, the oldest remaining building on the North Shore. As you are aware, I am also part of the Citizen's Group putting together a proposal to save the building. On behalf of the North Shore Historical Society, which has been serving the North Shore since 1977, we strongly support saving the Navvy Jack House, ideally in or very close to its current location. So much can be said and has been said in support of saving this house. It is literally the birthplace of West Vancouver, and its significance goes way beyond the original beams and subfloors of the building. It has been renovated many times so it is not in original condition but it's alterations have not replaced the structure of the building which is as solid if not more than the day it was built. A person walking off the first ferry at the original 1909 dock, would see the same east wall and general shape except for some additions. More importantly is the history it embodies, such as the marriage between Navvy Jack and Chief Kiepilano's granddaughter, Slawia in or about 1874 who raised their family of four children in this house. Navvy Jack was West Vancouver's earliest colonial settler and the fact that his house is still there, as the only remaining structure from that time, is something to be celebrated, not demolished.

You will see much more of this history in a report to Council by the Citizen's Group that I am a part of so I will not repeat it all here. We simply want to add our name to the many who are showing their support for saving it. Regarding the measure of community support, we disagree with the interpretation of staff that the survey indicated inadequate community support. The choices were complex. Some people supported the heritage building but not the nature centre which had no heritage society involvement. I myself expressed those concerns in answering the survey. Only 20% supported removing the building to convert it to green space. 80% gave a range of opinions of which the largest component supported the most expensive option of saving the building and converting it to a Nature Centre, that being 43% of all those who voted. However staff reported that as meaning 57% did not support that plan and claimed there was insufficient community support. I note our mayor was elected with 37% of the vote and like here there were multiple options. I would never for a moment suggest our Mayor does not have community support to be Mayor. She received the most votes and so did the Navvy Jack House on the survey. As said above above only 20% voted to demolish it for green space, yet, in June you voted for the least popular option. Please reverse this decision now.

Paul Hundal, President of the North Shore Historical Society



8e. Savary Island Pie Co. Letter

My name is Peter Gray. I'm the General Manager for Savary Island Pie Company. Thanks for dropping the letter asking for input as to what amenities and space would be practical for this property.

I visited the location today, took several photos, and observed the community using the surrounding area.

I think the location is great. I saw lots of foot traffic, high density local residences, well used parks in the immediate area, parking, wide range of demographics, and opportunities for further commercial and residential development.

We at Savary Island Pie Company are very interested in this site.

I think a bakery/coffee shop that also provides quick breakfast and lunch items would fare quite well here and would provide a robust economic, social and emotional return for the community.

From our pilot project currently operating in Millenium Park, we have determined that there exists clear and enthusiastic community support of such an enterprise so close to the waterfront.

As to the questions:

I would designate 100% of the main floor to the bakery/coffee shop area.

This would allow for the employees inside to have as much room to work without constantly coming into close proximity with each other.

Instead of the traditional restaurant model, where there is guest seating inside, have all of the seating be outside on a casual, first come, first served arrangement, and be appropriately spaced out, and fixed. The front area which is currently fenced as well as the surrounding area can provide seating for at least 50 people and probably more depending on the development.

Have the service be 100% take-out.

This way the required social distancing measures we are currently experiencing can be addressed by effective physical design. The community transfer of Covid 19 and any future pandemic situation can be pre-mitigated.

Kitchen and production area: 50%. (I have been an executive chef for most of my 20 plus years in this industry and hardly anyone gets this right!)

Storage area (walk-in cooler, freezer, dry storage): 30%

Staff area (washrooms, lockers, office): 20%

2nd floor: Residential rental unit. Include this space in the same contract as the commercial tenant. This will provide an additional revenue stream that banks would look favourably on.

Special needs:

1: Delivery area and 2 to 3 parking stalls. It looks like these exist already.

2: Look at purchasing infrastructure (solar panels, wind tree), and installing on the site and on the roof. With a sizable economic investment, there is the potential of having a building that is not reliant on the local power grid and completely self-sufficient. This would be a powerful marketing tool for the City of West Vancouver. Goes very well with the adjacent salmon stream and the waterfront beach setting.

Anyway, these are my first initial thoughts on the matter.

Looking forward to continuing the conversation!

Best Regards,

Peter Gray

General Manager

Savary Island Pie Company



8f. Jacquie Gijssen Letter

Extract from longer correspondence:

From: Jacqueline Gijssen <gijssen_night@shaw.ca>
Sent: Friday, July 31, 2020 11:45 AM
To: Mary-Ann Booth <mbooth@westvancouver.ca>
Subject: with thanks for the discussion on Navvy Jack House

The significance and value of the Navvy Jack house does not need to be debated. Let's all agree it is a 'pinnacle' of significance project on so many levels, and go from there.

There is an incredible need for space for not-for-profits and social enterprises. Massive demonstrated evidence based need. These not-for-profits can pay rents and can bring capital to the table, but they need respectful partnerships and collaboration in which to work.

You have heritage, culture, environmental, facility management experts on the DWV staff team. I would encourage council to help them do their job with passion, vision, innovation and true honest collaborative intent by giving them a 100% clear direction that assets like Navvy Jack House are important.

And finally, make a financial commitment to the community that says, DWV believes in the Navvy Jack House and assets like this as important cornerstones to our community identity, heritage, contemporary reconciliation with indigenous peoples, long term economic and social sustainability.

As we discussed, the Hollyburn Lodge is a great model (only one of many great models). Your and my early efforts made it very clear to the DWV, you must be at the table financially and meaningfully in order for the community to raise funds and support this to be a success. As we know, it worked!

And just in case it helps to know I bring these suggestions to you as a professional working in the field. I was the founding director curator of the West Vancouver Museum 1992 – 1997; member of the Neighbourhood Character Working Group, Vice Chair of the Heritage Strategic Plan and Co-Chair of the Arts & Culture Strategy. For 25 years I worked in the arts, culture, heritage field in community development, engagement and infrastructure in remote small BC towns and larger institutions. For 15 years I have worked directly with developers, planners, real estate professionals, not-for-profits, social enterprises and funders on not-for-profit real estate, including managing a portfolio of 70+ municipal properties with 120 not-for-profit tenants, creating and managing a \$1M cultural infrastructure grant program including advising on needs assessment, space planning, development, operation. I am the Project Director for the Social Purpose Real Estate Collaborative working with a collaborative of 19 funders and investors in not-for-profit real estate, and also do some boutique consulting work on projects like CMHC/Granville Island's redevelopment of the Emily Carr buildings, strategic planning for cultural organizations like the new Chinese Cultural Museum Society of BC, and assisting developers in putting together culture based infrastructure project analyses for community amenity contribution or bonus density sites.

With very best regards, Jacquie Gijssen

Jacqueline Gijssen | Arts & Culture Planning & Infrastructure Projects



9. Acknowledgements

John Barker, West Vancouver Streamkeepers Society
Tony Bartko, Manager of Inspection Services, Fraser Valley Regional District

Neil Carroll
Bill Chapman, Chapman Land Surveying Ltd.

DWV Nora Gambioli, Council liaison
DWV Hilary Letwin, Curator, West Vancouver (Art) Museum
DWV Mayor and Council
DWV Stephen Mikicich, Economic Development
DWV Doti Neidermayer, Cultural Services
DWV Reto Tschan, Archivist, West Vancouver Archives
DWV John Wong, Engineering

Kate Eldred

Mark Forsythe, Director, BC Historical Federation

Michael Geller, West Vancouver Heritage Advisory Committee
Jacqueline Gijssen, Social Purpose Real Estate Collaborative
Pamela Goldsmith-Jones
Paul Gravett, Heritage BC
Paula Grossman, West Vancouver Heritage Advisory Committee

Keith Jakobsen, Jakobsen Associates

Mandy Kilsby, Curator, Barkerville Historic Town & Park
Michael Kluckner, Vancouver Historical Society, Vancouver Heritage Foundation

Liz Leduc
Donald Luxton, Donald Luxton & Associates

Ann-Marie Metten, Executive Director, Kogawa House
Alexandra Mancini, Lighthouse Park Preservation Society

Miki Nash, Capilano Community Services Society
Jeremy Nickel, Nickel Brothers Moving
North Shore Heritage Preservation Society
North Shore News



Sheryl Rasmussen

Simon Scott, Arthur Erickson Foundation

Lisa Smith, Hastings Mill Store Museum

Brenda L. Smith, family history consultant, genealogist

Chris Stringer

Jane Watt, Editor, BC History magazine, BC Historical Federation

The Williams Family

Ruth Wall

Jane Williams

Diane Williams

Martha Williams

Robert Williams

Elwin Xie, Xie Productions

Caroline Zinz, Library and Archives, Barkerville Historic Town & Park

West Vancouver Beacon

West Vancouver Historical Society

West Vancouver Streamkeepers Society

Our thanks to everyone who helped with this project, including those who contributed information, services and their time, and wish to remain anonymous.

NAVY JACK HOUSE

The Case for Restoration and Preservation

APPENDIX A



“The history of this community resides in this building.”

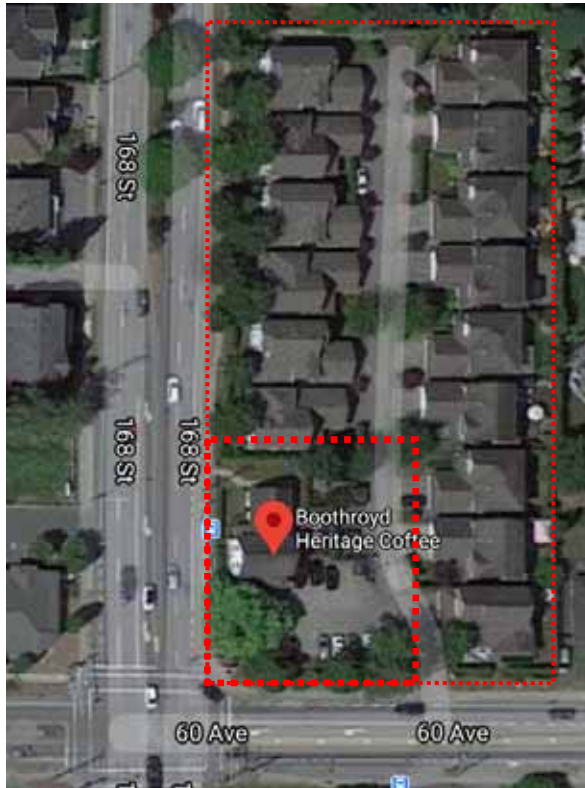
A. ADAPTIVE RE-USE & BLUE SKY IDEAS

- a. Boothroyd House & Boothroyd Heritage Coffee
- b. Stanley Park Brewing Co.
- c. Blue Sky Navvy Jack House Ideas!
 - Waterfront Corner Store
 - Corner Grocery & Cafe
 - Beach Cafe
 - Brew Pub
 - Heritage Foods
 - Community Facilities



BOOTHROYD HOUSE

- Heritage house restored as key feature in a larger townhouse development
- Boothroyd Heritage Coffee on ground floor, also serves as local photo gallery
- Offices on 2nd floor, meeting room and music lessons in basement
- Very similar building form to Navy Jack House, but about 1 year younger



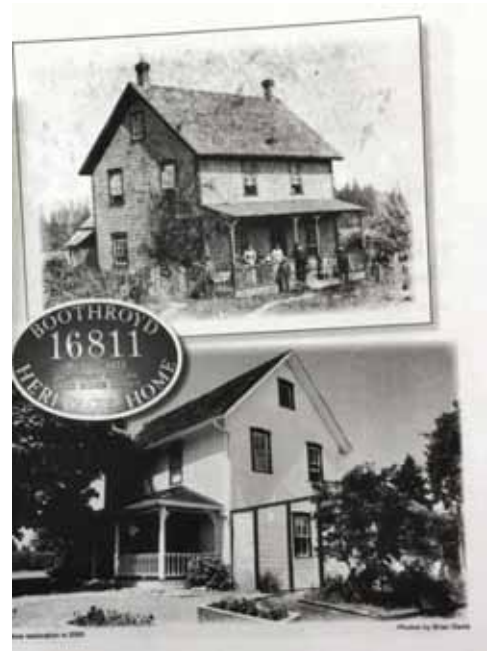
Located at 5 Corners in Cloverdale, Surrey, at 60th Ave. & 168th Street



Navvy Jack House Citizen Group



Morning coffee on Boothroyd House porch



East patio looking west to Boothroyd House, with original building on left. Later addition on right was retained to provide functional space to support the ground floor uses.

Navvy Jack House Citizen Group



Boothroyd Heritage Coffee interior, features historical photographs and local art



Navvy Jack House Citizen Group



Boothroyd's columns and fretwork are similar to Navvy Jack's, to be replicated and replaced.



Canada Day celebration with outdoor concert in front of Boothroyd House's southern porch.

STANLEY PARK BREWING CO.
(Fish House)



Figure 6: Design Concept - Back Entrance & Concession (northeast view)



Figure 10: Design Concept -Exterior Concession & Bike Service Station (northeast facing)

SUMMARY

The Stanley Park Brewing Co. is a responsible community-minded partner committed to preserving the integrity of the park and building while bringing the art of brewing back to Stanley Park. Their proposed new brewpub facility will be able showcase the eco-driven brewing process of their craft beers that are inspired by the feelings, places, and rich history of Stanley Park.

Staff recommend that the Board approve the proposed design and concept for the former Fish House Restaurant site as outlined in this report, and authorize staff to enter into a lease agreement with the Stanley Park Brewing Co. Revitalizing this uniquely situated heritage building will provide improved amenities to local park users and will create a destination location for both tourists and Vancouver residents.

The \$4.5M investment proposed by Stanley Park Brewing Co. will significantly increase the value of the current facility, enhance visitor experiences, and provide increased Park Board revenues that will benefit the entire parks and recreation system and delivery of service to the community.

General Manager's Office
Vancouver Board of Parks and Recreation
Vancouver, BC

BLUE SKY NAVVY JACK HOUSE IDEAS!

WATERFRONT CORNER STORE



Painting by Barbara Wood

Background (written by Geoff Jopson)

"Some of you may remember the Downstairs Gallery, a small art gallery once located in the Village Square in Ambleside. Many years ago I attended the opening of a showing by Vancouver artist Barbara Wood, entitled "Corner Stores". Barbara was known for her whimsical drawings of Vancouver buildings and street scenes, and had recently completed a series of prints celebrating the corner stores of the 1950's - family run stores that at one time had been the heart of the neighbourhood in Kitsilano, Mt. Pleasant, Grandview, and West Vancouver.

For the opening, the gallery brought back the nostalgia of that time by decorating its space to appear as a corner store, complete with penny candy, baseball cards, and an old Coke machine. The show was great fun, appealed to many of us with childhood memories of our favourite corner store, and every print sold that same day. Three of the prints were of corner stores in our community - the "Black Cat" in West Bay, Sherman Post Office at Sandy Cove, and the Ambleside Grocery at 14th and Marine (and yes, that is the original spelling from the signage on the building). Fortunately I purchased two, and they are shown in the attachments.

The Concept of a Waterfront Corner Store

The corner stores that you see in these two photographs were much more than a place to buy a loaf of bread and some milk - they were places where people gathered. Indeed, if you look closely at the photo of the Sherman Post Office, you will see that Barbara named this drawing "Meet me at Sherman's". They were places where neighbours met for coffee, where the shopkeeper knew the children's names, and where the architecture was both unique and charming. .

The restoration of corner stores such as these has proven very popular. I have visited several, and think of one in Woodstock, Vermont that was particularly charming, complete with a soda fountain and a large and comfortable veranda. Visitors and residents alike were drawn to the warmth and history of the building.

On the waterfront in West Vancouver, filled with photographs of the original home and its residents, I believe that such a "corner store" would prove very popular. It would have a heritage appeal, though of a time period well after the founding of our community, and perhaps it could be the permanent home of the West Van Historical Society."



Painting by Barbara Wood

BLUE SKY NAVVY JACK HOUSE IDEAS!

CORNER GROCERY & CAFE



Le Marche St. George

Address: East 28th Avenue and St. George (near Main Street)

Web site: <http://www.marchestgeorge.com/menu2>.

Press: <http://www.marchestgeorge.com/press>

"A very cool corner grocery store that sells coffee, fresh made crepes and locally sourced cheese and grocery items. They now have a second location at West 7th and Ontario that is a wine bar with gourmet local cheese."



BLUE SKY NAVVY JACK HOUSE IDEAS!

CORNER GROCERY & CAFE



The Federal Store

Address: West 10th Avenue and Quebec (near Main Street, 2601 Quebec)

Web site: <https://federalstore.ca/>

Instagram: <https://www.instagram.com/federalstorevan/?hl=en>

"Great grocery store, restaurant also with an old corner store theme."



"The Federal Store is a small neighbourhood grocery and cafe tucked into the heart of Mount Pleasant, Vancouver. We specialize in local groceries, lunches, handmade baking, cakes, and exceptional coffee—all made with love."

BLUE SKY NAVVY JACK HOUSE IDEAS!

