

REPORTS OF COMMITTEES

1. Committee of the Whole – August 3, 2017

Councillor Thornton-Joe withdrew from the meeting at 9:13 p.m. due to a non-pecuniary conflict of interest as her cousin is a director representing the application.

8. Heritage Designation Application No. 000166 for 614-614½ Fisgard Street (Downtown)

Motion:

It was moved by Councillor Madoff, seconded by Councillor Lucas, that Council consider the following motion:

"That Council approve the designation of the Heritage-Registered property located at 614-614½ Fisgard Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set."

Carried Unanimously

Councillor Thornton-Joe returned to the meeting at 9:14 p.m.

Councillor Thornton-Joe withdrew from the meeting at 9:59 a.m. due to a non-pecuniary conflict of interest as her cousin is a director representing the application.

5.4 Heritage Designation Application No. 000166 for 614-614½ Fisgard Street (Downtown)

Committee received a report dated July 17, 2017 from the Director of Sustainable Planning and Community Development providing information and recommendations regarding the owners request to designate the exterior of the heritage-registered property located at 614-614½ Fisgard. Street.

Motion: It was moved by Councillor Madoff, seconded by Councillor Coleman, that Council consider the following motion:

"That Council approve the designation of the Heritage-Registered property located at 614-614½ Fisgard Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set."

CARRIED UNANIMOUSLY 17/COTW

Councillor Thornton-Joe returned to the meeting at 10:01 a.m.



Committee of the Whole Report

For the Meeting of August 3, 2017

To: Committee of the Whole **Date:** July 17, 2017
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: **Heritage Designation Application No. 000166 for 614-614½ Fisgard Street**

RECOMMENDATION

That Council consider the following motion:

"That Council approve the designation of the Heritage-Registered property located at 614-614½ Fisgard Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set."

LEGISLATIVE AUTHORITY

In accordance with Section 611 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 614-614 ½ Fisgard Street. The Lee's Benevolent Association building was built in 1911 and contributes to the historic character of Victoria's Chinatown District.

The designation of this building is generally consistent with Section 8: "Placemaking (Urban Design and Heritage)" of the *Official Community Plan 2012*, with Section 7, "Heritage" of the *Downtown Core Area Plan*, and with the *Victoria Heritage Thematic Framework*.

The application was reviewed by the Heritage Advisory Panel at its July 11, 2017 meeting and it was recommended that Council consider approving the designation of the property located at 614-614½ Fisgard Street.

BACKGROUND

Description of Proposal

The property located at 614-614 ½ Fisgard Street, also referred to as The Lee's Benevolent Association building, is a 3-storey 1911 commercial building that contains a 'cheater' storey and shares a common wall with the adjacent designated structure. Located in Victoria's Chinatown

National Historic District, the exterior façade of 614-614½ Fisgard Street has maintained much of its original appearance. The character-defining elements include white glazed brick cladding on the front façade, a distinctive upper floor recessed balcony with an elegant tripartite arcade and Doric columns, and unique Chinese features such as the omega-shaped parapet and the projecting pan-tiled canopy with upturned eaves. The building is also valued for its contribution to the historic character of Victoria's Chinatown National Historic District, the oldest intact Chinatown in Canada.

The letter from the applicant states their intention to continue façade improvements, upgrade electrical systems, improve fire exiting and implement seismic upgrading.

Zoning/Land Use

The proposed heritage designation is consistent with the existing.

Condition/Economic Viability

The building requires seismic upgrading, improvements to electrical systems, fire exiting, and rehabilitation of the exterior facade.

