

3. CONSENT AGENDA

Motion: It was moved by Councillor Coleman, seconded by Councillor Alto, that the following items be approved without further debate:

3.1 Heritage Designation Application No. 000160 for 564-572 Fisgard Street and 1706-1708 Government Street

Committee received a report dated June 17, 2016 from the Director of Sustainable Planning and Community Development regarding an application to designate the heritage-registered property.

Motion: It was moved by Councillor Coleman, seconded by Councillor Alto, that Council consider the designation of the property located at 564-572 Fisgard Street and 1706-1708 Government Street, pursuant to Section 967 of the *Local Government Act*, as a Municipal Heritage Site.

CARRIED UNANIMOUSLY 16/COTW

Condition/Economic Viability

The building appears in sound condition.

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 using the Victoria Heritage Thematic Framework. The Application also contributes to the goal of protecting and celebrating Victoria's cultural and natural heritage resources and in accordance with a key strategic direction for the Downtown, aims to conserve the historic character of Old Town and Chinatown.

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.

Resource Impacts

The applicant has indicated their interest in rehabilitating the exterior of the property and has made enquiries to the Victoria Civic Heritage Trust in relation to its Building Incentive Program.

Heritage Advisory Panel

The Application was reviewed by the Heritage Advisory Panel at its June 14, 2016 meeting and was recommended for approval.

CONCLUSIONS

The George Joe Building, constructed in 1946, 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. The building is significant as evidence of the continuing dominance of Chinese merchants in Victoria's Chinatown and the area's ongoing commercial function. The present restaurant is a much loved gathering place dating back to the 1950s and retains its original neon signs and decorative neon ceiling.

Staff therefore recommend that Council consider the designation of the heritage-registered property located at 564-572 Fisgard Street and 1706-1708 Government Street.

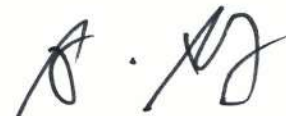
ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000160 for the property located at 564-572 Fisgard Street and 1706-1708 Government Street.