BEACH CAFE



BLUE SKY NAVVY JACK HOUSE IDEAS!

BREW PUB

We can expect to find a pretty tricked-out new space that pays homage to the park and the natural environment, a full-service kitchen, tasting room, patios, small batch beers brewed on site, and a swag shop.



Inside Stanley Park Brewing's restaurant and brewpub space in April 2019. Stanley Park Brewing/Facebook



BLUE SKY NAVVY JACK HOUSE IDEAS!

HERITAGE FOODS



- picnic baskets
- fish and chips
- fiddleheads
- heritage candy
 - gelato
 - bannock
 - apple pie
 - etcetera...



BLUE SKY NAVVY JACK HOUSE IDEAS!

COMMUNITY FACILITIES



➤ MULTI-PURPOSE
COMMUNITY BUILDING

➤ ARTS FACILITIES
➤ MUSIC, DRAMA, VISUAL ARTS

➤ MEETING SPACES
➤ EVENTS
➤ WEDDINGS

➤ RECONCILIATION CENTRE
➤ TEACHING FACILITY



➤ FITNESS, YOGA...

➤ ETCETERA...



NAVY JACK HOUSE

The Case for Restoration and Preservation

APPENDIX B

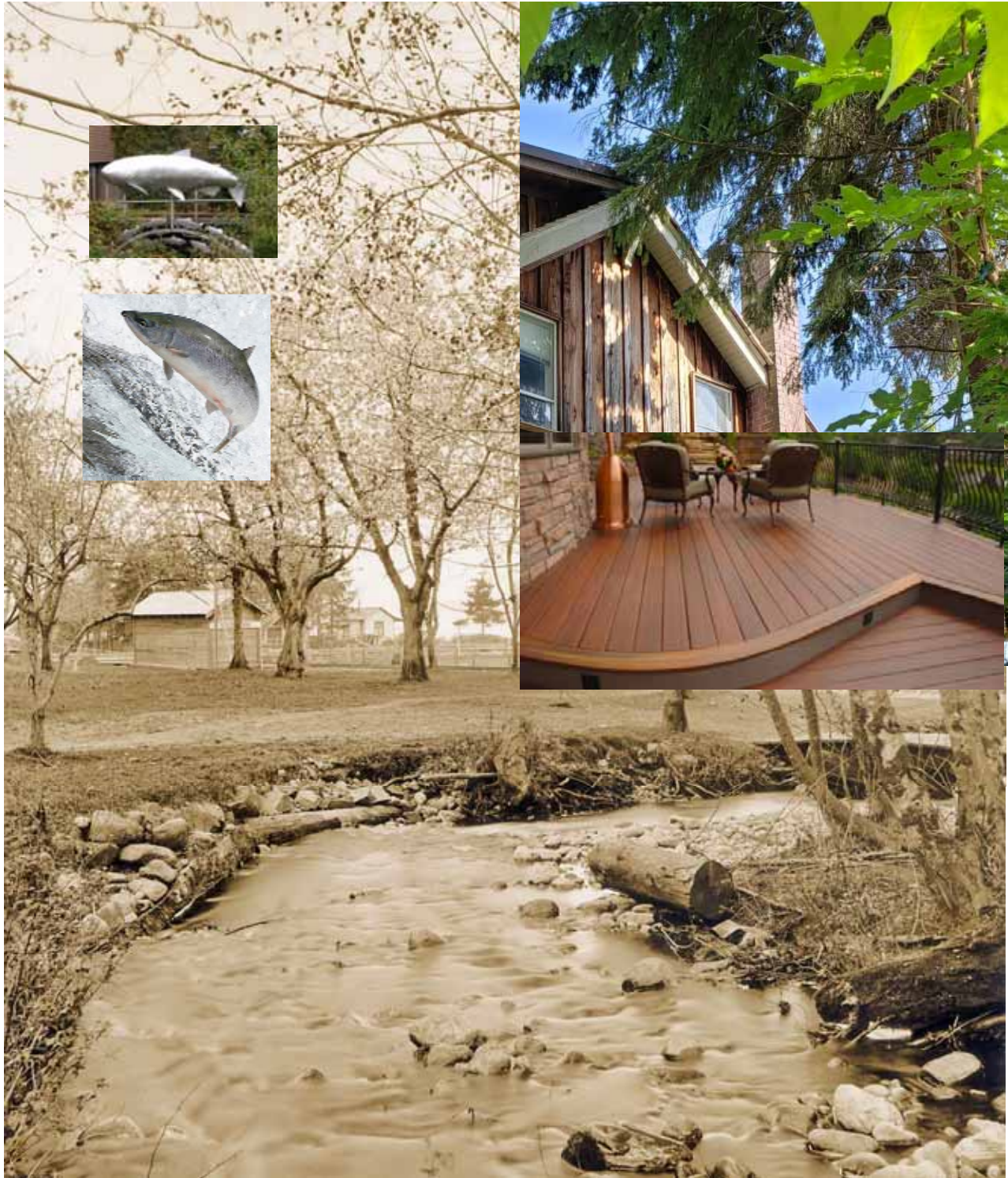


“The history of this community resides in this building.”

B. SITE INFORMATION & BACKGROUND

- a. Proposed Navvy Jack House Site Concept
- b. Site Plans & Surveys
- c. Architectural Elevations
- d. Floor Plans
 - Existing
 - 1910-1914 (Assumed)
- e. Nickel Brothers Canada
- f. BC Building Code – Preliminary Analysis

NAVY JACK HOUSE SITE CONCEPT



Navvy Jack House should be restored as an important heritage building which can also showcase the proposed streamworks with a series of viewing opportunities from stepped decks.

NAVY JACK HOUSE SITE CONCEPT



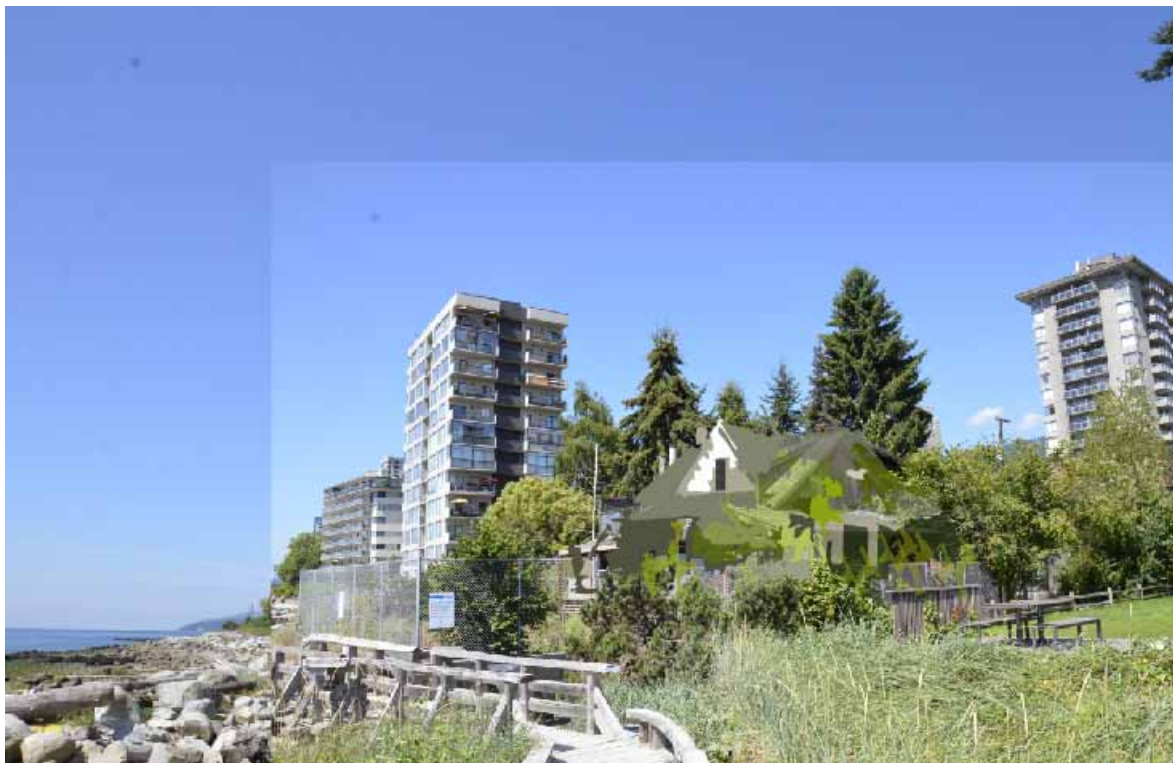
Recommendations:

- Restore the south porch, with its turned columns and fretwork
- Consider reinstating the upper triangular gable on the south
- Use a series of stepped decks to accommodate increase in grade to address flood levels, while providing seating opportunities and overview of new streamworks.
- Evaluate possibility of reinstating part of the original orchard

NAVY JACK HOUSE SITE CONCEPT

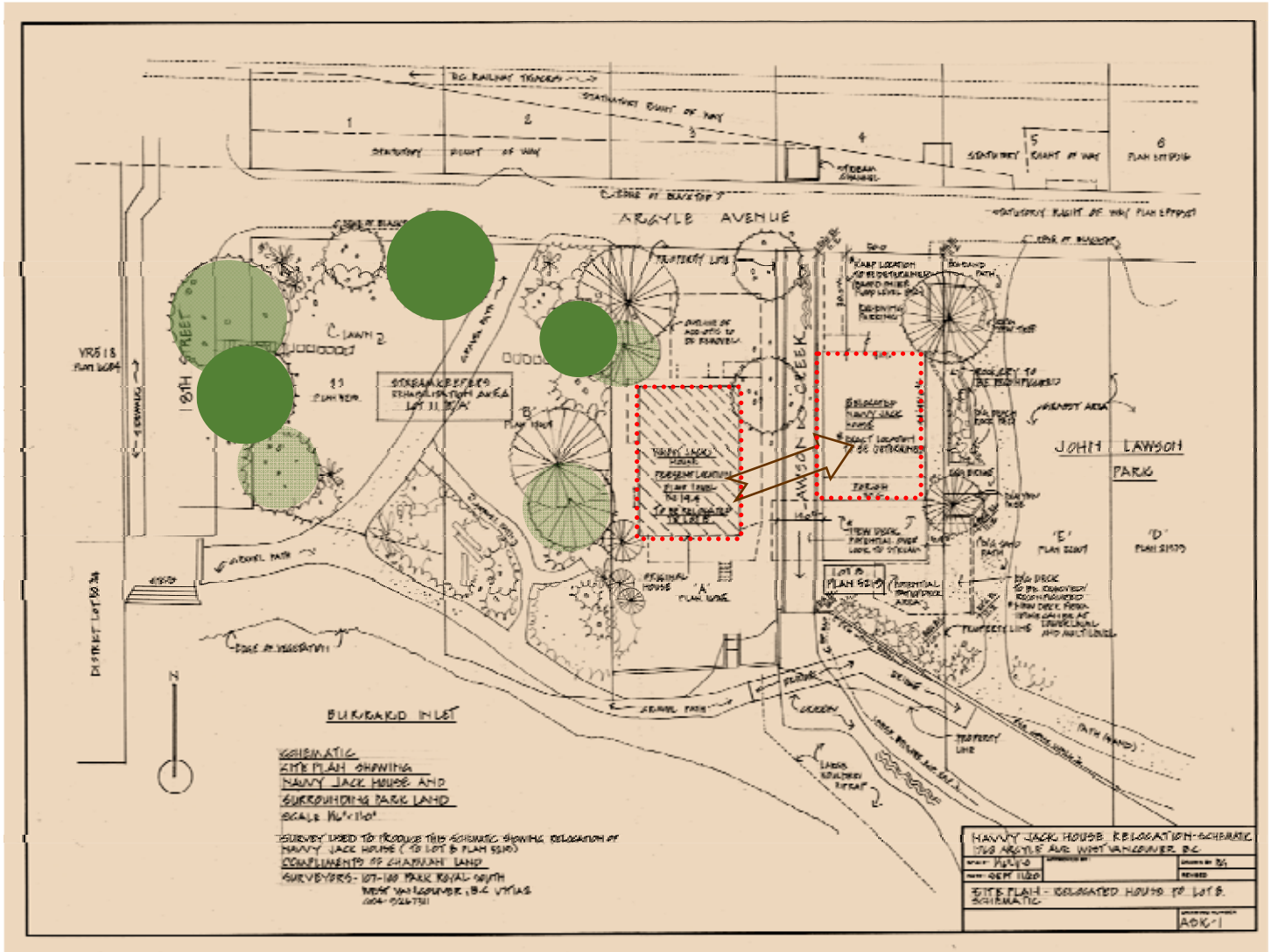


EXISTING (unsightly additions at upper and main floor)



PROPOSED (reinstate south porch overlooking Burrard inlet, and possibly upper gable.)

SCHEMATIC SITE PLAN

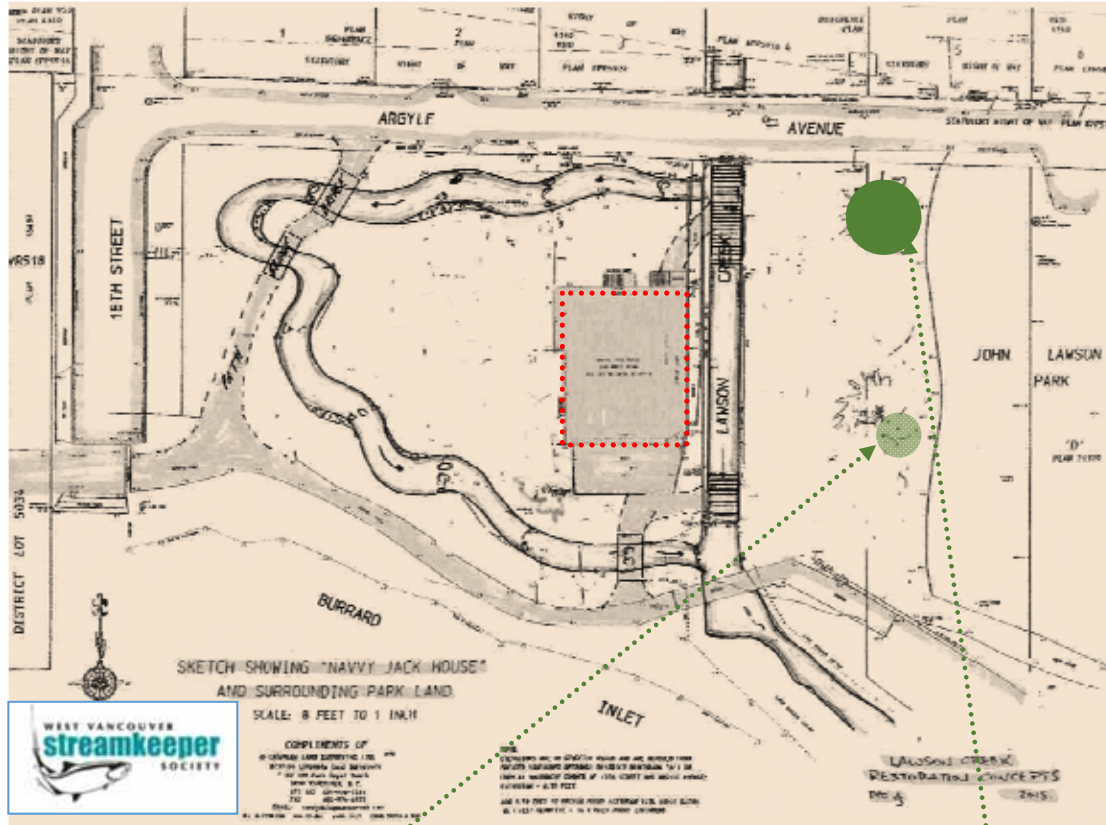


Navvy Jack House is proposed to be relocated east across Lawson Channel, with the exact location determined in coordination with existing trees, view corridors, and municipal infrastructure.