ANALYSIS

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

Official Community Plan

The designation of this building is consistent with the *Official Community Plan 2012*, which in the section entitled, "Placemaking (Urban Design and Heritage)", states:

Goals

8 (B) *Victoria's cultural and natural heritage resources are protected and celebrated.*

Broad Objectives

8 (j) *That heritage property is conserved as resources with value for present and future generations.*

8 (l) *That heritage and cultural values are identified, celebrated, and retained through community engagement.*

City Form

8.6 *Conserve and enhance the heritage value, character and special features of areas, districts, streetscapes, cultural landscapes and individual properties throughout the city.*

8.11 *Determine the heritage value of areas, districts, streetscapes, cultural landscape and individual properties using the Victoria Heritage Thematic Framework as identified in Figure 12.*

Buildings and Sites

8.51 *Continue to give consideration to tools available under legislation to protect or conserve heritage property including, but not limited to: heritage designation bylaws; listing on the heritage register; temporary protection; heritage alteration permits; heritage revitalization agreements; design guidelines; and, the protection of views of heritage landmark buildings from public vantage points as identified in Map 8, and to be determined in future local area plans.*

- 8.54 *Continue to work with senior government, community and business partners to identify, protect and conserve property of heritage value.*

Downtown Core Area Plan

The designation of the building is consistent with Section 7: "Heritage" of the *Downtown Core Area Plan 2011* which states:

Heritage - Objectives

- 1 *Retain, protect and improve real property with aesthetic, historic, scientific, cultural, social or spiritual value and heritage character as a benefit to the public.*

Areas and Districts - Policies and Actions

- 7.3. *Conserve heritage values of the Downtown Core Area and its character-defining elements, such as individual buildings, collections of buildings, streetscapes, structures and features.*

Buildings and Sites - Policies and Actions

- 7.20. *Continue to work with the private sector to identify, protect and conserve property and areas with heritage value in the Downtown Core Area.*
- 7.28. *Produce and update, as required, Statements of Significance for properties listed on the Heritage Register in the Downtown Core Area.*

Victoria Heritage Thematic Framework

A key policy of the OCP includes the determination of heritage value using a values-based approach. In this regard, a city-wide thematic framework (OCP Fig. 12) was developed and incorporated into the OCP to identify the key civic historic themes. The *Victoria Heritage Thematic Framework* functions as a means to organize and define historical events, to identify representative historic places, and to place sites, persons and events in an overall context. The thematic framework recognizes a broad range of values under which city-wide themes can be articulated. A Heritage Value assessment with consideration of the *Victoria Heritage Thematic Framework* is incorporated into the Statement of Significance.

Statement of Significance

A Statement of Significance describing the historic place, its attributes, and history is attached to this report.

Heritage Advisory Panel

The application was reviewed by the Heritage Advisory Panel at its July 11, 2017 meeting and it was recommended that Council consider approving the designation of the property located at 614-614½ Fisgard Street.

CONCLUSIONS

This Application for the heritage designation of the property located at 614-614 ½ Fisgard Street as a Municipal Heritage Site is for a building that is an important and distinctive part of the Chinatown National Historic District. Staff therefore recommend that Council consider approving Heritage Designation Application No. 000166 for the Heritage-Registered Lee's Benevolent Association building located at 614-614½ Fisgard Street.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000166 for The Lee's Benevolent Association building located at 614-614½ Fisgard Street.

Respectfully submitted,



Merinda Conley
Senior Heritage Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

