



Planning and Land Use Committee Report

For the Meeting of January 14, 2016

To: Planning and Land Use Committee **Date:** December 18, 2015
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Heritage Designation Application No. 000157 for 534 Pandora Avenue

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council consider the following motion:

"That Council consider the designation of the property located at 534 Pandora Avenue pursuant to Section 967 of the *Local Government Act* as a Municipal Heritage Site."

LEGISLATIVE AUTHORITY

In accordance with section 967 of the *Local Government Act*, Council may designate real property, in whole or in part, as protected property.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations regarding an owner request to designate the exterior of the heritage-registered property located at 534 Pandora Avenue.

The following points were considered in assessing this Application:

- general consistency with the *Official Community Plan (OCP)*
- Statement of Significance.

The Application was reviewed by the Heritage Advisory Panel at its December 8, 2015 meeting and was recommended for approval.

This report fulfills the requirements of Section 968(5) of the *Local Government Act*.

BACKGROUND

Description of Proposal

534 Pandora Avenue, also referred to as the Lum Sam & Look Den Building, is a brick building built in 1883. An Application to designate the exterior of 534 Pandora Avenue as a Municipal Heritage Site was received from the property owner, Christopher Le Fevre, on November 26, 2015.

Zoning/Land Use

The exterior fabric appears to be in sound condition. The viability of the property will be strengthened by the owner's intention to seismically upgrade and rehabilitate the exterior of the building.

Heritage Advisory Panel

The Heritage Advisory Panel considered the applicant's request for heritage designation at its regular meeting on December 8, 2015, and recommended the following:

"That Council consider the designation of the property located at 534 Pandora Avenue as a Municipal Heritage Site."

ANALYSIS

The following sections provide a summary of the Application's consistency with the relevant City policies and guidelines.

Official Community Plan

This Application is consistent with the OCP because it contributes to the identification of the heritage value of districts and individual properties; it contributes to the goal of protecting and celebrating Victoria's cultural and natural heritage resources; and in accordance with a key strategic direction of the Downtown, aims to conserve the historic character of Old Town and Chinatown.

The OCP encourages the consideration of tools available under legislation to protect heritage property such as heritage designation. The Application is consistent with the OCP where it considers the heritage value of individual properties.

Statement of Significance

A Statement of Significance, describing the historic place, outlining its heritage value and identifying its character-defining elements, is attached to this report.

CONCLUSIONS

This Application for the heritage designation of the property located at 534 Pandora Avenue as a Municipal Heritage Site is for a building that is a good example of the type of decorative commercial building erected by members of the Chinese-Canadian community from the late nineteenth century. The building's decorative brickwork and symmetrical Italianate windows are illustrative of the architectural styling of commercial buildings in the late 1800s. The building exemplifies the character of Chinatown before the turn of the twentieth century, making it a significant contributor to the integrity of the historic streetscape in this area.

Staff therefore recommend that Council consider the designation of the property located at 534 Pandora Avenue as a Municipal Heritage Site.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000157 for the property located at 534 Pandora Avenue.