EXISTING AERIAL VIEW



SITE PLAN: STREAMKEEPERS' PROPOSAL



Proposed fish habitat stream loop on west side of Lawson Creek



View south-west across Lawson Creek channel to east face of Navvy Jack House

Navvy Jack House Citizen Group

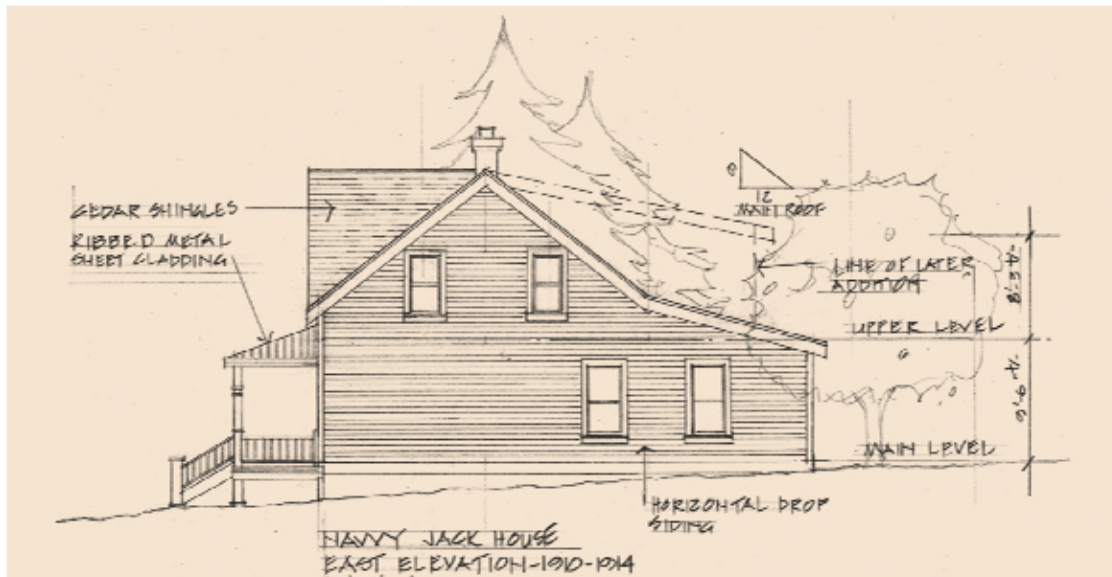
SOUTH ELEVATION 1910-1914



South View 1910: Wedding of John Lawson's daughter

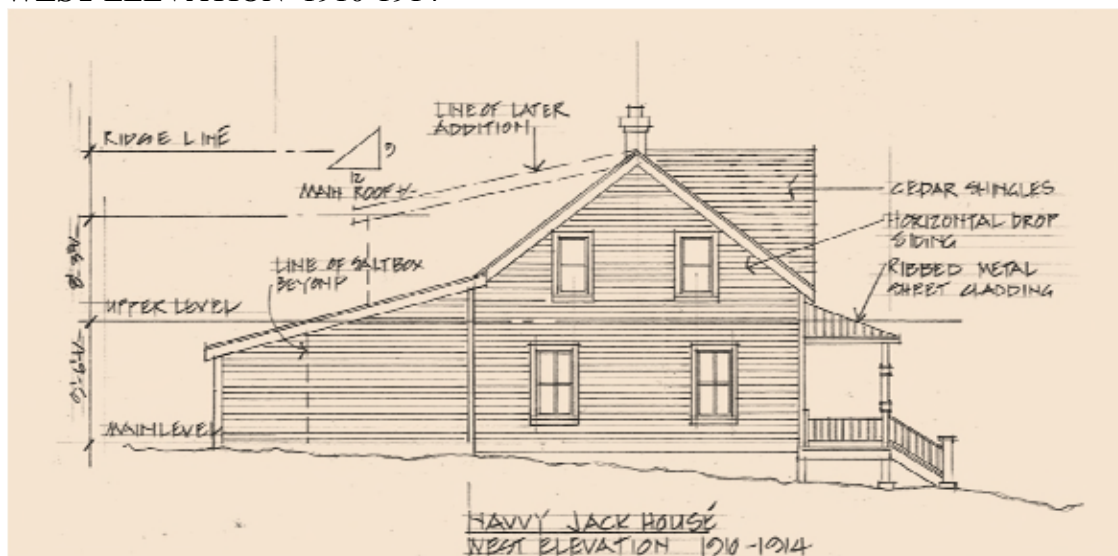
Navvy Jack House Citizen Group

EAST ELEVATION 1910-1914



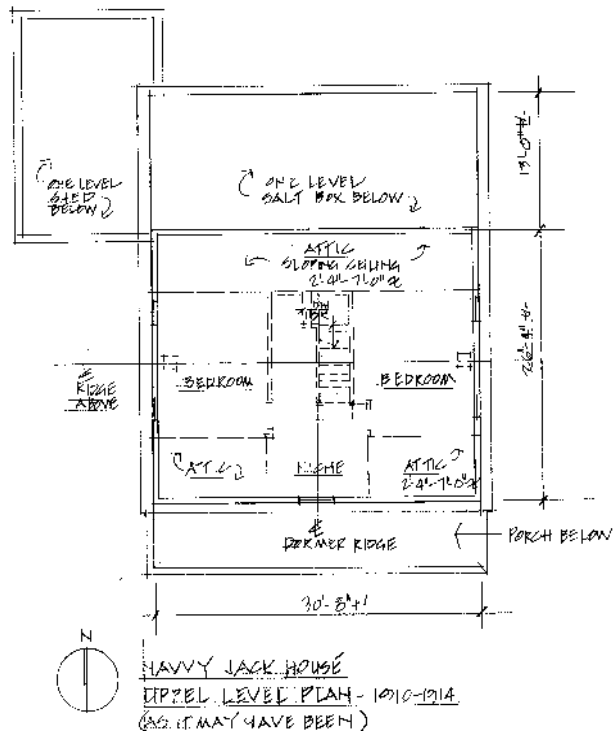
West View 1910, with orchard
(similar East View, symmetrical building)

WEST ELEVATION 1910-1914

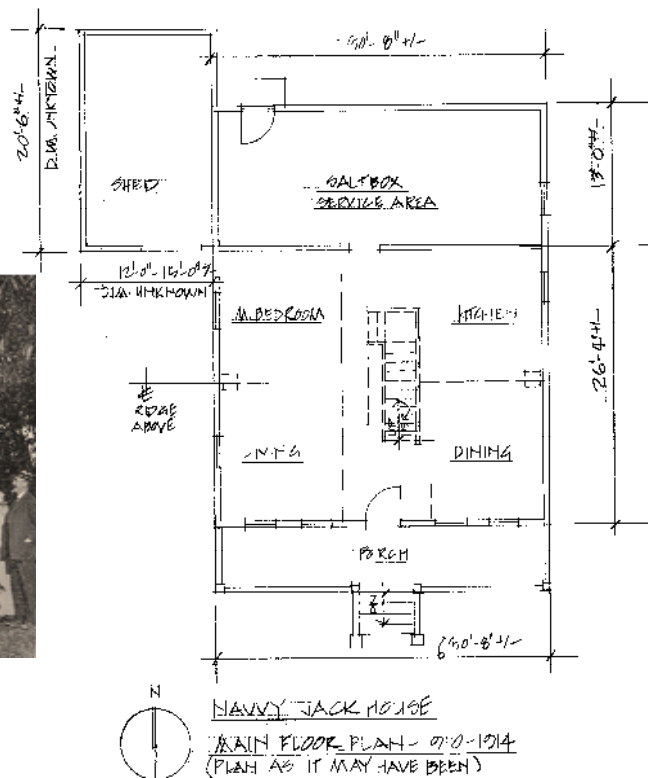


Navvy Jack House Citizen Group

UPPER FLOOR PLAN 1910-1914 (assumed)

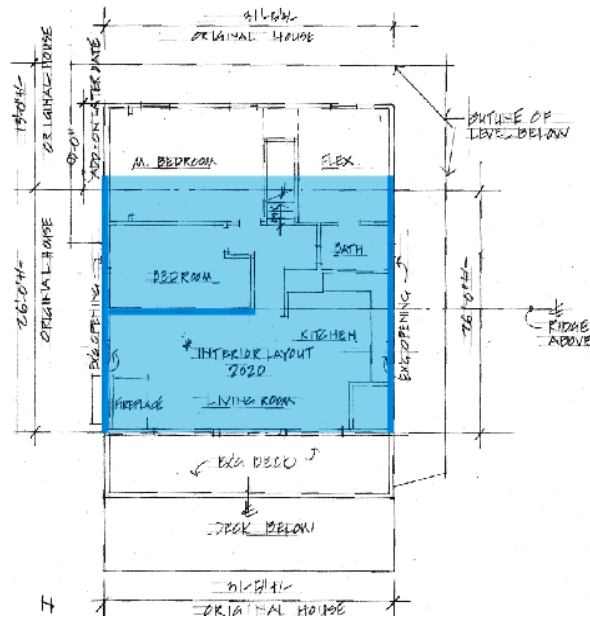


GROUND FLOOR PLAN 1910-1914 (assumed)

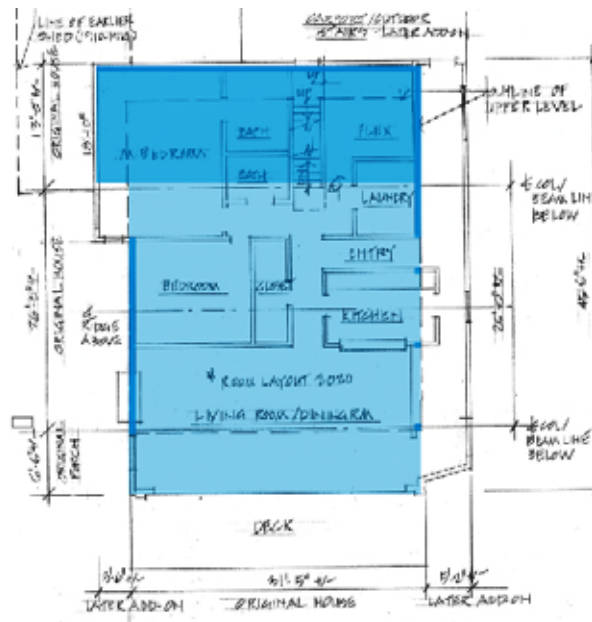


EXTENT OF ORIGINAL STRUCTURE PRESERVED

UPPER FLOOR PLAN Existing



GROUND FLOOR PLAN Existing



- 1872 structure is intact (light blue) with original lean-to at north (medium blue)
- Confirmed original walls in dark blue. Floors and roof structure are largely original.
- Further work needed on site to determine full extent of original structure/walls.



Nickel Brothers Canada

The screenshot displays the Nickel Bros website. The top navigation bar includes links for 'HOMES FOR SALE', 'WHY RECYCLED HOMES?', 'HERITAGE BUILDING RELOCATION', 'WHAT WE DO', 'WHO WE ARE', and 'OUR FEATURED MOVES'. A large banner image shows a historic house being moved by a large truck, with the text 'HERITAGE BUILDING RELOCATION' overlaid. Below the banner, a section titled 'Over 500 Historic Buildings moved and counting' describes the company's work in preserving historic structures. Another section, 'Our purpose is to Re-Purpose', explains the company's commitment to recycling and reusing buildings. A final section, 'OUR FEATURED MOVES', highlights a specific project: the '1923 Mansion Move'.

HERITAGE BUILDING RELOCATION

Over 500 Historic Buildings moved and counting

Some of the historic buildings we've lifted and transported have been as old as 200 years—everything from Victorian or craftsman masterpieces, an old balloon-framed barn, a stone or brick castle, to small, yet treasured neighborhood bungalows. We give extra care to these notable buildings and we can offer additional insurance to cover historically-valuable structures.

Our purpose is to Re-Purpose

There are many ways to describe what we do and there are many stories connected to the service we provide our community in the Pacific Northwest, Washington State, Vancouver and Vancouver Island. We save hundreds of quality homes from the landfill each year. We have performed hundreds of historic building moves, thousands of character and modern building moves and thousands of house lifting projects. On the industrial side, our industrial division has managed some of the most complex industrial equipment moves in North America however, we see our greatest environmental impact through the relocation of quality recycled houses and upcycled houses.

OUR FEATURED MOVES

1923 Mansion Move
4,620 square foot, 500 Ton, 1923 mansion being moved by water. The four bedroom, six bath brick/stone home, which Nickel Bros, had was since nearly totally rebuilt for \$6 million, was sold again recently for \$900,000. It was being moved from Seattle's Alki Beach Park (neighborhood to Sandridge Island, across the Puget Sound).

Navvy Jack House Citizen Group



From: Jeremy Nickel [mailto:jeremy@nickelbros.com]
Sent: Saturday, July 04, 2020 12:07 PM
To: Brenda Clark
Cc: Jeremy Nickel
Subject: RE: Navvy Jack House - Condition Assessment

Dear Ms. Clark,

Our company has been in business since 1956 and have relocated more than 10,000 buildings in Canada and the United States. As the largest building mover in North America with more than 600 Historic building relocations, we have provided feasibility studies for many of these buildings.

After reviewing all of the relevant documents available regarding the “Navy Jack House” (currently located at 1768 Argyle Ave, West Vancouver) including structural and architectural reports, I have concluded that the stated historic property is a viable candidate for relocation. Please let me know if you require any additional information.

Kind Regards,
Jeremy Nickel, President



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1528 Broadway Street, Port Coquitlam, BC, V3C 2M8
Tel: 604.944.9430 Fax: 604.944.6082

Nickel Bros Vancouver Island

1990 Balsam Road, Nanaimo, BC, V9X 1T5
Tel: 250.753.2268 Fax: 250.753.8215

Nickel Bros USA

3304 156th ST NE, Marysville WA 98271
Tel: 425.257.2067 Fax: 425.257.2069

[NB Industrial Transport Website](#)

[NB Residential Moving & Building Sales Website](#)

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BALLPARK ESTIMATES:

1. LIFT HOUSE IN PLACE: **\$30,000**
2. MOVE HOUSE TO EAST: **\$50,000**
3. MOVE HOUSE 4 BLOCKS TO FERRY BUILDING ARTS AREA: **\$150-200,000**
(DEPENDING ON COST OF MOVING OVERHEAD LINES)

ALL LOCATIONS, INCLUDING THE EXISTING, REQUIRE SITE EXCAVATION AND A NEW FOUNDATION (TO BE INCLUDED IN REBUILDING COSTS).

(As confirmed by Jeremy Nickel)



B.C. BUILDING CODE

Preliminary Analysis

Heritage Buildings are defined in the Code. Consequently less stringent requirements apply referred to as “Alternate Compliance Method”. Many of the Alternate Compliance Methods are contingent upon fire sprinklers. **Therefore, if anything, provide the fire sprinklers.** A while back a heritage building was ravaged by fire <https://www.timescolonist.com/news/local/fire-ravages-historic-home-in-vic-west-can-it-be-saved-1.24126290>

Please refer to Division A, Sentence 1.1.1.1.(5) which states the following:

For heritage buildings, the Alternate Compliance Methods for Heritage Buildings in Table 1.1.1.1.(5) may be substituted for requirements contained elsewhere in this Code. (See Note A-1.1.1.1.(5).

There is a provision in both Parts 3 and 9 for a **Low Occupant Load Assembly (coffee shop type occupancies) to be considered Group D** occupancies as follows:

9.10.2.3. Group A, Division 2, Low Occupant Load

1) This Part may apply to a Group A, Division 2 assembly occupancy that is permitted by Article 3.1.2.6. to be classified as a Group D, business and personal services occupancy, provided the building in which the assembly occupancy is located complies with Sentence 1.3.3.3.(1) of Division A.(See Note A-3.1.2.6.)

3.1.2.6. Group A, Division 2, Low Occupant Load

1) A suite of Group A, Division 2 assembly occupancy, except a child or infant daycare facility, is permitted to be classified as a Group D, business and personal services occupancy provided

- a) **the number of persons in the suite does not exceed 30**, and
- b) except as permitted by Sentence (2), the suite is separated from the remainder of the building by a fire separation having a fire-resistance rating of not less than 1 hr.

2) The fire separation required by Sentence (1) need not have a fire-resistance rating where the suite is located in a **building that is sprinklered throughout.**

Navvy Jack House Citizen Group

3) A permanent sign, with lettering not less than 50 mm high with a 12 mm stroke, indicating the lesser of the occupant load for the suite or 30 persons, shall be posted in a conspicuous location near the suite's principal entrance

A-3.1.2.6. Group A, Division 2, Low Occupant Load.

A suite of Group A, Division 2 assembly is permitted to be classified as a Group D business and personal services occupancy provided the requirements of Article 3.1.2.6. are complied with. This re-classification permits the suite to be located in a building to which Part 9 of the Code is applicable.

The heritage house (a Single Family Dwelling, SFD) is to be re-classified to something other a SFD. Therefore, exiting and floor separations must be addressed.

As already noted, a fire sprinkler system should be provided to realize the greatest opportunities for relaxation of Code requirements. The fire sprinkler system will act as a fire alarm system yielding greater potential cost savings.

Access for Disabled persons is required, where the requirements of Article 3.8.4.5. are applicable.

Washroom requirements are also necessary but there is built-in flexibility for existing buildings by meeting requirements "...acceptable to the Authority Having Jurisdiction (District of West Vancouver)."

The second floor should be classified as office use which is the least restrictive in relation to Code. Residential use is possible. Classification of the second floor as storage has more restrictive implications from a Building Code fire-separation standpoint as storage is classified as F2.

SUMMARY

- Sprinkler the building
- If limit Occupant Load to **30 people**, comply with **Part 9** of the BCBC.
- If Occupant Load **over 30 people**, comply with **Part 3** of the BCBC. This must be identified early as rental potential may be affected. Multi-purposes meeting spaces, gatherings, seminars, could exceed an Occupant Load of 100.
- If Brew Pub use is desired, this is classed F2 (Industrial); may be simpler in terms of Code Upgrades to brew off-site and bring in. Tasting Room is ok as it is an ancillary use.
- Residential or office is recommended for the upper floor, as storage is classed F2 (industrial).
- Outdoor seating: Increase in Occupant Load may increase washroom requirements, as determined by Authority Having Jurisdiction (DWV).
- Interconnected floors are difficult in combustible heritage buildings. Vaulted spaces could be achieved in combination with a 40% mezzanine.

