

REPORTS OF THE COMMITTEES

1. Committee of the Whole – April 7, 2016

7. Heritage Designation Application No. 000158 for 1802-1826 Government Street

It was moved by Councillor Madoff, seconded by Councillor Coleman, that Council instruct staff to prepare the necessary Heritage Designation Bylaw to designate the property located at 1802-1826 Government Street pursuant to Section 967 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

3.1 Heritage Designation Application No. 000158 for 1802-1826 Government Street

Committee received a report dated March 24, 2016, regarding an application to designate the exterior of the heritage-designated property.

Motion: It was moved by Councillor Madoff, seconded by Councillor Thornton-Joe, that Council instruct staff to prepare the necessary Heritage Designation Bylaw to designate the property located at 1802-1826 Government Street pursuant to Section 967 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 16/COTW



Committee of the Whole Report

For the Meeting of April 7, 2016

To: Committee of the Whole **Date:** March 24, 2016
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Heritage Designation Application No. 000158 for 1802-1826 Government Street

RECOMMENDATION

That Council consider the following motion:

"That Council instruct staff to prepare the necessary Heritage Designation Bylaw to designate the property located at 1802-1826 Government Street pursuant to Section 967 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 1802-1826 Government Street.

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 March 8, 2016 meeting and was recommended for approval.

BACKGROUND

Description of Proposal

1802-1826 Government Street, also referred to as the 'Lim Dat Building' is a three-storey Edwardian style brick building built in 1910. An Application to designate the exterior of 1802-

1826 Government Street as a Municipal Heritage Site was received from the property owner on February 11, 2016.

Zoning/Land Use

The proposed designation is consistent with the CA-3C, Old Town District zoning and surrounding land uses.

Condition/Economic Viability

The exterior fabric appears to be in sound condition. The viability of the property will be strengthened by the owner's intention to restore and seismically upgrade the building's original cornices and to repoint the exterior brickwork of the building. The owner will be applying for two funding grants from the Victoria Civic Heritage Trust for this work.

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.

The application relates to and is supported by several core themes and sub-themes of the heritage thematic framework identified in the OCP, including Theme 1.2: Multicultural Origins and Theme 5.1: Architectural Expression.

Local Area Plans

The Application is consistent with the *Downtown Core Area Plan* (DCAP) as it contributes positively to the Historic Commercial District's (HCD) identity and the plan's placemaking objectives related to supporting development sensitive to the area's heritage context.

Statement of Significance

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

Resource Impacts

Heritage designation will have no direct impact on the City's financial or staff resources. It should be noted, however, that the owner will be applying for substantial grants from the Victoria Civic Heritage Trust for both the Parapet Improvement Program and the Building Incentive Program.

Heritage Advisory Panel

The Application was reviewed by the Heritage Advisory Panel at its March 8, 2016 meeting and was recommended for approval.

CONCLUSIONS

This Application for the heritage designation of the property located at 1802-1826 Government Street as a Municipal Heritage Site is for a building that is a good example of the type of commercial buildings erected by members of the Chinese-Canadian community in Victoria between the 1880's and the 1910's. The building's size and location illustrate a period of robust growth for Victoria's Chinatown at the turn of the twentieth century when the Chinese community expanded to approximately 3,000 residents and Chinatown itself consisted of about six city blocks. The building is also notable for its association with Lim Dat, a famous Chinese entrepreneur who owned or operated approximately 155 businesses within Chinatown in the early 1900's. The building exemplifies the character of Chinatown at the turn of the twentieth century, making it a significant contributor to the integrity of the historic streetscape in this area.

ALTERNATE MOTION

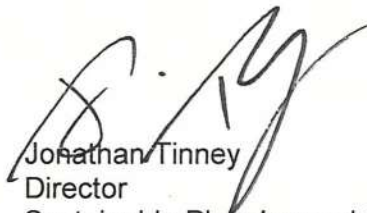
That Council decline Heritage Designation Application No. 000157 for the property located at 1802-1826 Government Street.

Respectfully submitted,



Adrian Brett
Heritage Planner
Community Planning Division

Alt.



Jonathan Tinney
Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: March 30, 2016

List of Attachments

- Subject map
- Aerial map
- Photographs
- Statement of Significance
- Letter from the applicant, date stamped February 16, 2016.