Respectfully submitted,

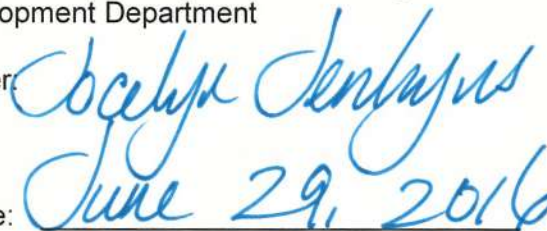


Steve Barber
Senior Heritage Planner (Interim)
Development Services Division



Jonathan Tinney
Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

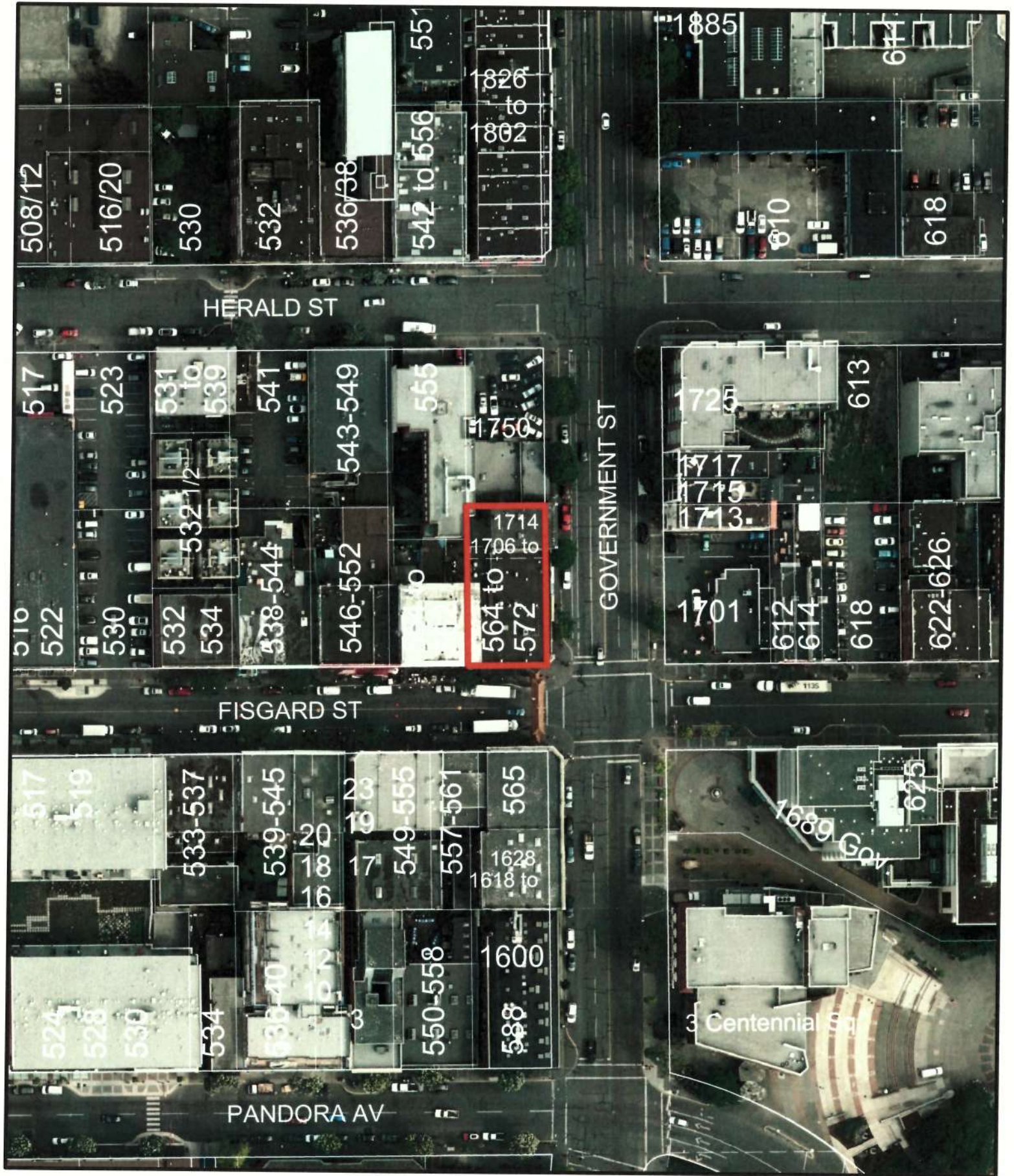


Date:

List of Attachments

- Subject map
- Aerial map
- Photographs
- Statement of Significance
- Letter from the owner, date stamped June 2, 2016.





564 - 572 Fisgard Street
and 1706-1708 Government Street
Heritage Designation #000160





564-572 Fisgard Street / 1706-1708 Government Street



564-572 Fisgard Street / 1706-1708 Government Street



564-572 Fisgard Street/ 1706-1708 Government Street



564-572 Fisgard Street/ 1706-1708 Government Street

GEORGE JOE BUILDING, 564-572 FISGARD STREET/ 1706-1708 GOVERNMENT STREET

Owner: George Joe (Gar Nam Jong)

Architect: D.C. Frame

Contractor: Luney Brothers

Date: 1946

Description of Historic Place

Located at the corner of Fisgard and Government Streets in the heart of Victoria's Chinatown National Historic Site, the George Joe Building is a one-storey structure clad in tan iron-spot brick. It features distinctive Chinese decorative elements, including projecting pantiled canopies, and an ornate use of corbelled and herringbone brick. The restaurant use of the building retains its early neon signs and decorative neon ceiling.

Heritage Value of Historic Place

The George Joe Building 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 Chinese Exclusion Act of 1923 then limited immigration and had a profound impact on the development of the Chinese community. The end of the Second World War, in which many Chinese served, ushered in a new era of tolerance. The Act was repealed in 1947, and Chinese – although they were not yet allowed to vote – could become Canadians citizens. This led to greater assimilation of the Chinese and a decline in the traditional protective role of Chinatown. It is notable that the George Joe Building, constructed in 1946, was built strictly as commercial space without upper floor residential use.

However, the building is significant as evidence of the continuing dominance of Chinese merchants in Victoria's Chinatown and the area's ongoing commercial function. This one-storey structure was erected at a cost of \$25,000 by George Joe (1902-1968) to replace an earlier wood-frame building, whose rear wall was incorporated into the new building, which has always been a restaurant. The present occupant, Foo Hong's Café, is a much loved gathering place dating back to the 1950s and retains its original neon signs and decorative neon ceiling.

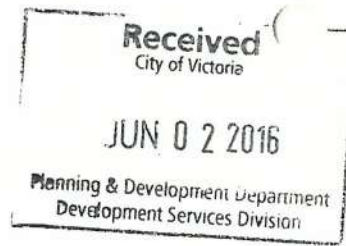
The George Joe building is also a valuable example of continuous use of Chinese architectural features that is characteristic of Chinatown. It features an unusual and exotic blend of traditional and Chinese elements, such as Classical Revival influences as seen in the elaborate cornices and brick detailing mixed with decorative Chinese canopies. The

building was designed by architect David Cowper Frame (1882-1960) and is a reminiscent of his earlier work for the Chinese community. Scottish-born Frame moved to Victoria where he was employed with F.M. Rattenbury for three years. After establishing his own firm in 1908, his designs included the Chinese Public School (1909), a project with some similar details to this much later building.

Character-Defining Elements

Key elements that define the heritage character of the George Joe Building include its:

- prominent location at the northwest corner of Fisgard and Government Streets, part of a grouping of late-nineteenth and early-twentieth century historic masonry buildings in the heart of Victoria's Chinatown National Historic Site
- siting on the property lines, with no setbacks
- continuous commercial use
- commercial form, scale and massing as expressed by its one-storey height, rectangular plan, bevelled corner entry, flat roof, storefronts facing Fisgard and Government Streets, and narrow passageway to rear service area
- masonry construction including: tan high-fire, iron-spot brick veneer; common red-brick wall from earlier building on the south side of service-area passageway and terra cotta block wall on the north side; heavy-timber interior structure
- Classical Revival features such as metal cornices with dentils and brick detailing such as corbelling and herringbone insets
- Chinese features such as pantiled canopies and decorative ball finials
- original wooden storefront elements, such as transoms, some with straight-leaded glass
- interior features such as the neon signs, neon ceiling and mezzanine at Foo Hong's Café



June 1, 2016

To the Honorable Mayor and Council

I am applying for Heritage Designation for the property located at 564-572 Fisgard St and 1706-1708 Government St. These 2 buildings have significant history in Chinatown, with our Chinatown being the oldest in Canada. I am interested in protecting it's exterior looks and would like to take advantage of the Heritage Incentive Programs to help maintain the buildings.

Please review my application and I hope you agree with our application.

Please find enclosed the current title and some photos.

Regards,

A handwritten signature in blue ink, appearing to be "Larry Joe", with a large, stylized flourish at the end.

Lawrence Joe (LARRY JOE)
Georgina Joe
Alexander Joe
854 Maltwood Terrace
Victoria BC V8X 5C7

PS: I am not related to **Charlayne Thornton-Joe** nor does she have any interests in the above properties.