NAVY JACK HOUSE

The Case for Preservation and Restoration

APPENDIX C



“The history of this community resides in this building.”

C. HISTORICAL RESEARCH

- a. Family History of John (Navvy Jack) Thomas
- b. Land Title History of Navvy Jack's DL 775

FAMILY HISTORY OF JOHN "NAVY JACK" THOMAS

In 2000, Hugh Johnston published a final report for the West Vancouver Historical Society, on the history of John "Navy Jack" Thomas, that provides the most detailed reporting of Navy Jack's life to date. As such, we are reproducing excerpts of his reports below. His sourcing was not fully documented and new information since has led us to correct some of the information (shown in square brackets) but the excerpts below still represents the best information on Navy Jack's personal history currently found. Hugh Johnston starts his report as follows (photos were added by us).

"John Thomas, one of eleven brothers, was born, near Cardiff, in Wales about 1832 [his death record released since indicates 1829 and that he was born in Cornwall] during the reign of William IV. As a young man, he sailed for western North America and arrived in B.C. Colony about 1859, during the Cariboo gold rush. According to his daughter Christine, in conversation with Capt. C. W. Cates in 1938, he had worked in many locations before arriving in Burrard Inlet in 1866. Capt. T. J. Jackman, an early resident of Gastown, described him as being about 5ft. 9in. tall, 160-170 lbs., heavily built, square shouldered, dark curly hair, moustache, very temperate and kind to his family. He apparently came from a good family who repeatedly asked him to return to Wales.

...

IN THE CARIBOO 1860 - 1865



Figure 1 Kelly Piano carried by Navy Jack to Barkerville and still there.

The first reference to his presence in the Colony occurs during the Cariboo Gold Rush where he was involved in the freighting business. The cariboo pack trail which preceded the wagon road was completed as far as Soda Creek in 1860 and John Thomas was said to be operating a riverboat carrying supplies from there to Quesnel during this period. Thomas would be about 30 years old at this time. His friend, Capt. Jackman stated

that, in 1863, Thomas had packed, on his back, a piano from Quesnel to Barkerville charging a dollar a pound!

This appears to be only partly true. Barkerville Museum files imply that he was one of a party of five men who packed in the piano for Mary Nathan's Saloon. The piano was shipped from France in a sailing vessel around Cape Horn, up the Fraser to Hope by sternwheeler, to Quesnel by wagon, and then packed in to Barkerville. The instrument is known today as the Kelly piano and is in the Barkerville Museum collection. The Cariboo wagon road reached Barkerville in 1865 and the large wagon trains replaced the independent freighter. Thomas' last known freight contract in the interior was in early 1866 involving the delivery of 175 pounds of beef over 35 miles of mountains into the Big Bend mining camps from Seymour City in the Shuswap country.

BURRARD INLET- First ferry service 1866

Activity on the inlet had begun in 1863 with the building of the Pioneer Sawmill on the north shore. By 1866 a corduroy wagon road had been cut through to New Westminster from New Brighton and Hastings Mill was under construction. John Thomas arrived and began a ferry service on the inlet in the spring of 1866 using a five ton sloop (about 30

Navvy Jack House Citizen Group

ft.) [A newspaper account said his sloop was named "the Lily"] to carry passengers and freight between Moodyville, Hastings and the Westminster trail at New Brighton. He also used a rowboat where only one or two passengers were involved- pioneers water taxi! Thomas operated this ferry service until Capt. Van Bramer arrived with his small steamer "Sea Foam" to begin a scheduled service [in 1868] which connected with the new daily stagecoach over Douglas Road [that started] in October 1866.

VANCOUVERS FIRST GRAVEL SUPPLIER 1867

John "Navvy Jack" Thomas seems to have had an affinity for the transportation business. Undaunted when the "Sea Foam" displaced his ferry operation he began hauling clean river-washed gravel from the mouth of the Capilano to construction sites around the Inlet. This fine grade of sand-gravel mix, the major component in the making of concrete, is to this day called "Navvyjack" in Vancouvers building trade. One might say that Thomas supplied the foundation on which early Vancouver was built. He would be pleased to know that, after 130 years, when builders need sand and gravel the call still goes out for "Navvy Jack". Until about 1882 his "city office" was reported to be a shack on the waterfront at the foot of Abbott St. in the village of Granville (commonly called "Gastown") The location was described as "behind the Methodist Parsonage, across from Simmons Hole-in-the-wall Saloon and just a few doors east of Madam Birdie Stewarts establishment". Obviously a center of commerce from which to promote gravel sales. This enterprise appears to have continued for over twenty years. His base of operation in West Vancouver appears to have been in the only secure anchorage near the Capilano, in Swy-Wee Lagoon at the west edge I.R. No.5. The entrance to the Lagoon had ample depth at high tide and his sloop would be protected from the sea on the south and west. (Later settlers called it "Ambleside Slough" and even later it was filled in to create today's park) The duckpond is all that remains of Swy-Wee Lagoon today. This Lagoon also saw the arrival of the second industry when Sewell Moody set up a logging camp just west of the entrance in 1870.

GRANVILLE HOTEL 1871-73



Figure 2 Granville Hotel (centre) built by Navvy Jack

The early 1870's seem to have been a time of prosperity for Thomas. The mills at Moodyville and Hastings were expanding, as were the communities surrounding them and "Navvyjack" was in great demand. In this period he invested in the hotel business, acquired land, built a house and became a married man.

Navvy Jack invested in a partnership with Joseph Mannion in the operation of the newly built Granville Hotel erected by Ebenezer Brown. [An article in BC Magazine in June 1911, p.194, states Navvy Jack built the hotel with Mr. Brown]. Mannion had been a contractor

involved in the construction of Hastings Mill and later would become one of the first Aldermen of Vancouver. The hotel was rated as a respectable first class establishment of the time.

Navy Jack House Citizen Group

FIRST PERMANENT RESIDENCE IN W.V.- 1873

Navy Jacks house, presently 1768 Argyle, appears to have been built about this time. Accounts describe "his neat white house, almost elegant for it's time" as being in place



Figure 3 Navy Jack House circa 1907 with new additions

when Albert Finney arrived to lay the foundation for the first Point Atkinson Lighthouse in May 1874. Thomas sold his half interest in the Granville Hotel to his partner, Joe Mannion in 1873, presumably to finance the [purchase and/or] building of the house and barn on his property in West Vancouver. The holding was described as choice wooded water

frontage stretching from today's Navy Jack Point to about 16th St. and extending

inland to about Haywood Ave. The price, a tidy sum at the time - \$ 160.00 plus improvement requirements and building costs. The formal certificate of transfer was finally issued on Nov 24, 1874. The changeover from a British Colony to a Province of Canada in this period probably accounts for the delay in official recognition of the transfer.

The house was built using the finest material of the time, clear old-growth fir and cedar. The sheathing and sub-floors a full one-inch thick and twelve inches wide and the floors of edge grain fir. The exterior was finished in distinctive moulded cedar siding and the interior in the vee-jointed paneling popular at the time. The full width porch across the front had lathe-turned posts complete with Victorian "gingerbread" ornamentation in the arches.

It is a credit to the builder that the house has served for [147] years. Many alterations and additions have been made during its life but Navy Jack would still easily recognize the main structure today. His barn appears to have been built to the same high standard. The building was renovated in the 1920's and served as the Masonic Hall until 1950 when the present Masonic Lodge replaced it on the same site.

A MARRIED MAN

In the early 1870's Thomas married Row-i-a [other records give her name as Slawia and she was baptized just before her death in 1888 as Magdeleine], daughter of Quil-eet-rock, granddaughter of old Chief Ki-ep-i-lano. [Slawias'] elder sister was the wife of Joseph Silvey Simmons who operated the first store on Burrard Inlet. (See genealogy of Ki-ep-i-lano att.) Accounts indicate Thomas was fond of gardening. He planted a small orchard of about thirty fruit trees, a vegetable garden and reportedly experimented with tobacco and even sugar cane. It is possible that he could sell surplus produce to the nearby logging camp operated by Moody. He eventually had several acres cleared as pasture for the horses and several cows. Water was piped for the garden, house and barn from a small weir a short distance up the creek."

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The sections that follows in Hugh Johnston's report went into what was known of his children but he did not have the benefit of B.C.'s birth, marriage and death records that were released online by BC Archives more recently. Therefore we will provide our own summary at the end based on the best information available now. The section that follows in Hugh Johnston's report covers Navvy Jack's later years.

"THE 1880'S

This was a decade of optimism in Burrard Inlet. The CPR was under construction to link the coast with the rest of Canada. The Government, to prevent land speculation, suspended pre-emption privileges in the area until the terminus of the railway was decided. The Thomas family in England urged Navvy Jack to send the children there to be educated. He chose instead, to hire as governess, a Miss Wynn to see to their education. Miss Wynn later married Mr. Jones, founder of the pioneer tent and Awning Company. [Marriage records confirm that Mary Elizabeth Wynn (42) married Charles Henry Jones (58) on November 13, 1897, the day before Navvy Jack died up north].

"Navvy Jack" [was in his 50's] at this time but still had an adventurous spirit. When the legendary tugboat master Charles H. Cates first arrived on the coast he and "Navvy Jack" bought a large rowboat from Andy Linton and embarked on a prospecting trip to the north coast. They experienced some excitement navigating through the infamous Euclataw Rapids in a rowboat - a trip few would attempt today without the benefit of a tidebook. In 1886, when the first train arrived in Vancouver, "Navvy Jack" and his five-ton sloop were reportedly still in operation.

Pre-emption privileges were restored in 1886 and within months Navvy Jack had neighbours. All waterfront land was quickly taken up though few others lived on their land full time. A road survey line was run to Eagle Harbour but this soon returned to nature. A boat would give the only access to these properties for many years yet. Navvy Jack worked, for a time, at the Terminal Hotel in Vancouver travelling to and from work in a rowboat from West Vancouver. Our first commuter! He would be pleased to know that we follow his example to this day, although in somewhat more comfort.

An amusing newspaper story credits Navvy Jack's rooster as being the first aid to navigation at the entrance to First Narrows. The sternwheel steamer "Yosemite" was carrying excursion passengers from Victoria in the early morning of May 24, 1888. They encountered heavy fog on the difficult approach to First Narrows and decided to anchor until the fog lifted. When Navvy Jack's rooster began to crow the Captain took a bearing on the sound, raised anchor, safely navigated the harbour entrance and arrived on schedule. Another interesting marine event occurred in 1891 when Navvy Jack's son William, a good boatman at age 10, rescued 6 year old Alfred Williams from drowning near the mouth of the Capilano. By a strange coincidence, Alfred Williams's nephew, Lloyd, now lives in the house built by Navvy Jack Thomas [until he passed away in 2017]. The Williams family, during 1891, lived about a mile west of Navvy Jack."

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Hugh Johnston continues his story with land transactions over Navvy Jack's property in the 1890's within the backdrop of a great depression. Land Title documents obtained since his report was complete provide clearer details of what happened next and so we leave his report and tell the story ourselves.

THE GREAT DEPRESSION OF THE 1890'S

After a decade of prosperity, world demand retracted in the 1890's, leading to collapse of markets for Vancouver's export dependent economy. The financial crisis in the US in 1893 led to a decade of stagnation, both here and abroad.

As for Navvy Jack, he finally received his Crown Grant, that was issued October 28, 1890, for the 160 acre property he had been living on for over 16 years. He then went about subdividing the land by filing the very first subdivision plans for what would become West Vancouver. Plan 627 was surveyed and accepted for filing in the Land Title Office on October 10, 1892. This gave Navvy Jack the power to sell individual lots off his property as laid out by the subdivision plan. However the first transaction on the land ended up not being his at all. A fraudster by the name of Joseph Hartford Gill filed false documents transferring title of a portion of Navvy Jack's land into Gill's name on November 2, 1892. Gill then transferred the property into his wives' name, Minnie Gill on February 6, 1893 and borrowed funds using the stolen property as security resulting in mortgages on the property. It is unclear when Navvy Jack found out about the fraudulent transfer, however, it was likely then the first mortgagee commenced foreclosure proceedings against the property. Under B.C. law the bona fide mortgagee is protected because they relied on the title which was in Gill's name. In the end, Navvy Jack was forced to redeem both of Gill's mortgages himself and had to go to the Supreme Court to prove the fraud in order to have the property transferred back into his name. His lawsuit was successful and the court made the order on May 14, 1894. We'll never know the total legal expense to complete the litigation and defend the foreclosure but it would have been considerable, likely in the thousands.

The fraudulently transferred property did not include the west 100 acres of his property. This he sold to Edward Mahon, apparently prior to the filing of the subdivision, and that sale completed on July 13, 1893. Navvy Jack also sold another parcel over 10 acres in size to William Jones on June 22, 1894 after the return of his property.

The one piece of good news in 1894 was his oldest daughter married on July 1, 1894, shortly after the last land sale. Navvy Jack had raised four children in the house with his wife Slawia, whom he married circa 1875. Slawia had tragically died in June 1888 at the young age of 35. Their four children were Emma, born December 6, 1876. Christine born September 25, 1877, Mary born January 18, 1880 and William "Samson" Thomas believed to be born in 1881.

Navvy Jack House Citizen Group



Figure 4 Navvy Jack's daughters

Christine, the second oldest, married Henry Jack six months after her sister married, on January 2, 1895. They provided Navvy Jack with his first grandchild, Adeline Jack born September 6, 1896. Christine would go on to have six more children and live a full life with Henry Jack who predeceased her in 1955. Christine died March 23, 1960 in her son-in-law's home, the famous actor, Chief Dan George.

Emma's first child, Alexander, was born February 4, 1897, nine months before Navvy Jack passed away but, Alexander only survived two weeks passing on February 19, 1897. Emma would go on to have five more children with Pierre until he passed away at an early age. She then married Pascal "Pete" Williams and had six children with him. She passed away on January 25, 1962 still living on the North Shore as part of the Mission Reserve where she spent her life after marriage, and leaving many grandchildren and great grandchildren.

Mary first married Jack "John" Findlay and had six children with him while living in the Mission Reserve. John passed away December 1912 and Mary remarried to William James Walker on December 12, 1915. She had two children with him. Mary Walters was residing in Hartley Bay up the coast near Prince Rupert when she passed away November 12, 1960.

There are no archival records involving William "Samson" Thomas, pertaining to births, marriages or death. However records obtained from a court proceeding defending indigenous rights in the 1970's indicate he first married Louisa Peters on June 22, 1900 in Musquem. he had three children through that marriage. After his first wife died, he married Susan Rose George on March 28, 1910. She was Tsleil-Wauthuth and they had four children together. His death records have not been found.

Navvy Jack died in the Royal Cariboo Hospital in Barkerville on November 14, 1897. We know from probate records that owned fee simple title to the Discovery Claim on Jack O' Clubs Creek, north west of Barkerville. The cause of death was heart disease. The medical certificate of death usually states how long the doctor saw the patient before death but in Navvy Jack's case it was crossed out indicating he died quickly after admission. The Probate history is documented in Appendix * but sheds little light on what he did in his final years up north. His home and property in West Vancouver had been missed in the Probate process and his family were unable to manage his affairs because of it. The home and property remained in legal

Navvy Jack House Citizen Group

limbo until sold in a foreclosure proceeding for a small mortgage he obtained before going north. The house and property ended up being sold to John Lawson, known as the "father of West Vancouver" to start another chapter the story of this house, the oldest remaining house on the North Shore.



LAND TITLE HISTORY OF NAVVY JACK'S DISTRICT LOT 775

by Paul Hundal ©2020

CROWN GRANT TO JOHN "NAVY JACK" THOMAS

From the perspective of the Land Title Office of British Columbia (LTO), which acts as a land registry under the "Torren system", the land title history of a property begins with the issuance and filing of a Crown Grant.

The Torren system is relatively unique to British Columbia because unlike most other land registries in North America, our system guarantees title. Whatever the LTO says regarding the state of title becomes absolute legal title. They start with the premise that the Crown Grant provides the first "fee simple" title to land and when filed with the LTO, the Crown Grant is entered in the "Absolute Fee Book" as the first registration of land making it "indefeasible" title. It is sometimes said that the Torren system is "title by registration" instead of "registration of title". Most of North America uses a registration of title system. The first step of registering the Crown Grant in the LTO is the only step that constitutes "registration of title". After that the Torren land title system takes over and grants "title by registration".

On October 28, 1890 a Crown Grant of approximately 160 acres was issued to John Thomas and is described as DL 775. The Crown Grant is shown as EXHIBIT 1. A sketch of the location of DL 775 forms part of the Crown Grant and is shown as EXHIBIT 2. The confirmation of receipt of the \$160 purchase price paid on November 7, 1890 is attached as EXHIBIT 3 (being the statutory fee of \$1/acre). The entry in the Absolute Fee Book is shown as EXHIBIT 4 which formalizes the registration of John Thomas's indefeasible title to District Lot 775 (DL 775).