1802 Government Street
Heritage Designation #00158



Lim Dat Building – Existing Condition Photographs 1802-1826 Government Street

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Herald Street Elevation



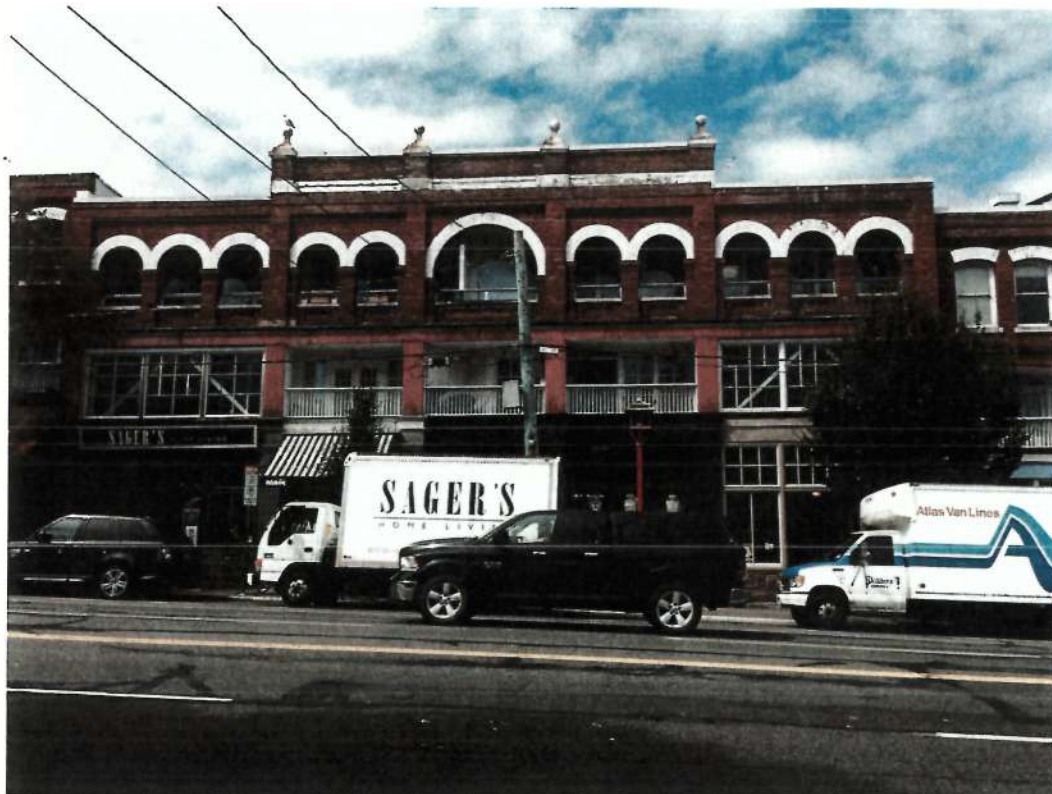
Herald and Government Street Corner

Lim Dat Building – Existing Condition Photographs 1802-1826 Government Street

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View down Government Street from Herald



Government Street – Centre Block

Lim Dat Building – Existing Condition Photographs
1802-1826 Government Street

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Government Street at the corner of Chatham Street



Chatham Street Elevation

City of Victoria, Statement of Significance

December 2010



Address: 1802–1826 Government Street
Community: Chinatown
Names: Lim Dat Building
Cadastral ID: PID No. 009370731; 009370749
Theme(s): CANADA
Peopling the Land: immigration
Developing Economies: commerce
Intellectual & Cultural Life: architecture
expression

Date(s): 1909–1910 (construction)
Architect: Hooper & Watkins
Builder: Luny Brothers

VICTORIA
Coastal Settlement: multi-cultural origins
Gateway Economy: resource base
Architectural Expression: architect.

Description

The Lim Dat Building is a three-story red brick Edwardian Commercial style building occupying the block bounded by Herald, Government, and Chatham streets in the Chinatown area of Victoria. The building has three distinct sections, each with a different arrangement of arched windows and recessed balconies on the upper stories. This historic place includes the building on its legal lot.

Heritage Value

The Lim Dat Building possesses heritage value because it illustrates several themes in the history of Chinatown and the City of Victoria. The government of Canada designated Victoria's Chinatown, the first and oldest surviving Chinatown in Canada, a National Heritage Site, for its cohesive grouping of old buildings with high heritage value. The block-long Lim Dat Building is valued as a notable representation of the robust growth of Victoria's Chinatown between the 1880s and the 1910s, when this vibrant cultural and economic community expanded to the north beyond Herald Street and to the east, occupying about six city blocks and serving the needs of the city's 3,000 Chinese residents. The building opened in the fall of 1909 with twelve shop spaces on the ground floor; the two upper floors, intended to be rooming quarters, were not completed until the building owners obtained additional money.

The Lim Dat Building is also notable for its association with Lim Dat, one of Chinatown's emerging class of small businessmen who operated around 155 Chinese businesses in the early twentieth century. In 1909, Lim Dat and several other Chinese businessmen owned nearly half the properties in Chinatown. Chinese property ownership helped perpetuate Chinese design characteristics and the distinctive streetscape that has existed over many decades. The Lim Dat Building illustrates design features commonly found in buildings constructed by and for Chinese property owners. The Lim Dat Building features recessed wooden balconies on front facades, as well as decorative finials, crests, and other details. In the early 1900s, these features were often incorporated with Western decorative elements, such as segmental and semi-circular arched openings, and projecting cornices—features displayed on the Lim Dat Building. The narrow alley extending behind the entire length of the building is another streetscape feature often found in Victoria's and other Chinatowns. The Lim Dat Building and its adjoining alley are valued for their contribution to the Chinatown streetscape.