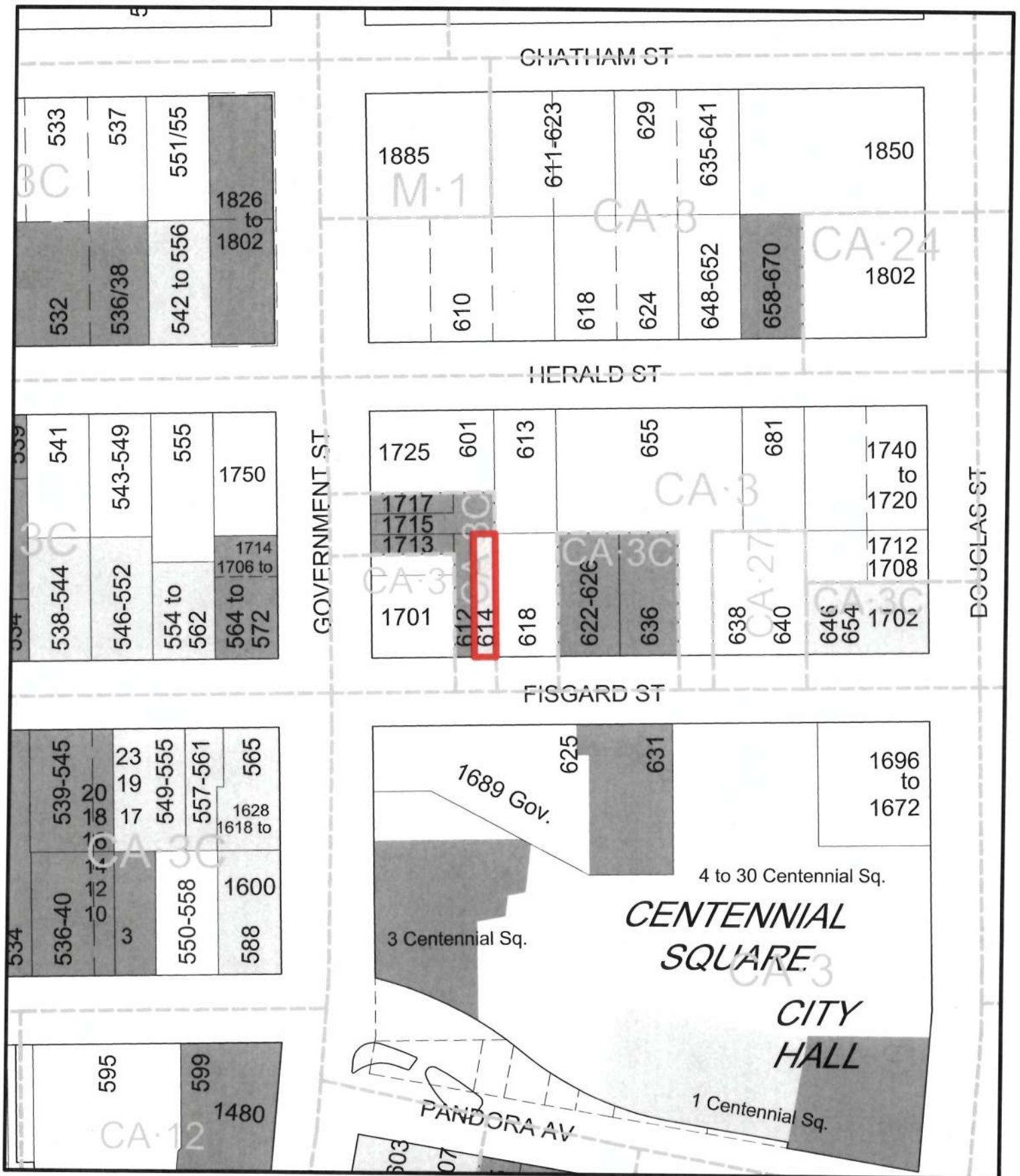
Report accepted and recommended by the City Manager:

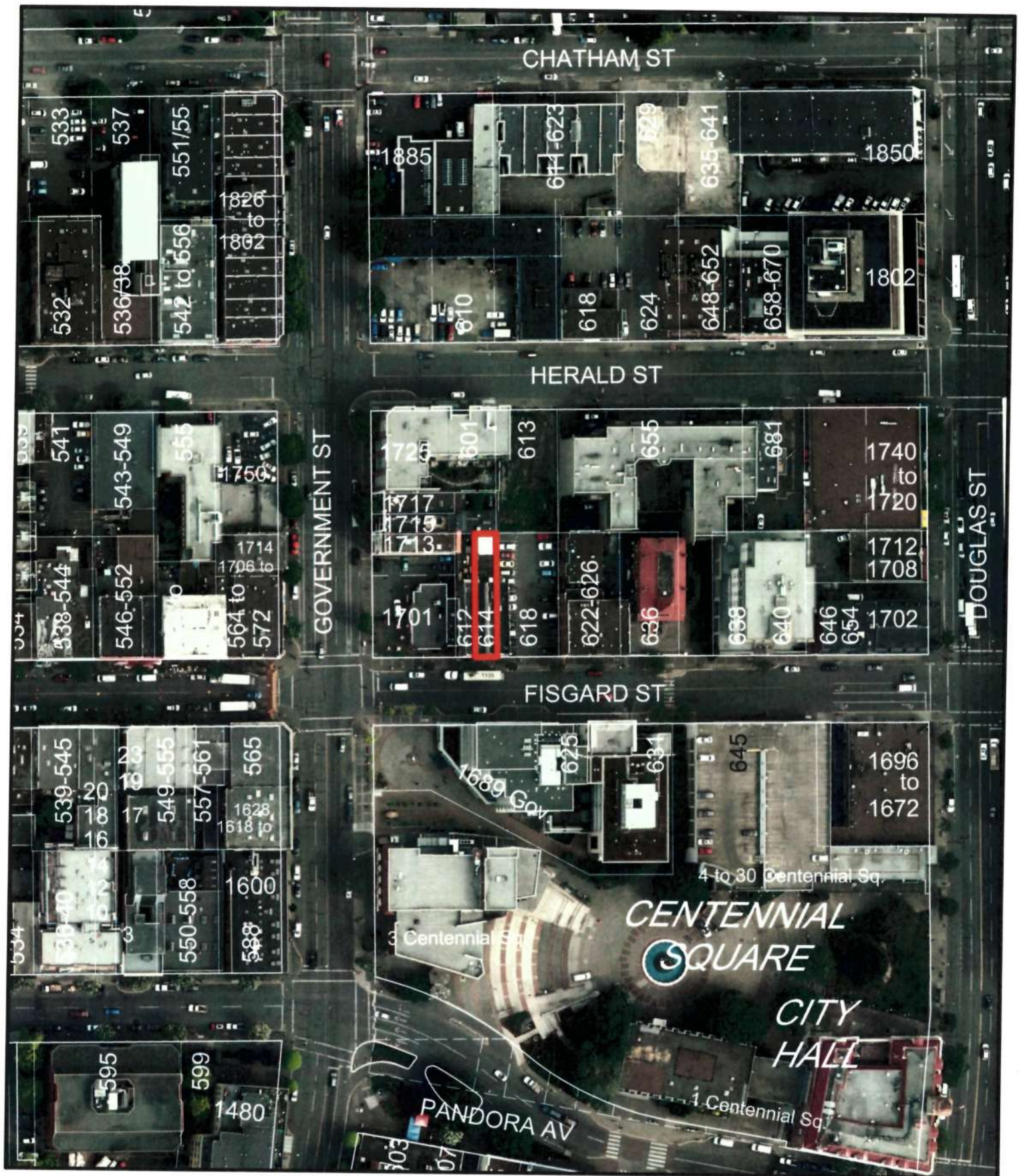


Date: July 15, 2017

List of Attachments

- Attachment A - Subject Map
- Attachment B - Aerial Map
- Attachment C - Photographs
- Attachment D - Statement of Significance
- Attachment E - Letter from the applicant, date stamped June 15, 2017.