The location of DL 775 can be seen currently as being from 16th Street at its eastern boundary to 22nd St. at the west boundary, north to Haywood Ave (including the lots on the north side) and south to the waterfront.

EXHIBIT 1

CROWN GRANT.

Entered in District Register
and on Map. *B.H. 1891*

Compared. *B.H. 1891*



Lieutenant-Governor.

D. *Robson* R.
Chief Commissioner of Lands and Works.

Province of
BRITISH COLUMBIA.

No. *4147*
15

Surveyor-General.

Victoria, by the Grace of God, of the United Kingdom of Great Britain and Ireland,
Queen, Defender of the Faith, and so forth.

To all to whom these presents shall come, Greeting :

Know ye, that WE do by these presents, for US, Our Heirs and Successors, in consideration
of the sum of *One hundred and sixty* Dollars,
to US paid, give and grant unto *John Thomas*

his heirs and assigns, All that Parcel or Lot of Land situate in *New Westminster*
District, said to contain *One hundred and sixty* acres,
more or less, and more particularly described on the map or plan hereunto annexed and coloured red, and
numbered *Lot Seven Hundred and seventy five (VVS) Group C*

on the Official Plan or Survey of the said *New Westminster* District
in the Province of British Columbia, to have and to hold the said Parcel or Lot of Land, and all and
singular the premises hereby granted, with their appurtenances, unto the said *John Thomas*

his heirs and assigns for ever.

PROVIDED, NEVERTHELESS, that it shall at all times be lawful for US, Our Heirs and Successors,
or for any person or persons acting in that behalf by Our or their authority, to resume any part of the said
lands which it may be deemed necessary to resume for making roads, canals, bridges, towing-paths, or other
works of public utility or convenience; so nevertheless that the land so to be resumed shall not exceed one-
twentieth part of the whole of the lands aforesaid, and that no such resumption shall be made of any lands
on which any buildings may have been erected, or which may be in use as gardens or otherwise for the more
convenient occupation of any such buildings.

PROVIDED, also, that it shall at all times be lawful for US, Our Heirs and Successors, or for any person
or persons acting under Our or their authority, to enter into and upon any part of the said lands, and to raise
and get thereout any GOLD or SILVER ORE which may be thereupon or thereunder situate, and to use
and enjoy any and every part of the said land, and of the easements and privileges thereto belonging,
for the purpose of such raising and getting, and every other purpose connected therewith, paying in respect of
such raising, getting, and use, reasonable compensation.

PROVIDED, also, that it shall be lawful for any person duly authorized in that behalf by US, Our Heirs
and Successors, to take and occupy such water privileges, and to have and enjoy such rights of carrying
water over, through, or under any parts of the hereditaments hereby granted, as may be reasonably required
for mining or agricultural purposes in the vicinity of the said hereditaments, paying therefor a reasonable
compensation to the aforesaid

John Thomas his heirs or assigns.

PROVIDED, also, that it shall be at all times lawful for any person duly authorized in that behalf by
US, Our Heirs and Successors, to take from or upon any part of the hereditaments hereby granted, without
compensation, any gravel, sand, stone, lime, timber, or other material which may be required in the construc-
tion, maintenance, or repair of any roads, ferries, bridges, or other public works.

In testimony whereof, We have caused these Our Letters to be made Patent,
and the Great Seal of Our Province of British Columbia to be hereunto affixed.

Witness His Honour *Hugh Nelson* Lieutenant-Governor of Our Province of British Columbia and its Dependencies, at Our Government
House, in Our City of Victoria, this *Twenty eighth* day of
October in the year of Our Lord One thousand eight hundred
and *ninety*, and in the *fifty fourth* year of Our Reign.

By Command.

Provincial Secretary.

VOLUME 0043 CROWN LAND GRANTS 1871-1891 1889 - 1891

EXHIBIT 2

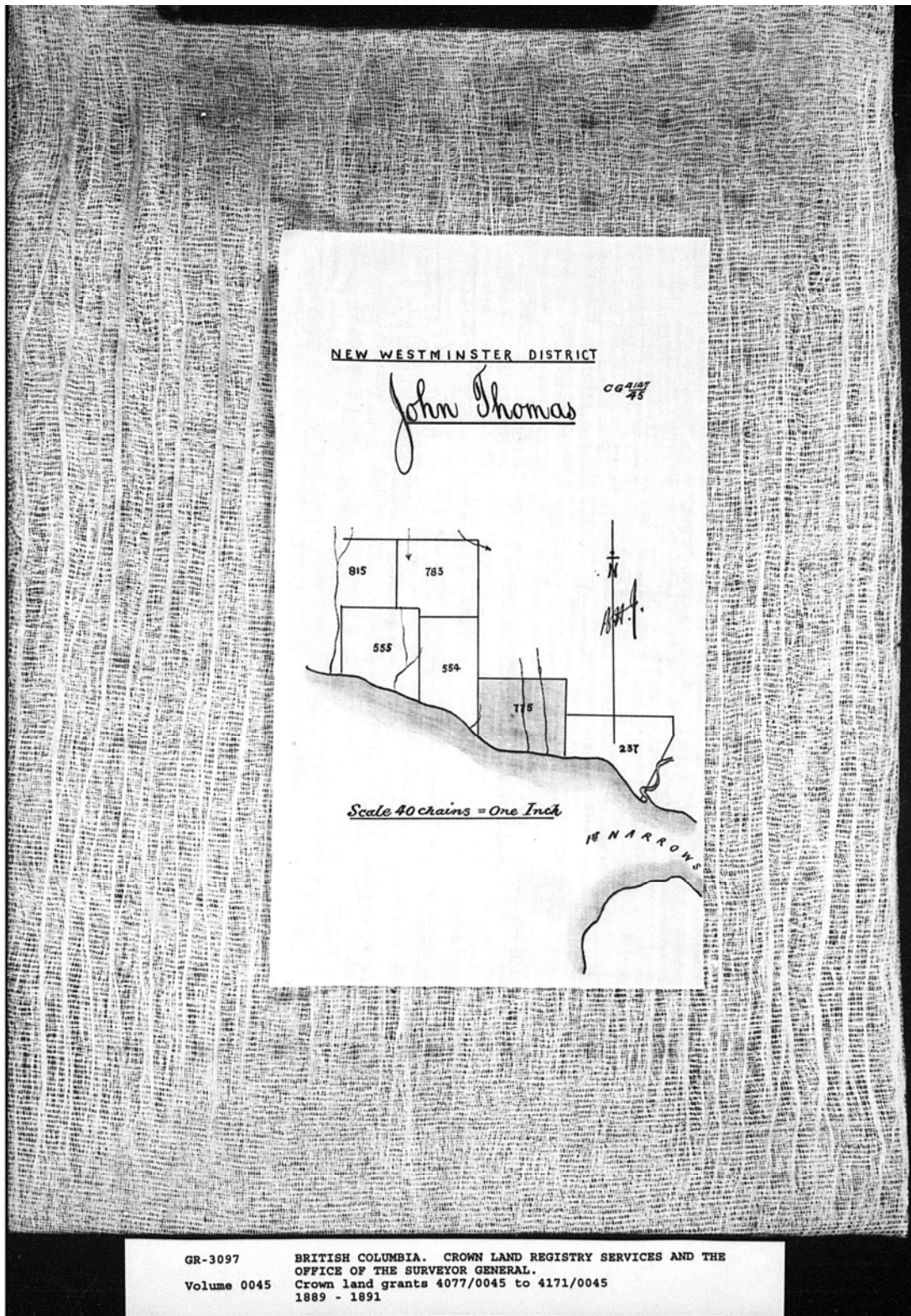


EXHIBIT 3

ORIGINAL (To be retained by Pre-emptor or Purchaser.) 1621

British Columbia.

CERTIFICATE OF PURCHASE.

NOT TRANSFERABLE.

LOT OF *New Westminster*

DEPARTMENT OF LANDS AND WORKS,

Date *7 Nov 1890*

Record, No. *936 & 1225*

Improvement, No. *3*

Lot 775 from p 1

John Thomas at *Private* Sale.

400 per acre

as follows:—

Nov 1890 \$ 16000

\$ 16000

paid by *B. H. F.*

received this *7th* day of *Nov* 1890

of *One hundred & eighty* dollars,

the *full payment* on the above.

Commissioner.

*The official number of the parcel of land to be inserted here.

N.B.—Crown Grants are issued in the name of the original purchaser from Government; applicants for which should enclose their Certificates of Pre-emption Record, Certificates of Improvement, and Certificates of Purchase, under covering letter, to the Chief Commissioner of Lands and Works, Victoria.

GR-3097 BRITISH COLUMBIA. CROWN LAND REGISTRY SERVICES AND THE
Volume 0045 OFFICE OF THE SURVEYOR GENERAL.
Crown land grants 4077/0045 to 4171/0045
1889 - 1891

EXHIBIT 4

DATE OF ACQUISITION	DATE OF DISPOSITION	LIST OF INSTRUMENTS	CHARGE, ISSUE, ETC., IF ANY
2 nd August 1834	2 nd August 1834	Transfer per Absolute Free Bank to the 125th 277 th	Trans. du 2 nd Aug. 35 74 25 10 25 25
11 th Dec.	11 th Dec.	11 th Dec. 1834. John Thomas to William A. Jones, Comptroller	
1 st August 1834	1 st August 1834	11 th Dec. 1834. Grant from the Comptroller to John Thomas, Comptroller	Trans. du 1 st Aug. 35 74 25 10 25 25
1 st August 1834	1 st August 1834	11 th Dec. 1834. Grant from the Comptroller to John Thomas, Comptroller	Trans. du 1 st Aug. 35 74 25 10 25 25
1 st August 1834	1 st August 1834	11 th Dec. 1834. Grant from the Comptroller to John Thomas, Comptroller	Trans. du 1 st Aug. 35 74 25 10 25 25

PRE-EMPTION PROCESS IN ORDER TO OBTAIN CROWN GRANT

The process to obtain a Crown Grant is far more complex than a simple purchase and must be understood to unravel the history of this property prior to the issuance of the Crown Grant in 1890; especially since John Thomas was not the original pre-emptor of the land. The original pre-emptor of the land was a man named James Blake.

There were three ways to acquire land from the Crown in those days, 1) pre-emption, 2) direct purchase of government surveyed land, and 3) military grant. The first laws granting the right to "pre-emption" were made by Proclamation of Governor James Douglas in 1860. I say Proclamation because in those days the Governor ruled by "fiat". There was no legislature to pass laws.

On January 4, 1860 Governor Douglas made the following unnamed Proclamation:

"1. That from and after the date hereof, British Subjects and aliens who shall take the oath of allegiance to her Majesty and Her successors, may acquire unoccupied and unreserved, and unsurveyed Crown land in British Columbia (...) under the following conditions:

2. The person desiring to acquire any particular plot of land of the character aforesaid, shall enter into possession thereof and record his claim to any quantity not exceeding 160 acres thereof, with the magistrate residing nearest thereto, paying to the said magistrate the sum of eight shillings for recording such claim...The claimant shall give the best possible description thereof to the magistrate with whom his claim is recorded, together with a rough plan thereof, and identify the plot in question by placing at the corners of the land four posts, and by stating in his description any other land marks on the said 160 acres, which he may consider of a noticeable character.

3. Whenever the Government survey shall extend to the land claimed, the claimant who has recorded his claim as aforesaid, or his heirs, or in the case of a grant of certificate of improvement hereinafter mentioned, the assigns of such a claimant shall, if he or they shall have been in continuous

occupation of the same land from the date of the record aforesaid, be entitled to purchase the land so pre-empted at such rate as may for the time being fixed by the Government of British Columbia not exceeding the sum of 10 shillings per acre.

4. No interest in any plot of land required as aforesaid, shall before the payment of the purchase money, be capable of passing to a purchaser unless the vendor shall have obtained a certificate from the nearest magistrate that he has made improvements on the said plot to the value of 10s. per acre.

5. Upon payment of the purchase money, a conveyance of the land purchased shall be executed in favour of the purchaser, reserving the precious minerals with a right to enter and work same in favour of the Crown, its assigns and licensees. 6...."

As a result of this Proclamation, lands in British Columbia were available for homesteading. Not surprisingly the first three Crown Grants issued on the North Shore were at the mouths of its most important watercourses, DL 193 at the mouth of Seymour River, DL 204 at the mouth of Lynn Creek and DL 237 at the mouth of Capilano River.

Over the next ten years these rules were refined to expressly exclude indigenous people. Governor Seymour, who took over from Governor Douglas, revoked all pre-emptions by natives retroactively, on March 26, 1866.

They also barred women and non-British subjects from pre-empting. On **June 1, 1870, the "Land Ordinance, 1870"** was enacted by the Governor, with the advice and consent of the Legislative Council of B.C. consolidating all previous Acts, Ordinances and Proclamations affecting Crown lands, except the Military and Naval Settlers Act. The definition of who may pre-empt was limited to men and the ban on "Aborigines" pre-empting was expanded to any Aborigines from North America. It also created an age restriction of eighteen and over, which was not in the previous Acts. Section 3 stated for the first time:

"3. From and after the date of ... this Ordinance, any male person being a British Subject, of the age of eighteen years or over, may acquire the right

Navvy Jack House Citizen Group

to pre-empt any tract of unoccupied, unsurveyed and unreserved Crown Lands (not being an Indian Settlement) not exceeding ... one hundred and sixty acres... Provided that such right of pre-emption shall not be held to extend to any of the Aborigines of this Continent, except to such as shall have obtained the Governor's special permission in writing to that effect."

These were the laws in effect when John Thomas sought to acquire land. Some of the procedures changed but what continued throughout was essentially the following process.

First step: Find unsurveyed, unoccupied and unreserved land, place posts on the four corners of up to 160 acres, then file a rough map with the Land Commissioner in order to obtain a "Record of Pre-emption". This Record gave you the right to temporarily occupy this land but you had no right to sell this interest. It was not transferrable.

On April 3, 1872, James Blake obtained a Record of Pre-emption over the lands that would later be described as DL 775. The original Record of Pre-emption is shown as EXHIBIT 6 and the sketch he used to describe the land is shown as EXHIBIT 5.

EXHIBIT 5

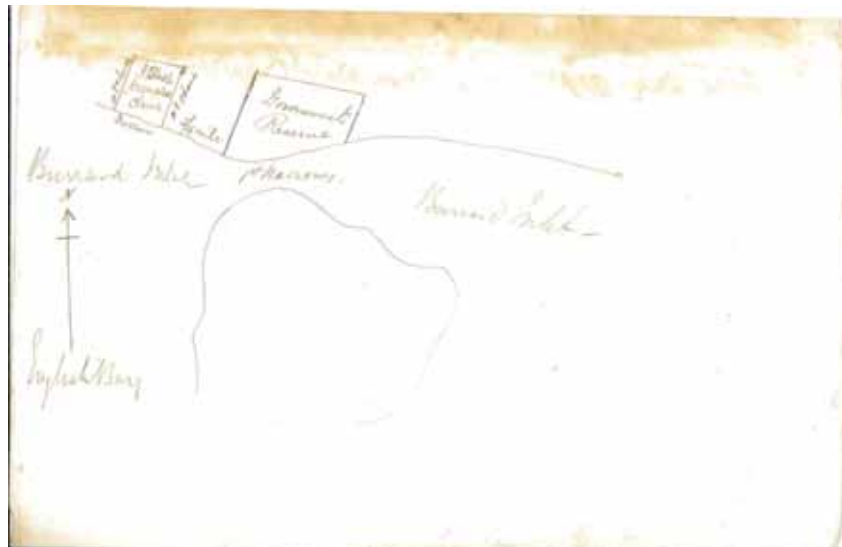



EXHIBIT 6

138

DUPLICATE RECORD.

Forwarded to Chief Commissioner of Lands and Works,

Date, 26 April 187 2



British Columbia.

LAND ORDINANCE, 1870.

FORM A.

CERTIFICATE OF PRE-EMPTION RECORD.

COUNTRY LAND. [No. in District Register 936]

PRE-EMPTION CLAIM.

District of New Westminster

Name of Pre-emptor, (in full) James Blake

Date of Pre-emption Record 3rd April 1872

Number of Acres, (in words) One hundred and sixty

Where situated Burrard Inlet

Description of Boundaries of Claim commencing from a stake about 3/4
of a mile west of the Government Reserve on the
North beach of Burrard Inlet outside the First Narrows
running thirty four chains along the beach in a
Westerly direction thence thirty eight chains
N.E. thence thirty four chains S.E. and thence to starting
point

M. Mandet:

The Hon. the Chief Commissioner of Lands and Works
and Surveyor General.

Signature of Commissioner.

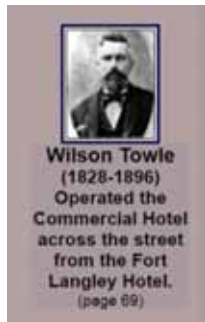
N. B.—Plan of the Claim to be drawn on the back of this sheet.