Finally, the Lim Dat Building possesses heritage value as an example of the work of Victoria-based architects Thomas Hooper and Charles Elwood Watkins. Hooper and Watkins were the most prolific architects in British Columbia during the Edwardian boom years of the late nineteenth and early twentieth centuries. They produced designs for a large number of the province's landmark buildings, such as the Victoria Public Library, additions to St. Anne's Academy, Metropolitan Methodist Church, Centennial Church, and University Schools Ltd. in Saanich. The Lim Dat Building was among the last designed by the firm before Watkins left it in 1909.

Character-Defining Elements

The character of this historic building is defined by:

- A sense of place attributable to diverse Chinese-Canadian activities, such as general merchandise, specialty retail and repair shops, and residential tenements.
- Continuing commercial use and residential occupancy.
- Scale and massing (two to five stories) typical of the pre-World War I era.
- Brick construction, angled corner entrances, open balconies on the third- and some second-floor sections, along with the central crest and four finials above the cornice.
- Round (Romanesque Revival style) and segmental arched openings on the second and third floors.
- Large display windows with transom lights.
- Juxtaposition of Western and Chinese architectural styles and design features.
- Intimate scale of the alley along the entire rear (west) side.

Documentation Location

City of Victoria Heritage Planning file for 1802-1826 Government Street.

Con, Harry, et al. *A History of Canada's Peoples: From China to Canada, A History of the Chinese Communities in Canada* (1982): 24-29, 77-79.

"Fine Business Blocks Go Up." *Colonist*, 4 July 1909: p. 7.

Goad, Charles E. *Insurance Plan of Victoria, British Columbia, Vol. I* (1911).

Henderson's British Columbia Gazetteer and Directory (1910).

Lai, David Chuenyan. *Chinatowns: Towns within Cities in Canada* (1988): 198-230.

_____. *The Forbidden City within Victoria* (1991): 1-11, 17-23, 154-55.

Luxton, Donald, compiler and editor. *Building the West: The Early Architects of British Columbia* (2003): 139-45, 188-89.

Mills, G. E. "Architectural Trends in Victoria, British Columbia, 1850-1914, Vol. I (1976): 17-23, 26. Typescript.

Segger, Martin. *Exploring Victoria's Architecture*. (1996): 116, 297-98.

**1802 - 1826 Government Street Properties Ltd.
6150 Carnarvon Street, Vancouver, B.C. V6N 1K3**

February 11, 2016

City of Victoria
1 Centennial Square,
Victoria, B.C.
V8W 1P6

Attention: Mayor Lisa Helps & Council

**Re: The Lim Dat Building
1802 - 1826 Government Street,
Heritage Designation**

Dear Mayor & Council;

My husband and I have recently purchased the Lim Dat Building at 1802 - 1826 Government Street and wish to upgrade the exterior brick work and reinstall the cornices that were removed previously. The building was seismically upgraded with steel seismic bracing in the 1990s when the second and third floors were converted to residential. The building is in satisfactory condition but the brick work needs to be repointed.

We wish to apply for Heritage Designation to have access to the generous grants which are available from the Victoria Civic Heritage Trust. Our intentions for the building are to own it for many years and therefore we would like to have the exterior fabric upgraded now. The current pricing we have had for the proposed work is approximately \$ 400,000.00. The building is habitable as is but we would like to refurbish and enhance not only the building but the surrounding neighbourhood by upgrading the fabric of the building.

The Lim Dat Building is noted as an important part of Victoria's Chinatown, not only for its association with local businessman Lim Bang who at one time owned half of Chinatown, but also for the fine Edwardian architecture of Hooper & Watkins Architects. It is a three storey structure that consists of first floor commercial and two storeys of residential. The building fills the whole block between Herald and Chatham Streets with a four foot alley in the rear. It is the longest building in Chinatown. I have attached the Statement of Significance and a history of Lim Bang and his influence on Chinatown and Victoria for your reference.

Along with our application for Heritage Designation we are applying for a Heritage Alteration Permit to reinstall the cornices and are also applying for the following grants from the Victoria Civic Heritage Trust.



1. Parapet Incentive Program – \$50,000 to replace the cornices as they were originally constructed and seismically upgrade the existing parapets where necessary.
2. Building Incentive Program - \$50,000 for repointing the existing brick façade.

We appreciate the supportive programs that your council has implemented to protect heritage in Victoria. Please contact me if you require any additional information regarding our application at 604-266-6476 or andre@andrerowlandarchitect.com .

Yours truly,

A handwritten signature in blue ink, appearing to be 'A. Rowland', followed by a period.

Andre Ellen Rowland, AIBC
Andre Rowland Architect,

Brock Rowland,
Rowland and Company