Respectfully submitted,



Adrian Brett
Heritage Planner
Community Planning



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

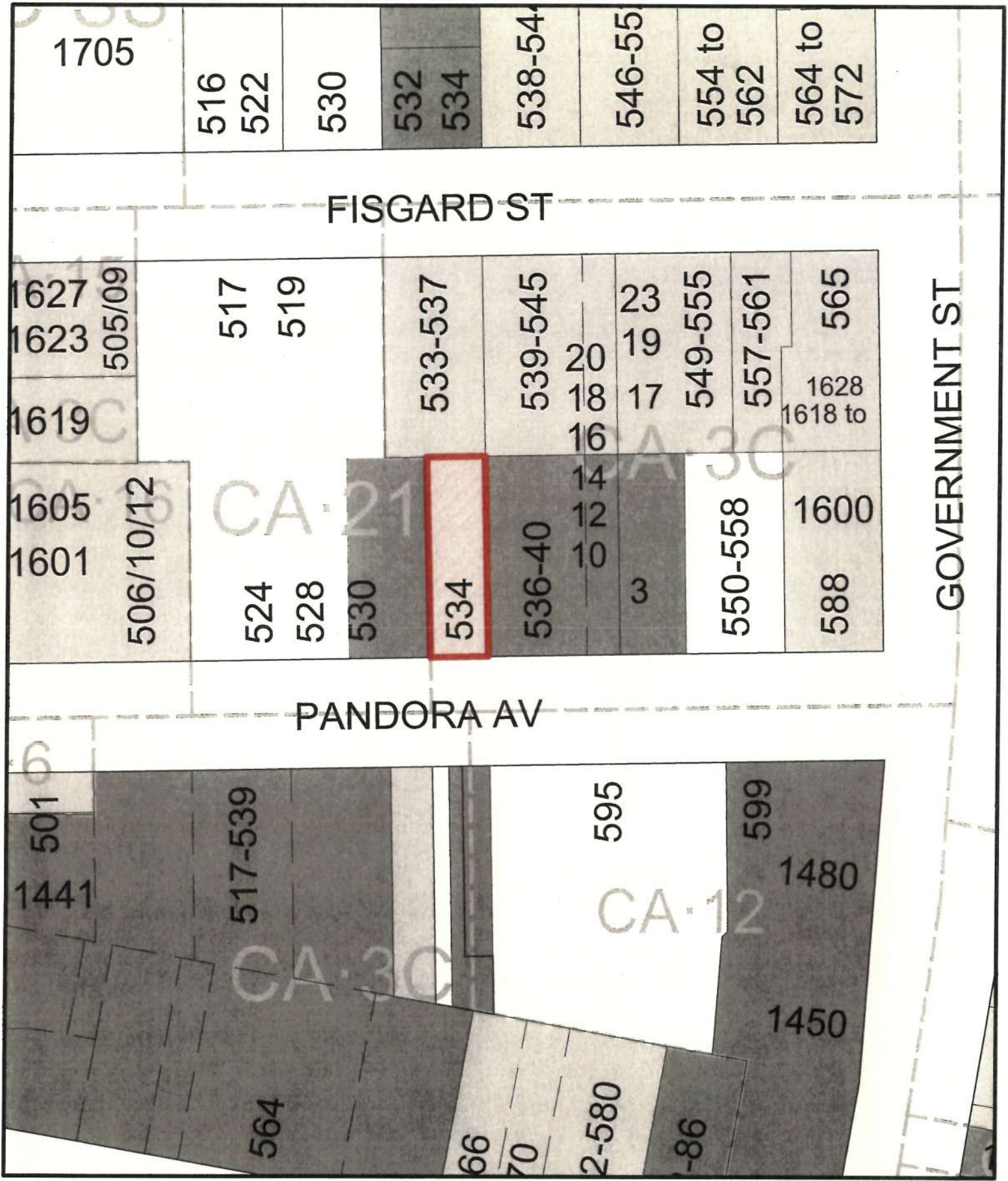
Report accepted and recommended by the City Manager:



Date: December 30, 2015

List of Attachments

- Subject map
- Aerial map
- Photograph
- Statement of Significance
- Letter from the applicant, date stamped November 26, 2015.



PANDORA AV

FISGARD ST

GOVERNMENT ST

534 Pandora Avenue

Heritage Designation #000157



Designated



Registered





534 Pandora Avenue
Heritage Designation #000157





534 PANDORA AVENUE

**LUM SAM & LOOK DEN BUILDING
534-534 1/2 PANDORA AVENUE**

Owner: Lum Sam and Look Den

Architect: John Teague

Date: 1884

Description of Historic Place

The Lum Sam & Look Den Building is a two-storey, Late Victorian-era brick commercial structure. It stands on the north side of Pandora Street on the southern edge of Victoria's Chinatown National Historic Site. It is also located across the street from historic Old Town and Market Square, a rehabilitated complex of late nineteenth century buildings with continuous streetfronts. The ground floor has a large storefront window and two doors, the one to the east at 534½ providing access to the upper level. The second storey has two windows flanking a door to the full-width balcony. The exterior is richly articulated with stringcourses and corbelled brickwork.

Heritage Value of Historic Place

The Lum Sam & Look Den Building is valued as a significant contributing resource to a grouping of historic structures that marks the southern edge of Victoria's Chinatown National Historic Site. This block of Pandora Avenue originally faced the Johnson Street Ravine, a swamp that marked the boundary between the European business area to the south and Chinatown to the north that illustrated a physical and cultural divide in the early city. During the early 1880s, the wooden shacks on the north side of the ravine were replaced with brick commercial blocks to house Chinese businesses, prompted by a dramatic increase in the Chinese population. These merchants set up much-needed smaller shops such as laundries, grocery stores, medicinal shops and restaurants in buildings that were often developed and owned by European pioneers. Victoria's Chinatown is expressive of a duality in architecture and cultural landscape. On each block, street façades link together, forming a wall that shields interior spaces and narrow alleyways between and through buildings are linked to central courtyards which were the hidden location of tenements, opium dens, theatres and gambling houses. This configuration is a traditional south Chinese urban pattern. The Lum Sam & Look Den Building is consistent with such a duality. Its commercial façade exhibits Italianate elements such as segmental-arched window openings, stringcourses and a decorative cornice. However, a passageway existed on the west side that provided access to the interior of the block. As the Chinese population continued to grow, the wooden buildings on Fisgard Street were replaced with brick blocks, and the interior network of alleys grew more complicated as tenements and businesses were added behind façades visible from the street.