Navvy Jack House Citizen Group

Second step: To "improve" and continuously occupy the land for up to two years and if you could prove that you have made the prescribed improvements within that time you were granted a Certificate of Improvement. This Certificate gave the holder a legal interest in land that could be sold, mortgaged or leased.

On March 26, 1873 a Certificate of Improvement (shown as EXHIBIT 7) was issued to James Blake based on three statutory Declarations. The first statutory Declaration (shown as EXHIBIT 8) was sworn by James Blake swearing the he has been in continuous occupation of the land since he pre-empted it, that he built a house on the land and cleared two acres thereby adding over \$400 of improvements to the land. He added that he chopped another two acres to prepare it for clearing. The second statutory Declaration was sworn by Wilson Towles (shown as EXHIBIT 9) stating essentially what James Blake had said but added that five acres of land had been drained. The third statutory Declaration was sworn by James McGinnis (shown as EXHIBIT 10) repeated what Wilson Towles had said.

I researched who all the people were who were named. Little information has been found on James Blake. The 1871 Directory shows him on a list of mill employees for either Burrard Mill owned by Sewell Moody of Hastings Mill. An




extract of this Directory is shown as EXHIBIT 11. He disappears from the next Directory in 1874 but the name does show up in Victoria as a sailor or later as a mariner but research does not confirm if it is the same man. Online searches of BC Archives death records did not show him. The other deponents named were Wilson Towles and James McGinnis. Both these names show up in the Langley Directory of residents. Wilson Towles was recognized

as an early pioneer of Langley who arrived in 1871 and built a hotel in Langley called the Commercial Hotel immediately after arriving. His history is partly outlined on the Langley Municipal website. No further information was found on James McGinnis.

EXHIBIT 7

ORIGINAL.



British Columbia.

LAND ORDINANCE, 1870.

FORM B.

CERTIFICATE OF IMPROVEMENT.

No. 3

District of New Westminster

I hereby certify that James Blake
has satisfied me by evidence of himself Wilson Lowe and James McGinnis

[naming the Witnesses, and detailing their and any other evidence upon which the Commissioner has come to his judgment] that James Blake of Murrard Islet
has been in occupation, as required by the said Ordinance, of his Pre-emption Claim, recorded as
No. 936 in this District, from the date of such record to the present time, and that he
has made improvements to the extent of Two Dollars and Fifty Cents an Acre on 160 Acres
of Crown Land, situated at English Bay, Murrard Islet

Signed, this 26th day of March 1873
Henry V. Edwards

✓ 195
See Lot 775 G.1

EXHIBIT 8

3

British Columbia.

LAND ORDINANCE, 1870.

FORM C.
DECLARATION.

District of *New Westminster*

I, *James Blaker* of *Burnard Inlet*
do solemnly and sincerely declare that *I have been in occupation of my preemption claim since I preempted it. That I have cleared about two acres chopped about two acres ready for clearing and built a house on it. That these improvements are worth over two hundred dollars*

[here detail specifically the improvements and facts declared to as having been made by the Pre-emptor on his Claim, which define] and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the "Oath's Ordinance, 1860."

Declared and signed by the within named *James Blaker*
on the *26th* day of *March*, A. D. 18 *75*, before me


James Blaker
Place for signature of declarant.

Henry Edwards
Assistant Commissioner,
New Westminster District

Let 775 1/2

EXHIBIT 9

594



British Columbia.

LAND ORDINANCE, 1870.

FORM C.
DECLARATION.

District of *New Westminster*


I, *Wilson Towle* - of *Burnard Inlet*
do solemnly and sincerely declare that *I know that James Blake has been in occupation of his pre-empted claim since he pre-empted it. That he has built a house cleared about two acres chopped ~~two~~ more ready for clearing and drained about five acres. I consider the improvement worth over four hundred dollars*
[here detail specifically the improvements and facts declared to as having been made by the Pre-emptor on his Claim, which define] and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the "Oath's Ordinance, 1869."

Declared and signed by the within named *Wilson Towle*
on the *26th* day of *March*, A. D. 18*70*, before me
Wilson Towle
Place for signature of declarant.

Henry Edmunds
Assistant Commissioner.
New Westminster

EXHIBIT 10

57



British Columbia.

LAND ORDINANCE, 1870.

FORM C.

DECLARATION.

District of *New Westminster*

James McKinnon of *Burrard Inlet*
do solemnly and sincerely declare that I know that *James Blake* has
been in occupation of his preemption claim since
he preempted it that he has built a house, cleared
about two acres, chopped two more ready for clearing
and drained about five acres I consider the
improvements worth over four hundred dollars

(Here detail specifically the improvements and facts declared to as having been made by the Pre-emptor on his Claim, which define) and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the "Oath's Ordinance, 1869."

Declared and signed by the within named *James McKinnon*
on the *26th* day of *March* A. D. 1873, before me

James McKinnon
mark
Place for signature of declarant.

Henry Edwards
Assistant Commissioner.
New Westminster District

Wm. G. C. White

See Lot 77541

EXHIBIT 11

Burrard Inlet Names.

51

Burrard Inlet Names.

Burrard Inlet Mill—*Proprietors*, Moody, Dietz & Nelson;
(S. P. Moody, Geo. Dietz, H. Nelson); *Accountants*, J. C. Hughes,
Coote M. Chambers.

Hastings Mill—*Manager*, J. A. Raymur; *Accountant*, Chr.
Loat; *Machinist*, P. Leadbeater;

MILLMEN AND OTHER EMPLOYEES:

Ashton, T.	Foster, R.	Milman, R.
Aikman, Thos.	Forbes, G. M.	Merrifield, A.
Boyce, E.	Fitzgerald, J.	Murphy, J.
Boune, A.	Gauche, A.	Nichols, Ch.
Butler, G.	Garnon, F.	Newman, A.
Bardin, W.	Grafton, C.	Parr, J.
Boyce, E.	Gibson, J.	Plant, Peter
Bradford, G.	Hamilton, G.	Perkins, H.
Beedy, J.	Harman, L.	Phinney, W.
Brew, J.	Handy, O. W.	Powers, W.
Bushwell, H.	Haynes, G. W.	Paul, C.
Bridges, N.	Hartnon, M.	Paul, A.
Blake, J.	Hutton, G.	Porter, J.
Burr, H.	Humphreys, J.	Patterson, R.
Burr, W.	Heywood, F.	Rivers, P.
Cadwallader, A.	Hall, J.	Reed, J.
Challenger, R.	Hunt, C.	Reed, D.
Cole, Geo.	Hackett, D.	Richardson, F.
Cooper, Thos.	Hayward, T.	Russell, L.
Coutlee, F.	Jackman, P.	Rodgers, J.
Cotterell, J. A.	Knowles, F.	Ridgeway, C.
Cunningham, J. H.	Lewis, C.	Sullivan, P.
Chick, J. N.	Linn, L.	Spear, F.
Crawford, W.	Lister, J.	Slater, G.
Creary, A.	McAndrews, J.	Sweet, P. H.
Camp, J.	McNeil, H.	Smith, A.
Cysrenne, John	McDonald, A.	Sweeney, Ch.
Devine, W.	McDonald, J.	Thornton, J.
Davis, J.	McDonald, J.	Voight, A. T. J.
Daggett, C.	McLachlan, J.	Wilson, T.
Decker, S.	McBroom, A.	White, A. F.
Dickson, T.	McEwen, Walter	Walker, Ch. W.
DeBeck, G.	McEwen, W.	Wilson, T.
DeBeck, Warren	McDougall, J.	Watson, J.
DeBeck, Ward	McKenny, W.	Wilcox, J.
Donnelly, W. C.	Main, G.	Wood, Silas
Folkingham, J.	Marmion, J.	Weir, Hugh J.
Fisher, T.	Milward, J.	Wharton, H.

Navvy Jack House Citizen Group

After James Blake acquired the Certificate of Improvement in March 1873 he had the legal right to sell, mortgage or lease his interest in the land. **On November 27, 1874 James Blake signed over his interest in DL 775 to John "Navvy Jack" Thomas.** The Transfer of Interest is shown as EXHIBIT 12 below.

EXHIBIT 12

British Columbia.

LAND ORDINANCE, 1870.

FORM D.

TRANSFER OF INTEREST.

I, *James Blake* of *Burrard Inlet*
being the Registered holder of Pre-emption Claim No. *926*, on the Pre-emption Register of
the Land Office, hereby transfer to *John Thomas*
all my right, title, and interest therein absolutely, but subject to the same conditions under which I
hold the same.

Dated this *Twentieth* day of *November* 18 *74*.

Witness,
August Edmunds
James Blake

Navvy Jack House Citizen Group

When a Transfer of Interest in land takes place a new Pre-emption Record is issued to the buyer, in this case John Thomas. This is shown below as EXHIBIT 13.

EXHIBIT 13

ORIGINAL.
To be handed to the Pre-emptor.

Date..... 187 .
No. Date.
Certificate of Improvement..... 3 28 March 1873
Do. Purchase.....
Do. Notice.....
Do. Survey Fee.....
Crown Grant..... British Columbia.

LAND ORDINANCE, 1870.
FORM A.
CERTIFICATE OF PRE-EMPTION RECORD.
COUNTRY LAND. [No. in District Register. 1225]

PRE-EMPTION CLAIM.
District of New Westminster
Name of Pre-emptor, (in full) John Thomas
Date of Pre-emption Record 24th November 1872
Number of Acres, (in words) One hundred & sixty
Where situated Burrard Inlet
Description of Boundaries of Claim Commencing from a stake about 1/2
of a mile west of the Government Reserve on the North
beach of Burrard Inlet outside the first narrows —
running thirty four chains along the beach in a
westerly direction thence forty eight chains N.E. thence
thirty four chains S.E. and thence to starting
point

The Hon. the Chief Commissioner of Lands and Works
and Surveyor General.
Signature of Commissioner.
N. B.—Plan of the Claim to be drawn on the back of this sheet.

GR-3097 BRITISH COLUMBIA. CROWN LAND REGISTRY SERVICES AND THE
Volume 0045 OFFICE OF THE SURVEYOR GENERAL.
Crown land grants 4077/0045 to 4171/0045
1889 - 1891

Navy Jack House Citizen Group

After acquiring the Certificate of Improvement (or Transfer of Interest as Navy Jack did) the holder could apply for a Crown Grant. After BC joined Confederation on July 20, 1871, the federal government agreed to build a national railway to the coast. In 1882 there was a freeze on the issuance of Crown Grants imposed until the final route of the national railway was confirmed. The Provincial government likely did not want any Crown granted land to be in the way of the eventual railway route because that land would have to be bought back. Speculators may have tried to deliberately grab land along the railway route to profit from any buy back.

As such, all the pre-emptions on the North Shore had to wait until the government was ready to start issuing Crown Grants again and that did not happen until 1890. This may be why Navy Jack's Crown Grant was not issued until October 28, 1890 even though he resided on the land for at least seventeen years prior. It is odd however that some lands pre-empted after Navy Jack obtained his pre-emption had Crown Grants issued much earlier such as DL 237 covering east of Navy Jack's land to the reserve. DL 237 was pre-empted in 1877 and the Crown Grant was issued in 1884 during the freeze period. This may have something to do with that pre-emptors social position. Josias C. Hughes was the first President of the Mechanics Institute in Moodyville and was certainly well connected in other ways.

In any event, Navy Jack married in or around 1875 to the granddaughter of Chief Kiepilano. Historians note her name as Rowia however historical documents and oral history show four other names, Slawia, Annie, Madeline and her name that she was baptized on June 1, 1888, just before her death, as Magdeleine. His first daughter, Emma, was born in their home December 6, 1876 and the second daughter Christine was born September 25, 1877. Their third daughter Mary was born January 18, 1880. His son William "Samson" was believed to be born in 1881, however very limited information is available on him. There is no record of any change in the status of the land until the Crown Grant was issued in 1890.

FIRST SUBDIVISION PLAN - MAP 627

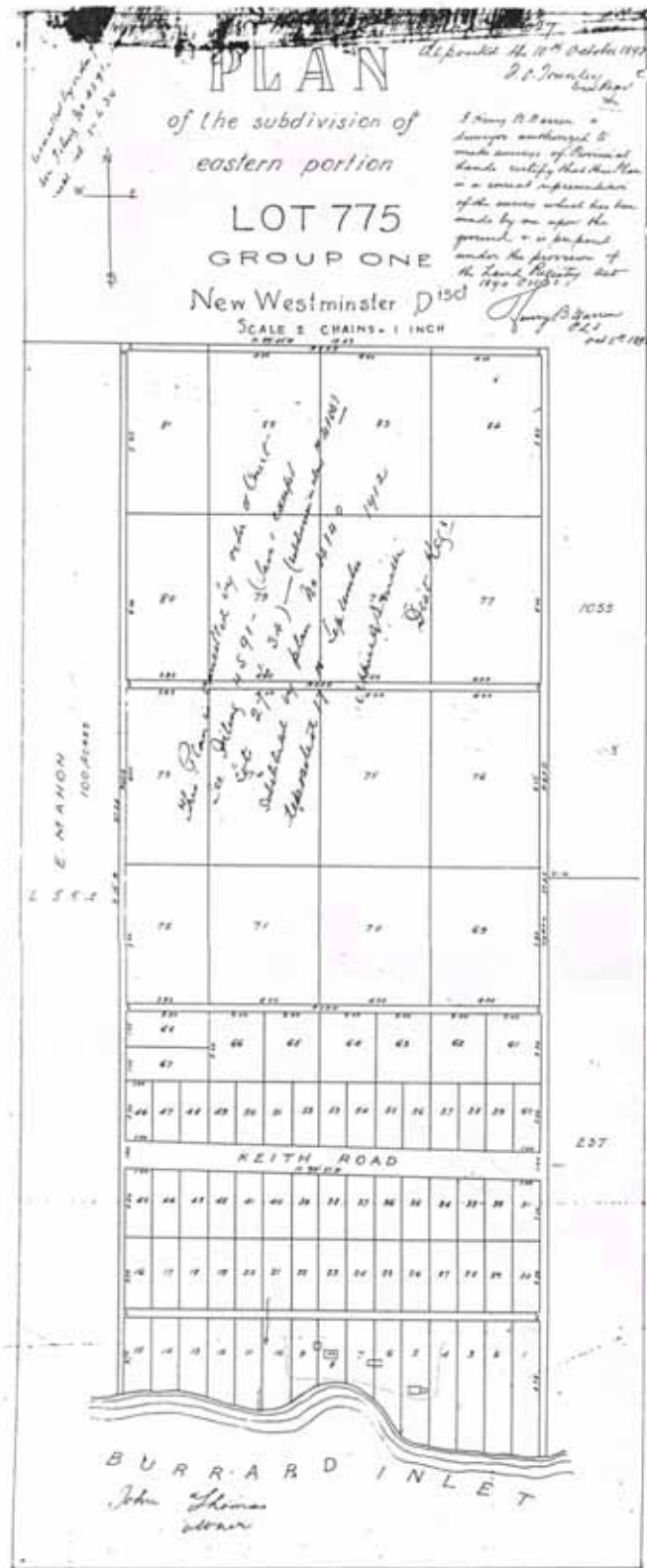
The first transaction on title after issuing the Crown Grant was the filing of a subdivision plan on October 10, 1892. It is described as Map 627 but the system would change later to calling them Plans. Part of every property's legal description today is a Plan number so if this Plan had not been cancelled it would have been called Plan 627, not Map 627. This subdivision is also measured in chains, not feet, which shows how old this Plan is. It represents an end of an era that was about to transition into a new vernacular and culture.

This Plan varied from the norm in one other way; it showed the locations of the existing buildings which is not normally done. This feature of it has been vital for historical purposes because it reveals the original location of Navvy Jack's house in 1892. We know the house was moved to its current location circa 1920. This survey plan gives the very best evidence of where the buildings were before that.

In order to sell land it must be sold in definable units so that a title can be created for the sold property. Normally that is done by a subdivision Plan created by a surveyor and that is what Navvy Jack did when he deposited Map (Plan) 627 with the LTO.

Navvy Jack divided up all but the West 100 acres into 84 defined lots that can be sold individually once the Subdivision Plan has been accepted for "deposit" at the Land Title Office. As can be seen on Map (Plan) 627, shown below as EXHIBIT 14, the plan was signed by the owner John Thomas as required, as well as the surveyor, Henry Warren, on October 5, 1892. The District Registrar of the LTO then signed it on October 10, 1892 when he accepted it as deposited in the LTO. From that point on, John Thomas had the ability to sell the individual lots described on the Plan.

EXHIBIT 14



FRAUDULENT TRANSFER OF NAVVY JACK'S TITLE

In the meantime, a transaction took place that Navy Jack was not aware of until later. On November 2, 1892, one Joseph Hartford Gill fraudulently filed transfer documents dated October 31, 1892 to transfer Lots 1,2,3, 28, 29, 30, 31, 32, 33, 57, 58, 59, 60, 61, 62 and 69 all of Map 627 from John Thomas to Joseph Hartford Gill. The entry in the Charge Book is shown as EXHIBIT 15.