614 - 614 1/2 Fisgard Street
Heritage Designation #000166

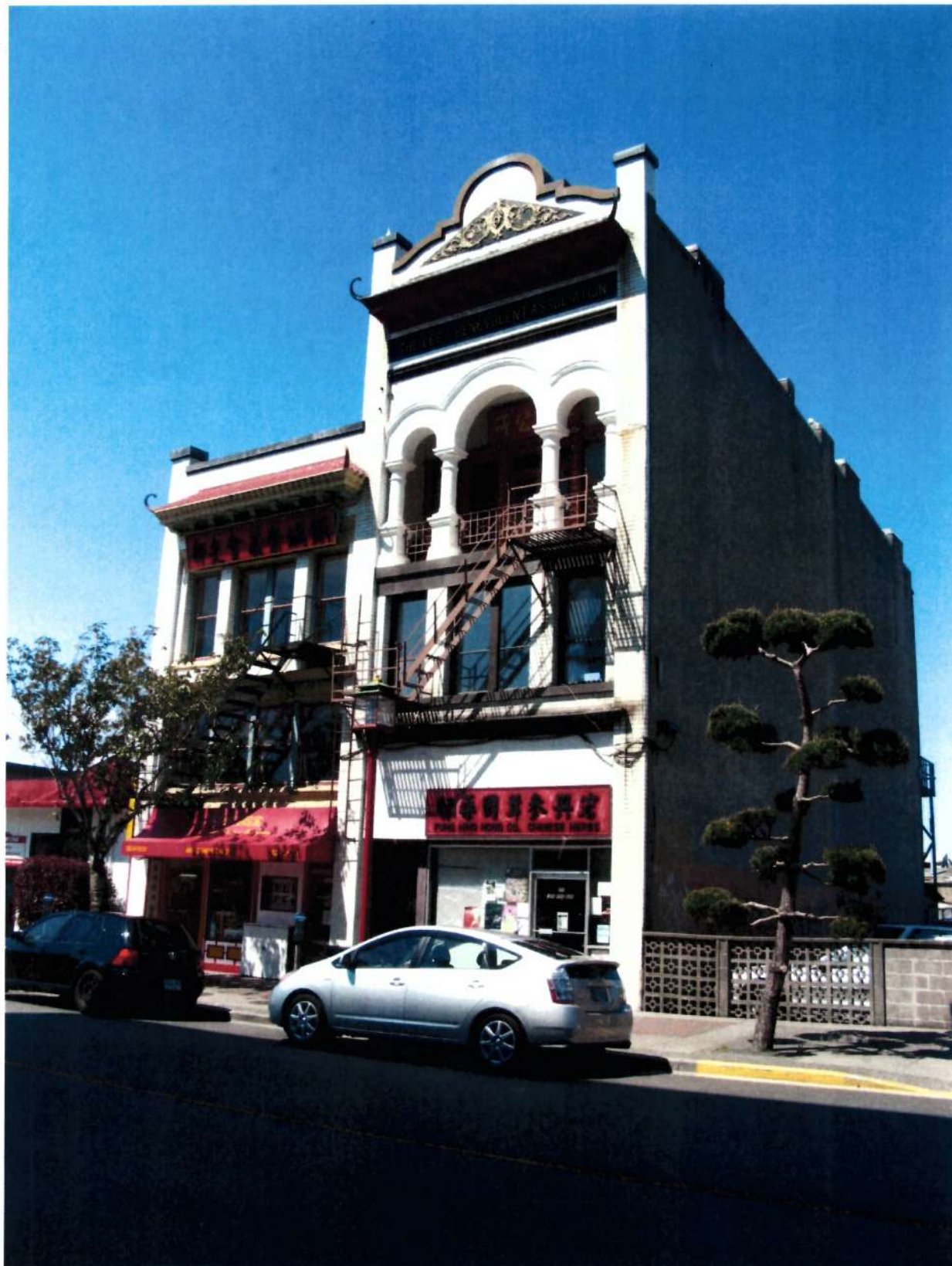




614-614½ FISGARD STREET



614-614½ FISGARD STREET (on the right)



614-614½ FISGARD STREET (on the right)



614-614½ FISGARD STREET (on the right)



614-614½ FISGARD STREET (on the right)



614-614½ FISGARD STREET (on the left)

THE LEE'S BENEVOLENT ASSOCIATION BUILDING 614-614½ FISGARD STREET



Owners: Lee Mong Kow, Lee Dye,
Lee Dan and Lee Wing Yew
Architects: Charles Elwood WatkinS
Date: 1911

Description of Historic Place

The Lee's Benevolent Association building at 614-614½ Fisgard Street is a three-storey plus mezzanine structure, clad with white glazed bricks, in Victoria's Chinatown National Historic Site. The building shares a common party wall with the adjacent building at 612 Fisgard Street. Asymmetrical in massing, the building is distinctive for its upper floor recessed balcony with a tripartite arcade, projecting bracketed pantiled canopy, omega-shaped raised parapet, and its 'cheater' storey with an 'entresole' window.