This site is also significant as part of the forty-two hectare land holdings of Hudson's Bay Company factor, Roderick Finlayson (1818-1892), who was influential in the development of the future province and the City of Victoria. He first came to Vancouver Island in 1843 to oversee the construction of the new Hudson's Bay Company (HBC) trading post, Fort Victoria. Finlayson was made Chief Factor of HBC in 1859, after James Douglas resigned from that position to be appointed Governor of the new Crown Colony of British Columbia. Finlayson served on the Council of Vancouver Island and as Mayor of Victoria in 1878. He became wealthy from land dealings and in 1872 retired to attend to his real estate and business interests. Finlayson was described in an obituary in the *Vancouver Daily World*, as 'a

CITY OF VICTORIA DOWNTOWN STATEMENTS OF SIGNIFICANCE 2009

prominent figure amongst the business men in the Commercial quarter of the Capital'. Numerous geographical features of the province and the city are named for Finlayson.

The Lum Sam & Look Den Building is also a significant example of the vernacular Italianate style that characterized Chinatown at this time. It was the work of local architect John Teague (1835-1902). Born in Cornwall, England, Teague followed the lure of gold, first in California and then in the Fraser Valley. After some time in the gold fields, he settled in Victoria in 1860, where he lived and worked until his death. Teague served the city as councillor in 1885, and as mayor for two terms, 1892 and 1893. During his prolific career Teague designed over 350 buildings, mostly in Victoria. He was adept at all the current architectural styles, ranging from Italianate to Queen Anne Revival. For many years he was the architect for the Royal Navy at the Dockyard and Hospital at Esquimalt; his clients included most of the city's leading businessmen for whom he built commercial as well as residential buildings. Four of his buildings in Victoria: City Hall, #1 Centennial Square 1878-91; St. Ann's Academy, 835 Humboldt Street 1886; Church of Our Lord, 626 Blanshard Street, 1875-76; and the Pemberton Memorial Operating Room, 1900 Fort Street, 1896; and five buildings in the Historic Naval District, Esquimalt, 1888-91, are designated as National Historic Sites.

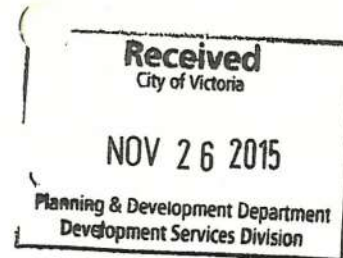
Character-Defining Elements

Key elements that define the heritage character of the Lum Sam & Look Den Building include its:

- mid-block location on Pandora Avenue, part of a grouping of late-nineteenth and early-twentieth century historic masonry buildings in Victoria's Chinatown National Historic Site, just north of Victoria's historic Old Town and Market Square
- commercial form, scale and massing as expressed by its two-storey height built to the property lines, symmetrical rectangular plan and flat roof
- masonry construction, including brick walls and continuous granite threshold along the street frontage
- Italianate-style details such as: segmental-arched window openings; decorative brick cornice with dentils, round-arched motif and corbelling; and rhythmic stringcourse encompassing the window heads
- additional exterior details such as the full-width metal balcony with ornamental brackets, and side wall chimneys
- double-hung wooden sash windows, including 6-over-6 windows on the front façade and 2-over-2 windows on the west wall



Donald Luxton & Associates



November 20, 2015

Mayor and Council
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Re: 534 Pandora Avenue - Heritage Designation



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Your Worship and Members of Council,

We are making this application to the City of Victoria for formal heritage degeneration of this building on behalf of Le Fevre and Company who have recently purchased the above noted property, known as the 'Lum Sam' Building. It is connected through a series of courtyards and alleyways to 533-537 Fisgard Street, known the 'Lee Chong' Building. These two buildings were purchased at the same time and the intention is to redevelop both lots simultaneously.

The 'Lum Sam Building' is a 2 storey brick structure that was constructed c. 1884, and is on the heritage registry and is designated as a National Historic Site within a Heritage Conservation area. Although the building is 132 years old, it is in remarkably good condition and has been maintained and actively used to the present day. The owners wish to seismically upgrade and refurbish the exterior of the building as part of a conversion of the building into 9 strata units: 8 residential condominiums and one street front live-work studio on Pandora Avenue.

The proposed upgrading and conversion of these historic properties will make a significant contribution to the vibrancy and economic vitality of the Chinatown precinct.

We trust the forgoing is acceptable.

Sincerely yours,

Peter de Hoog Architect AIBC MRAIC
de Hoog & Kierulf architects