EXHIBIT 15

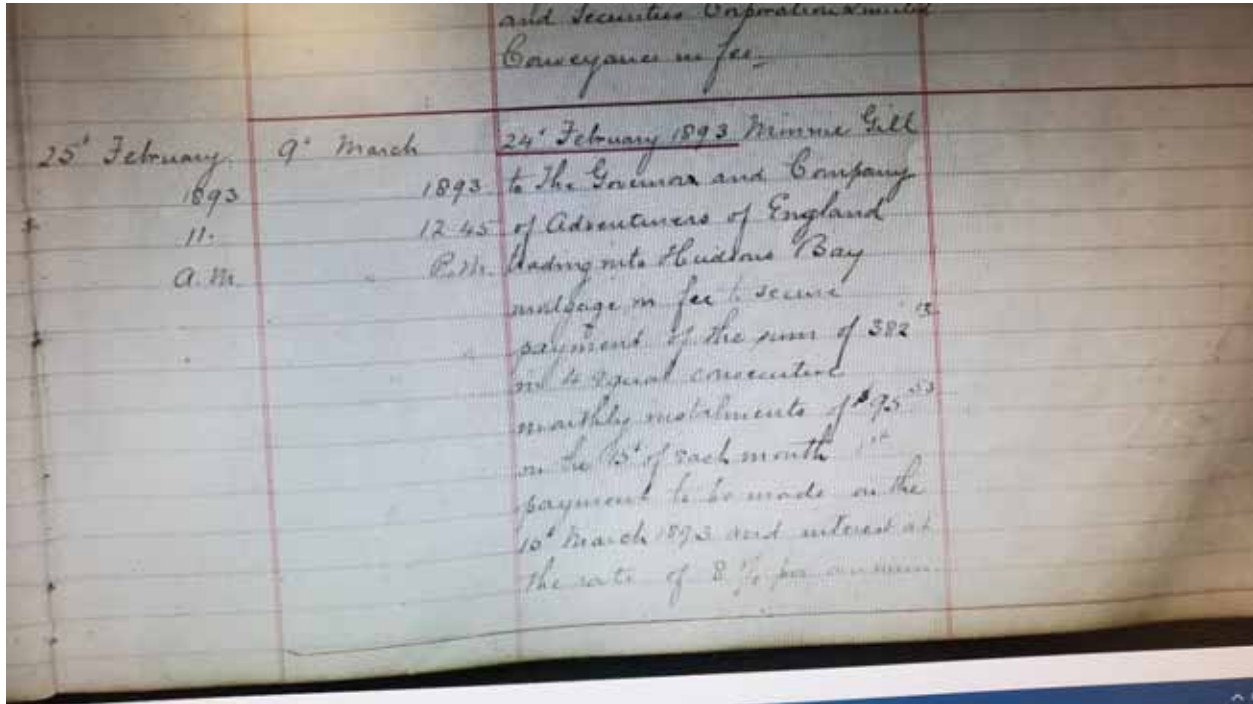
2 nd November 1892 10.55 A.M.	17 th November 1892 12.40 P.M.	28 th October 1892 Grant from the Crown to John Thomas in fee of District lot 775 31 st October 1892 John Thomas to Joseph Hartford Gill Charge in fee of Subdivisions 1 2 3 10 24 30 31 32 33 57 58 59 60 61 62 and 69 thereof	Transfer from John Thomas to Joseph Hartford Gill 10.55 A.M.
7 th November 1892 1.40 P.M.	17 th November 1892 12.55 P.M.	Transfer see Absolute Fee Book Vol 17 Fol 491 to 13997 17 th October 1892 John Kirkland to Elizabeth Kirkland Gentry	Transfer from John Kirkland to Elizabeth Kirkland Gentry 1.40 P.M.

On February 6, 1893 Gill transferred his interest to his wife Minnie Gill and she put at least two mortgages on the property. One of the mortgages was to Alfred Gray who later brought foreclosure proceedings against the property. In separate proceedings Navy Jack sued the Gill's for cancellation of the transfer of title in order to obtain a court Order transferring title back to Navy Jack. He was successful but in the foreclosure proceeding it was determined that even though the transfer of title was fraudulent, once transferred, the mortgagee Alfred Gray was a bona fide lender for value entitled to rely on the state of title showing Gill as owner. Navy Jack was required to pay back the mortgage himself in order to avoid foreclosure. He also had to pay back a mortgage to the Hudson Bay

Navvy Jack House Citizen Group

Company that was registered on title on February 25, 1893 (Shown as EXHIBIT 16 below).

EXHIBIT 16



The cost to redeem the two mortgages was around \$800, however, the cost of legal proceedings to obtain a Court Order to transfer back title to Navvy Jack would have been very high, in the thousands. Furthermore he had to pay the legal cost of defending the foreclosure proceeding to prevent foreclosure of his land. In 1892 a teacher would have earned \$60 a month so the mortgages alone would have been over one year's wages. This must have been a terrible ordeal to discover your own property had been transferred out of your name behind your back and to have to pay back the mortgages put on it by the fraudster.

It appears Navvy Jack borrowed \$2750 that was registered in the LTO on February 9, 1893 using west 100 acres of DL 775 as collateral. These funds may have been used to pay off Gill's mortgages to prevent foreclosure and as a retainer for his legal expenses to have the fraudulently conveyed property returned to him. The Supreme Court action granted Navvy Jack his relief on May 17, 1894.

SALE OF WEST 100 ACRES TO EDWARD MAHON

Another way to sell land, other than by subdivision, is to define the property in a way that can be determined with surveyors precision. Navy Jack did that when he sold Edward Mahon land defined as "the west 100 acres of DL 775". There is a reference on Map 627 (EXHIBIT 14) to "E. Mahon 100 acres" west of the lots but LTO documents show the sale taking place July 13, 1893. Therefore some arrangement had clearly been made to sell Edward Mahon the west 100 acres well before the final sale agreement was executed. The sale price for the west 100 acres was \$12,500, a small fortune at the time and amounting to \$125/acre. The location of this land is roughly from between 18th and 19th street as the eastern boundary to 22nd St as the western boundary. North/south Mahon's purchase went the full extent of DL 775 from the waterfront to just above Haywood Ave.

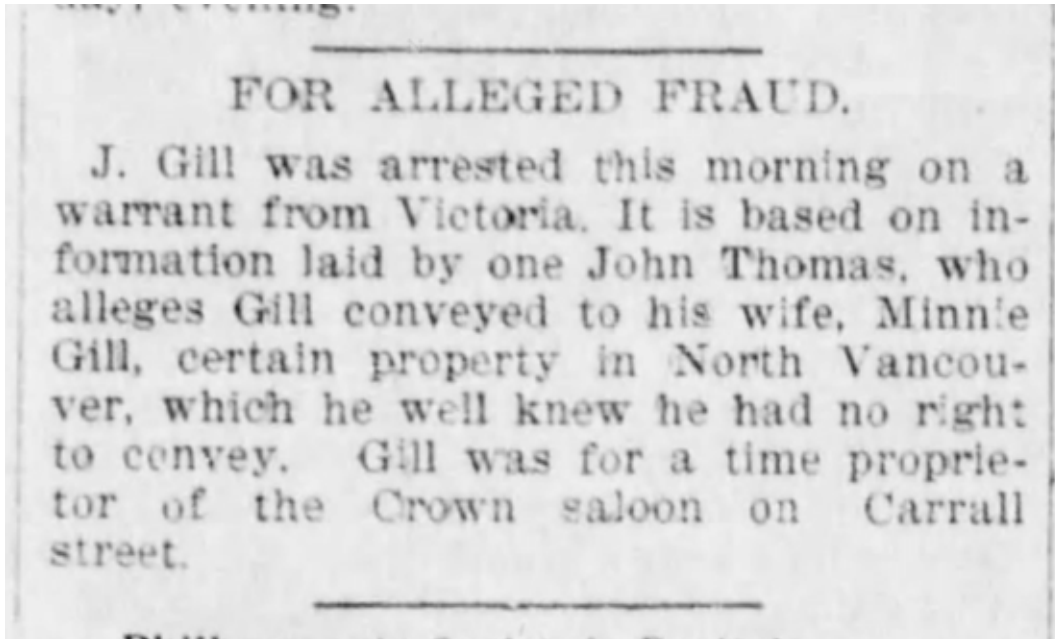
NAVY JACK ELECTED TO THE FIRST COUNCIL OF NORTH VANCOUVER

Edward Mahon and John Thomas have an interesting connection to North Vancouver Council at the time. The Municipality of North Vancouver originally incorporated in 1891, just before these events took place. Its boundaries included all of West Vancouver. The first election of Council took place on August 29, 1891. The problem was they were required to elect five members to Council but there were only about five people across the whole municipality that were qualified to run for Council and Navy Jack was one of them. In order to qualify to run for Council you had to be a male property owner and a resident. Almost all the landowners were speculators living elsewhere. Moodyville did not join the municipality the landowners who lived in Moodyville, if any, could not run. Navy Jack did not want to run for Council but if they did not have five people elected there would be no first Council so Navy Jack agreed to be elected as Councillor at the very first election of the Municipality of North Vancouver on August 29th. His resignation was accepted at the Council meeting held October 31, 1891 and Edward Mahon took his place on Council. This residency requirement only applied to the first election. After that you only had to be a male British subject and property owner to run for Council (except for a short time between 1896 to 1898 when the province changed the law to require residency for all elections).

CHARGES AGAINST JOSEPH HARTFORD GILL

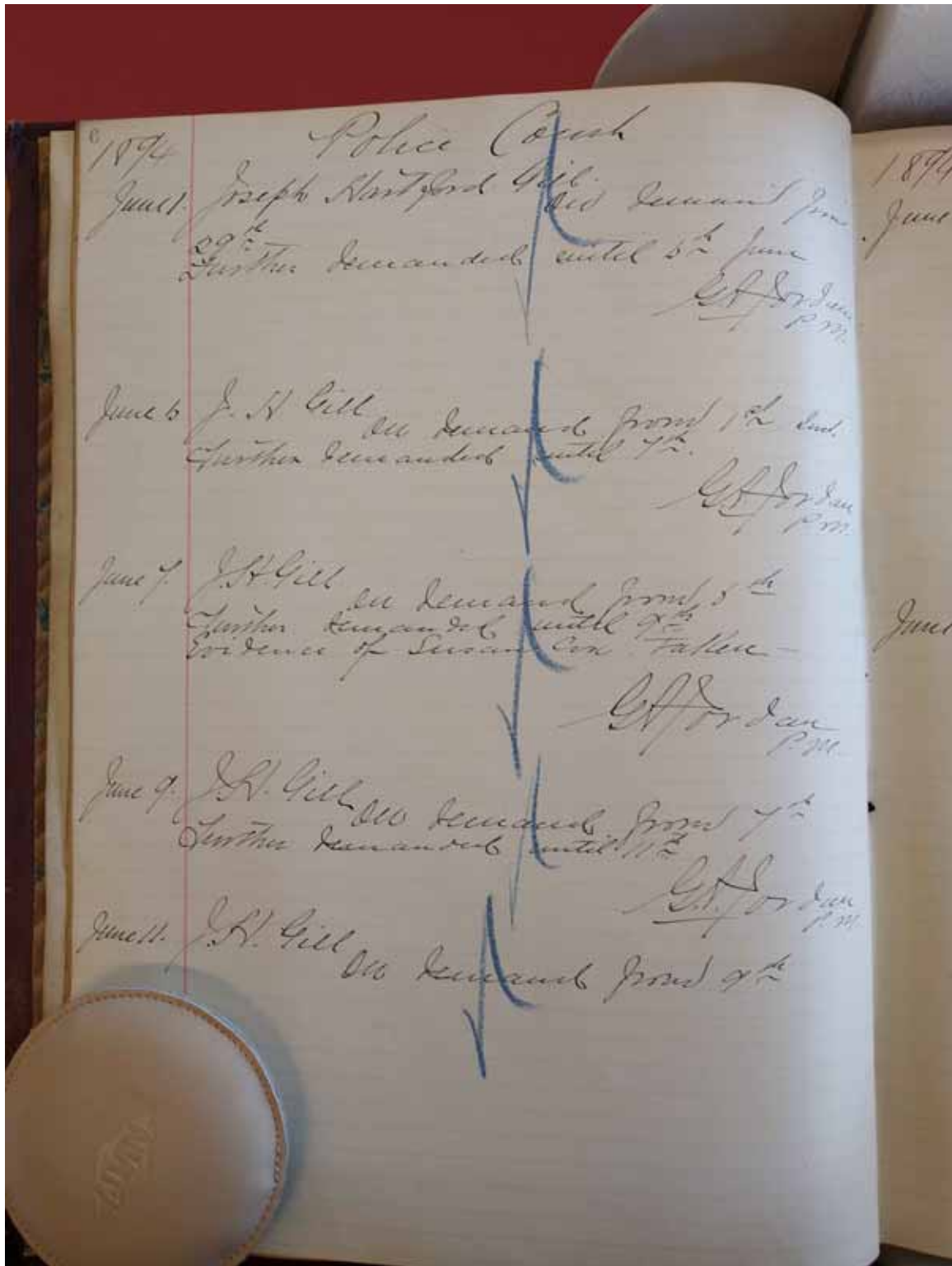
Navy Jack did get a judgment against Joseph Gill for his losses but that was almost certainly a "dry Judgment" since there was likely no money to execute against. A newspaper article dated May 18, 1894 disclosed that criminal charges were brought by Navy Jack against Joseph Gill (See EXHIBIT 17).

EXHIBIT 17



The newspaper followed the proceedings which were held in Police Court. It is odd that they were held there because only minor offences are dealt with in Police Court unless it was a preliminary hearing. The last newspaper report was on June 6, 1894 which reported that after hearing evidence, the decision was reserved. Nothing was reported after so it appears that the criminal proceedings were likely dismissed due to reasonable doubt or insufficient evidence. The last police court entry for the charges against Joseph Gill are shown on EXHIBIT 18.

EXHIBIT 18

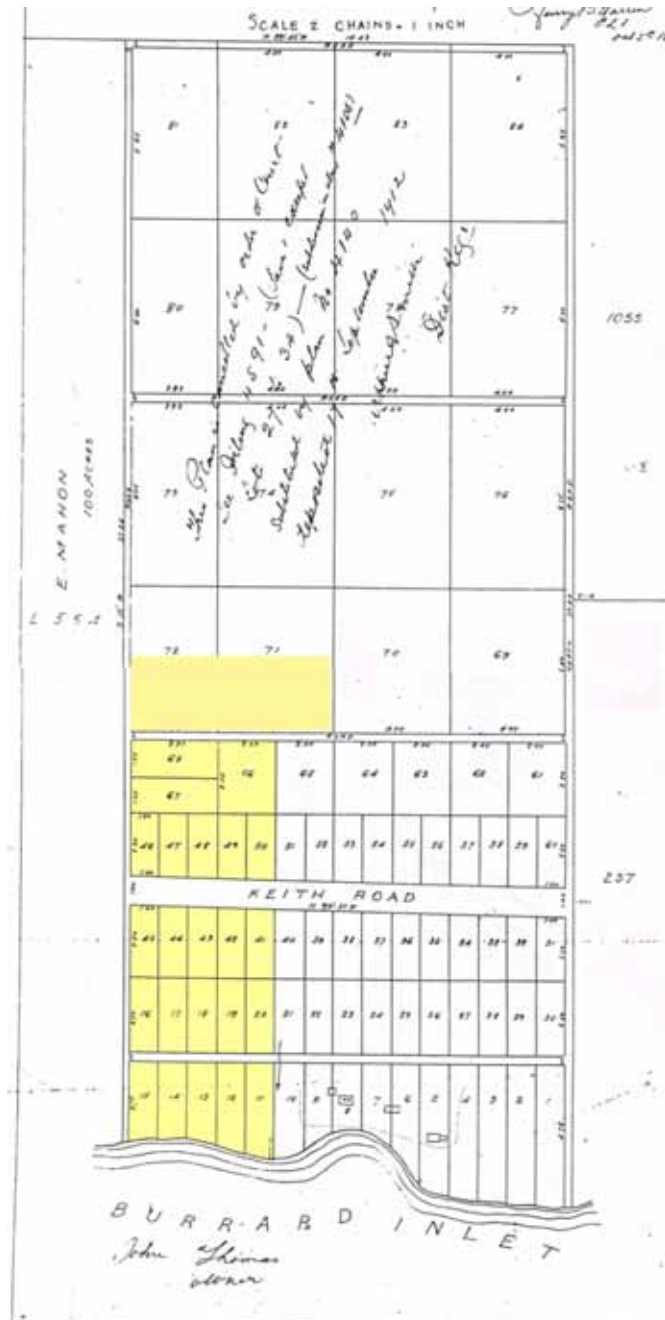


SALE OF LAND TO WILLIAM R. JONES

Navvy Jack House Citizen Group

On June 22, 1894, LTO records show that Navvy Jack sold a large strip of DL 775 between his house and the west 100 acres that he previously sold to Edward Mahon. The property sold is shown in yellow in EXHIBIT 19 below.