Heritage Value of Historic Place

The Lee's Benevolent Association building at 614-614 ½ Fisgard Street is valued as part of a grouping of early buildings that contribute to the historic character and urban pattern of Victoria's Chinatown National Historic Site, the seminal and oldest intact Chinatown in Canada. In the 1850s, exacerbated by political and social turmoil in China, thousands of Chinese migrated from a small region in the southern province of Guangdong to frontier gold rush sites in California, setting up a permanent base in San Francisco. In 1858, the Fraser Gold Rush spurred the movement of Chinese into Canada and the significant port town of Victoria was the primary point of entry into the country for the Chinese until the early twentieth century.

The building is further valued for its nearly continuous use by Chinese volunteer associations. These associations, or Tongs, had members with common ancestors and were established to protect the earliest Chinese settlers against Western intolerance and prejudice and opposing Chinese clans. Funding was obtained entirely by membership dues, gambling, opium dens and exiting fees. Volunteer associations usually had their own buildings, typically with meeting halls and offices on the upper floors and leased storefronts on the ground floor.

Merchant Lee Chung was the first Lee to arrive in Victoria, in 1859. By 1880 the Lee's Association was founded as a fraternal association. Six of the founding members were

merchants, who helped less fortunate members of their community. In 1909, Lee Mong Kow, Lee Dye, Lee Dan and Lee Wing Yew, purchased lots 602 and 603 and constructed the building in 1911. Lee's Association occupied the building while Lee Mong Kow used the adjacent smaller structure with the shared common party wall for offices and living quarters.

Victoria's Chinatown is expressive of a duality in architecture and cultural landscape. Commercial building façades were designed by non-Chinese architects to project an image of assimilation to Western culture. In this context, the Lee's Benevolent Association building is unusual for its overtly Chinese flavour. The distinct structure has an altered storefront at the main level, an elegant tripartite arcade and a recessed balcony, a pantiled Chinese-inspired upper bracketed pantiled canopy with upturned corners, and name signage. A partial intermediate floor, known as a 'cheater' storey, and also referred to as a mezzanine, exists between the main and upper floor levels with a lower ceiling than the other levels. The 'cheater' storey also contained a window, referred to as an 'entresole,' that has a greater width than height, and was used to provide light to the intermediate floor.

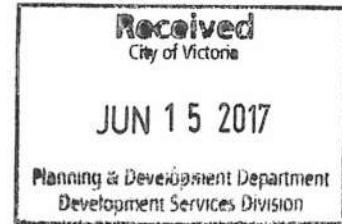
Western architects were hired to design buildings throughout Chinatown as the Chinese were shunned as professionals in building trades. Charles Elwood Watkins (1875-1942), a prolific Victoria architect, designed the Lee's Benevolent Association building. In addition to commercial, institutional and residential projects elsewhere, he had numerous Chinese clients in Chinatown.

Character-Defining Elements

Key elements that define the heritage character of the Lee's Benevolent Association building include its:

- location on the north side of Fisgard Street, part of a grouping of late-nineteenth and early-twentieth century historic masonry buildings in Victoria's Chinatown National Historic District
- continuous commercial and institutional use
- siting on the front and side property lines, with no setbacks
- commercial form, scale and massing as expressed by its three-storey height, with 'cheater' storey and a storefront facing Fisgard Street
- construction materials, including white glazed-brick cladding at front façade, brick side and rear walls, granite thresholds and cast-iron storefront columns
- Chinese features such as: the omega-shaped parapet with decorative triangular metal plaque inscribed with 1911 date; name sign "The Lee's Benevolent Association"; recessed top floor balcony with tripartite arcade and Doric columns; sidewall chimneys; wall of wooden doors and windows in the meeting hall facing the balcony, with coloured glass in door; projecting, pantiled and bracketed canopy with upturned eaves
- windows such as 2-over-2 double-hung wooden sash windows
- internal staircase, with wooden wainscoting, leading to meeting room on the top floor

June 15, 2017



The Lee Benevolent Association

614 Fisgard Street

Victoria, BC, V8W 1R6

Mayor Lisa Helps and Victoria City Council

1 Centennial Square

Victoria, BC V8W 1P6

Re: Application for Heritage Designation

Dear Mayor and Council,

I'm writing to apply for the following property to be designated as a Heritage Building:

Parcel ID 006-389-104, located at 614 Fisgard St, Victoria, BC V8W 1R6

Legal Description, Lot 13 of Lots 602 and 603, Victoria City, Plan 2779

Parcel ID 006-389-171, located at 614 Fisgard St, Victoria, BC V8W 1R6

Legal Description, Lot 14 of Lots 602 and 603, Victoria City, Plan 2779, Except the Westerly 19 Feet of Said Lot.

As you may aware the property was built on November 25, 1910 and it has a very unique design from other buildings. Our intention for this property is to continue to have façade improvements, and or, not limited to the building code improvements, replace electrical system, improve fire exits and seismic upgrade.

During our recent meeting, vest of majority of our members has approved to have apply to City Hall for Heritage Designation.

Please do not hesitate to contact me directly at (250) 382-5636 or via email at leebarry8@gmail.com . I look forward to hearing from you and the council to approve our request.

Sincerely,

Barry Lee

A handwritten signature in black ink, appearing to read 'B. Lee', written over a horizontal line.

Property Director

Enclosures:

Application for Heritage Designation

Land Title search

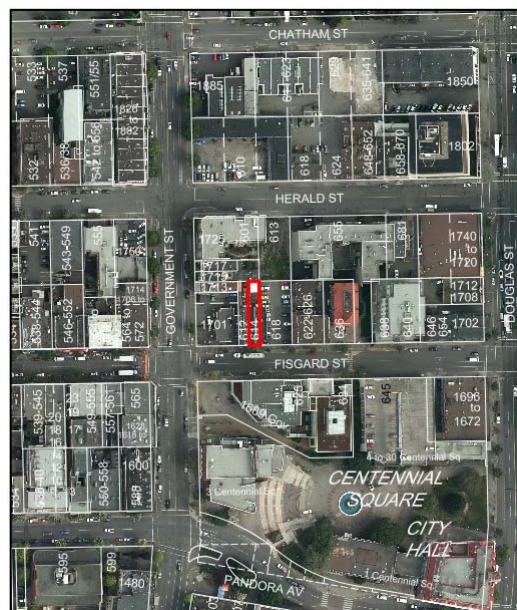
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Heritage Designation Application

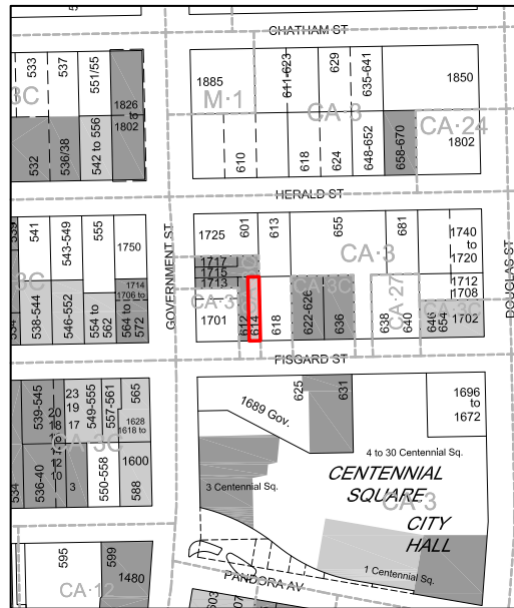
614-614 ½ Figgard Street
(Lee's Benevolent Association Building)



Location | 614-614 ½ Figgard Street



Location | 614-614 ½ Fisgard Street



614-614 ½ Fisgard Street



614-614 ½ Fisgard Street



614-614 ½ Fisgard Street



614-614 ½ Fisgard Street



614-614 ½ Fisgard Street



614-614 ½ Fisgard Street