EXHIBIT 19



NAVY JACK'S MORTGAGE TO MARY GREET

On August 17, 1894 John "Navvy Jack" Thomas obtained a loan of \$1200 secured by a mortgage of all his remaining property within DL 775. The court proceeding, and legal bills that go with them, were complete and it appears the money from the sale of the west 100 acres to Edward Mahon was gone. If those funds all went to legal fees to get his property back, then it would have been a pyrrhic victory indeed. He would have paid more to get the property back than it was worth. The fact that he had to mortgage his property in 1894 rather than sell more lots was likely because Vancouver, and the world for the most part, was going through a depression in the 1890's. Vancouver lots were cheaply available and a lot more accessible. The decline in sales led to the Moodyville mill going into receivership. This was not a time to be able to sell land. In hindsight the market demand for land did not reach West Vancouver until after 1906.



Navvy Jack's daughters

Navvy Jack died long before that on November 14, 1897 and the property was foreclosed out by Mary Greet in 1905, just before the market for land took off. Navvy Jack's wife, died circa June 1888 of unknown causes. His daughter Emma first married Pierre Domminick on July 1, 1894 so Navvy Jack would have been able to see one daughter marry before he died. It was soon after that he is reported to have gone to Barkerville to find gold. Mary Greet's loan a month later was likely seed money for that venture as well as the sale proceeds from William Jones. On July 17, 1895 a newspaper reported that "Navvy Jack, of the Jack of Clubs claim, Cariboo", is in the city (EXHIBIT 28). So he must have returned for a visit one year later. There is no information yet on what happened after that other than his cause of death was heart failure up in the gold fields and the information from the Probate of his estate.

Mary Greet's foreclosure sale was completed on November 16, 1905 with a sale of the whole property remaining, which included the house, to James Cooper Keith. Keith sold it the following year to John Lawson who would come to be known as the father of West Vancouver.

PROBATE OF NAVVY JACK'S ESTATE

Upon Navvy Jack's death on November 14, 1897, only the administrator of his estate or the court had legal authority to transact any business over DL 775.

The estate of John "Navvy Jack" Thomas ended up being administered in the County Court of BC in Ashcroft by a person who did not know him and thought he had no next of kin. John Fraser, who describes himself as a bookkeeper from "Quesnelle", swore an Affidavit saying Navvy Jack died with no next of kin in the Province and only owned a fee simple Crown Grant of land and mineral claim on Jack of Clubs Creek. Fraser knew nothing of Navvy Jack's family or of his land holdings on the North Shore because he failed to post notice in any Vancouver newspaper. His main purpose for filing for letters of administration of the estate was to obtain the authority to sell the land containing the local mineral claim to pay the estates local debts.

The first two Affidavits sworn February 12, 1898 and February 24, 1898 were filed in court to support John Fraser's application to administer the estate. They are shown as EXHIBIT 20 and 21 below. The next document shown is the Order granting John Fraser administration of Navvy Jack's estate, shown as EXHIBIT 22, that was made on February 25, 1898.

The next document is a Petition filed by the Administrator October 5, 1899 to seek authority to sell the only real estate they knew of the pay the estate debts. The Petition is shown as EXHIBIT 23. With it was filed an Affidavit in support sworn on October 5, 1899 shown as EXHIBIT 24. This Affidavit provides the only real description of his real estate as "the Discovery Claim". In those days around Barkerville, Crown Grants were issued with a number identifying it as well as the name of the Claim. The Discovery Claim was part of its legal description. The Order allowing sale of the land was made on October 19, 1899 (EXHIBIT 25).

The next Affidavit was sworn in support of an application for the final Order in the proceeding authorizing distribution of the estate proceeds to pay the estate debts "rateably". It was sworn December 9, 1899 and is shown in Exhibit 26. The final Order for distribution was made December 19, 1899 and is shown as EXHIBIT 27.

EXHIBIT 20

IN THE COUNTY COURT OF CARIBOO HOLDEN AT *Ashcroft Station*

In the matter of the goods of John Thomas deceased intestate.

BE I, John A. Fraser of Quennelle Mouth, clerk, make oath and say as follows:-

1. I am the Official Administrator for the County of Cariboo.
2. John Thomas died at the Royal Cariboo Hospital, on the 14th day of November 1908 as I am informed and verily believe.
3. That I have searched amongst the papers of the said John Thomas and in his repositories where he usually kept his papers of account and business and I have been unable to find any will and I verily believe that the said deceased died without leaving will or testamentary paper whatsoever.
4. That I will well and faithfully administer the estate of the said deceased by paying his just debts and by distributing the residue thereof as the law directs and as far as the said estate will extend and that I will exhibit a true and perfect inventory and account of the said estate whenever required by law so to do and that the total value of the said estate does not exceed fifty dollars US \$50 as I am informed and verily believe.

Given at Quennelle Mouth this
twelfth day of February 1909
before me

J. F. Smith J.P. John A. Fraser

EXHIBIT 21

IN THE COUNTY COURT OF CARIBOO HOLDEN AT *Ashcroft Station*

In the matter of the goods of John Thomas deceased intestate.

BE I, John A. Fraser of Quennelle Mouth, clerk, make oath and say as follows:-

1. I am the Official Administrator for the County of Cariboo.
2. John Thomas died at the Royal Cariboo Hospital, on the 14th day of November 1908 as I am informed and verily believe.
3. That I have searched amongst the papers of the said John Thomas and in his repositories where he usually kept his papers of account and business and I have been unable to find any will and I verily believe that the said deceased died without leaving will or testamentary paper whatsoever.
4. That I will well and faithfully administer the estate of the said deceased by paying his just debts and by distributing the residue thereof as the law directs and as far as the said estate will extend and that I will exhibit a true and perfect inventory and account of the said estate whenever required by law so to do and that the total value of the said estate does not exceed fifty dollars and I am so informed and verily believe.

Given at Quennelle Mouth this
twelfth day of February 1909
before me

J. F. Smith J.P. John A. Fraser

EXHIBIT 22

IN THE COUNTY COURT OF CARIBOO HOLDEN AT ASHCROFT STATION

In the Matter of the Estate and Effects of John Thomas deceased

Upon reading the affidavit of John A. Fraser the Official Administrator
of the County of Cariboo and the certificate of death of the said John
Thomas IT IS ORDERED that Letters of Administration do issue to the said
John A. Fraser the Official Administrator as aforesaid

Dated this 23rd day of February 1898

Clement H. Jernvall

Judge of the County Court of Cariboo



GR-1999

BRITISH COLUMBIA. COUNTY COURT (Ashcroft).
Probate files, 1875-1942.

EXHIBIT 23

IN THE MATTER OF THE INTERSTATE DEBATE 3 ACT
AND IN THE MATTER OF THE ESTATE OF JOHN THOMAS LATE OF BARKERVILLE
DECEASED INTERSTATE

TO HIS HONOUR JUDGE GREENWALL, Judge of the County Court of Cariboo

The humble petition of the undersigned respectfully sheweth:

That he is the Official Administrator for the County of Cariboo and
that as such letters of administration were issued to him out of the
Honourable Court on the 26th day of February 1898

2. That the said John Thomas died possessed of a real estate
placer mining claim known as the Discovery Claim situate on Jack of
Clubs creek near Barkerville in the County of Cariboo.

3. That the personal estate of said deceased is insufficient to
pay his debts.

4. That the said real estate is in the opinion of your Petitioner
not worth more than \$500.

5. That your Petitioner verily believes that said deceased left
no relatives in the Province of British Columbia

6. That the whole of the moneys which your Petitioner expects to
receive for said claim will be required to pay the debts of deceased.

YOUR PETITIONER THEREFORE PRAYS for an order authorizing him
to enter upon take possession and sell the said real estate
placer mining claim and for such purpose to make do and execute
all necessary deeds receipts grants assurances and acts as may
be necessary to carry out such sale

And your Petitioner will ever pray

Dated this 5th October 1899
Geo A. Fraser
by his Solicitor
Dennis Murphy

GR-1969 BRITISH COLUMBIA. COUNTY COURT (Ashcroft).
Probate files, 1875-1942.

EXHIBIT 24

IN THE MATTER OF THE WITESTATE ESTATES ACT
AND IN THE MATTER OF THE ESTATE OF JOHN THOMAS LATE OF BARKERVILLE
DECEASED INTERSTATE

I John. A. Fraser of Quesnelle Mouth, Book-keeper make oath and say as follows:

1. That I am the official Administrator for the County of Cariboo and that as such letters of administration were issued to me out of this Honourable Court on the ...*24th* day of *February*, 1898
2. That the said John Thomas died possessed of a real estate placer mining claim known as the Discovery Claim situate on Jack of Clubs creek near Barkerville in the County of Cariboo.
3. That the personal property of said John Thomas is insufficient to pay his debts.
4. That I verily believe that the value of said real estate placer mining claim is not more than \$300.
5. That I verily believe that said John Thomas left no heirs or next of kin in the Province of British Columbia.
6. That the whole of the moneys for which said claim is to be sold will be required to pay the debts of the said deceased.

Sworn at Quesnelle Mouth this *fifth*
day of October, 1911 before me *John A. Fraser*

Edw. Williams
Justice of the Peace in and for the County of Cariboo

EXHIBIT 25

IN THE MATTER OF THE INTERSTATE REALTY ACT

AND IN THE MATTER OF THE ESTATE OF JOHN THOMAS LATE OF BARKERVILLE
DECEASED INTERSTATE

UPON HEARING Mr. Lewis Murphy of Counsel for John A. Fraser the official
Administrator for the County of Carlton and upon reading the petition of
the said John A. Fraser and the affidavit of the said John A. Fraser sworn
on the 8th day of October 1900 and filed herein

IT IS ORDERED that said John A. Fraser as such Administrator be at liberty
to enter upon, take possession of and sell a certain real estate place or
mining claim known as the Discovery claim situate on Jack of Clubs
creek near Barkerville and for such purpose shall have full power and
authority to do make, execute and deliver all deeds, notes, assignments,
and receipts requisite or necessary for the purposes of carrying out
such sale.

Provided Always that such sale shall not be made till after this order
has been published for at least two consecutive issues in the Ashcroft
Journal published at Ashcroft B.C.

Provided Further that any sale so made shall be subject to the approval
of this Court.

Dated at Ashcroft this 14th day of October A.D. 1900

Almont J. Cornwall
C.C.

EXHIBIT 26

IN THE COUNTY COURT OF CARIBOO HOLDEN AT ASHCROFT

IN THE MATTER OF THE OFFICIAL ADMINISTRATORS ACT

AND IN THE MATTER OF THE ESTATE AND EFFECTS OF JOHN THOMAS DECEASED
INTEREST

I John A. Fraser of Kamloops Mouth Book-keeper make oath and say as follows:-

1. That I am the official Administrator for the County of Cariboo and as such letters of Administration were issued to me out of this Court to the estate and effects of John Thomas deceased intestate.
2. That I have carefully examined the assets and liabilities of the said estate and that the assets thereof amount to a sum not exceeding \$1000 ⁰⁰/₁₀₀ whilst the liabilities amount to \$2500 ⁰⁰/₁₀₀ and I verily believe that the estate is insufficient to pay the just debts of the said deceased in full.

Sworn before me this 9th

day of December A.D. 1922 at

Kamloops Mouth

John A. Fraser

W A Johnston
Notary Public

~~Notary of the Peace in and for the County of Cariboo~~

12
1-5-23
5-5-1-0

GR-1959 BRITISH COLUMBIA. COUNTY COURT (Ashcroft).
Probate files, 1875-1942.

EXHIBIT 27

IN THE COUNTY COURT OF CARIBOO HOLDEN AT ASHROFT

IN THE MATTER OF THE ESTATE AND EFFECTS OF JOHN THOMAS DECEASED
INTESTATE

AND IN THE MATTER OF THE OFFICIAL ADMINISTRATORS ACT

NOW HEARING Mr. D. Murphy, of Counsel for John A. Fraser of Quesmelle
Esq. the Official Administrator for the Court, of Cariboo and upon
reading the affidavit of the said John A. Fraser IT IS ORDERED that the
proceeds of the estate of the said John Thomas deceased intestate be applied
from time to time in payment of all his just debts ratably and in proportion
to their respective amounts.

Dated at Ashcroft this 19th day of December A.D. 1899

Clarence F. Cornwall

Judge of the County Court of Cariboo

MEDICAL CERTIFICATE OF DEATH OF JOHN "NAVY JACK" THOMAS

REGISTRATION OF BIRTHS, DEATHS, AND
MARRIAGES ACT.

MEDICAL CERTIFICATE OF DEATH

To the Registrar of District No. 7

I hereby certify that I attended

John Thomas

who was apparently aged, or was stated to be aged,

Sixty Six

years, that I last saw him on the

day of November 1897 that

he died on the 14th day of November 1897

at Royal Naval Hospital that the cause of his death

was heart disease

and that the disease continued about

Signature E. A. Huntall

Profession M. D.

Residence Bakerville

Deceased born me
at Parkville Mo 26
day of November 1847
High School
History Public

IMPACT OF PROBATE ON DL 775 (NAVY JACK HOUSE AND LAND)

There is no written record found by the author of any attempt by Navy Jack's heirs to sell his remaining property. All indications are that they did not even know that he died. He went to Barkerville and the last newspaper reference to him was a notice in The Daily World that Navy Jack had come to town (see EXHIBIT 28). His daughters could not have sold his property themselves if they thought he was alive. The failure of the Administrator of Navy Jack's Estate to post notice in a Vancouver newspaper is arguably negligent. It certainly led to the failure of his friends and family finding out about his death so as to allow them to take the proper steps to manage his estate. The court record makes reference to posting notice in the Ashcroft Journal. Clearly Navy Jack's family could not be expected to read the Ashcroft Journal.

This failure also provides a strong indication that Navy Jack never talked about his family and land holdings to people in Barkerville. If he had, the word would likely have gotten back to the Administrator of the Estate that there were next of kin.

The legal complexity and cost of managing the estate would have been exacerbated by these failings because the probate proceedings would have to be reopened based on the new information. This would drive up the legal costs and make it that much more difficult for Navy Jack's daughters, his only heirs, to deal with the estate when they eventually did find out about his death. I suspect that DL 775 was already sold by the time the daughters found out about his death which would make any application regarding that property moot.

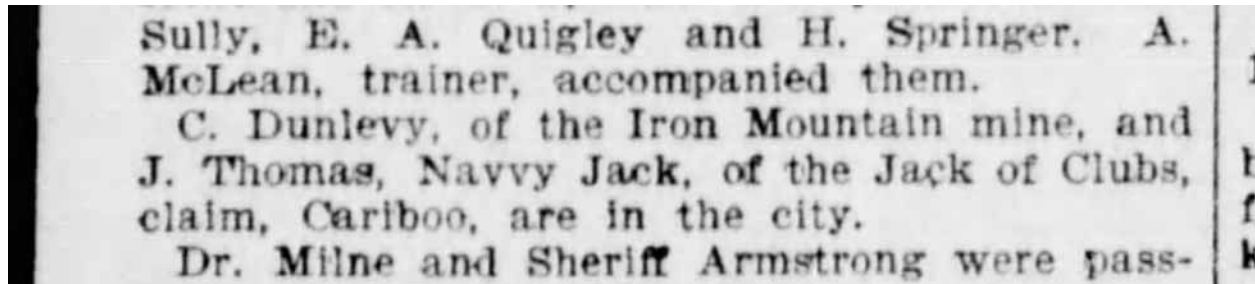
The history books and newspapers have many stories about Navy Jack, but nothing was said about the daughters and whether they attempted to redeem the mortgage. They could have if they had known he had passed away. They could taken conduct of the estate and sold enough lots to pay the mortgage. Not knowing whether he was alive or dead would have left them in a precarious situation.

Doing nothing, however, led to the property being acquired at a fire sale price by local banker, politician James Cooper Keith who then sold it to John Lawson. This

Navvy Jack House Citizen Group

land was already subdivided so it was ready to be sold as individual lots at a time when the population was rapidly expanding. This would have been a great investment for the daughters to share but circumstances prevented them from being able to do anything to clean up the mess that the estate was in. It would have taken substantial legal resources to reopen and properly manage the estate and to take care of the mortgage that was in default at the same time.

EXHIBIT 28



EPILOGUE

The homestead known as DL 775, which now forms the core of West Vancouver's business district and civil life, with the City Hall now at one end and the community's main Recreation Centre at the other, went through a very strange history at its early formation. How often do you hear about land being stolen under the owners nose by fraudulently filed land transfer documents. Then there was the sad loss of the land, by the family who were raised there, due to a negligently managed estate when Navvy Jack died. The one legacy that did survive to the present was the original house that was built when the land was first settled (pre-empted) by colonial immigrants. This legacy is a reminder of the colourful history of this land where two cultures first met, the original indigenous inhabitants, and the early colonial settlers.