

NAVY JACK HOUSE

The Case for Restoration and Preservation

APPENDICES



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

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2. ... and, if so, What Portion
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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.

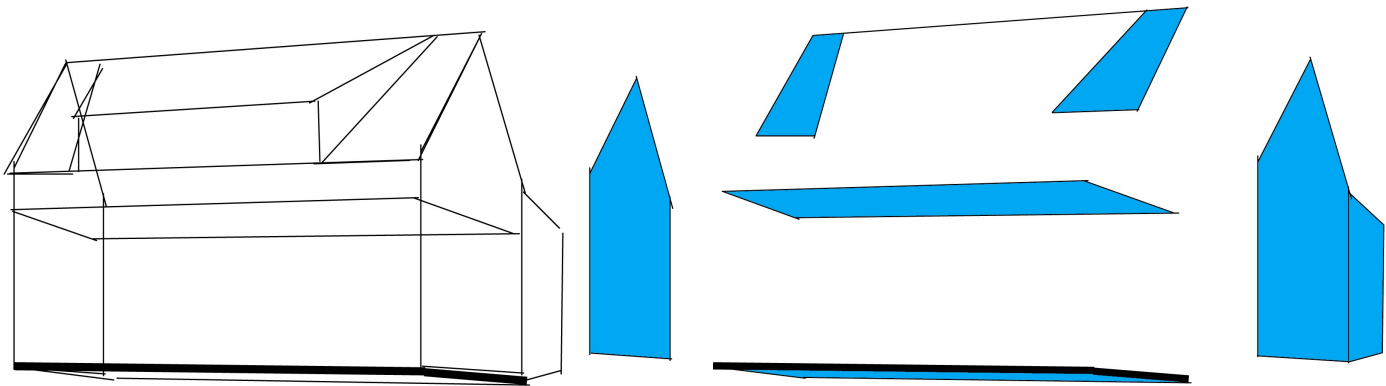
Luxton summarizes: much of the 2-story “rectangular box” of the original cottage remains, protected by the later additions. This has been confirmed at recent site visits by Jeremy Nickel (Nickel Bros Moving), Paula Grossman (Architect) and Brenda Clark (Architect), which confirms previous findings by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

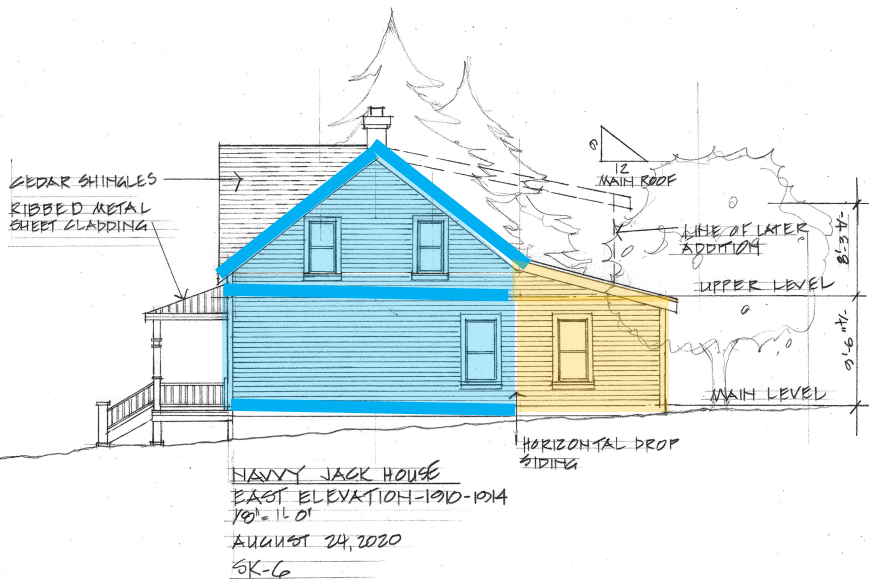
That a portion of the house be preserved.

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

¹⁸ District of West Vancouver, Economic Development Plan, 2018



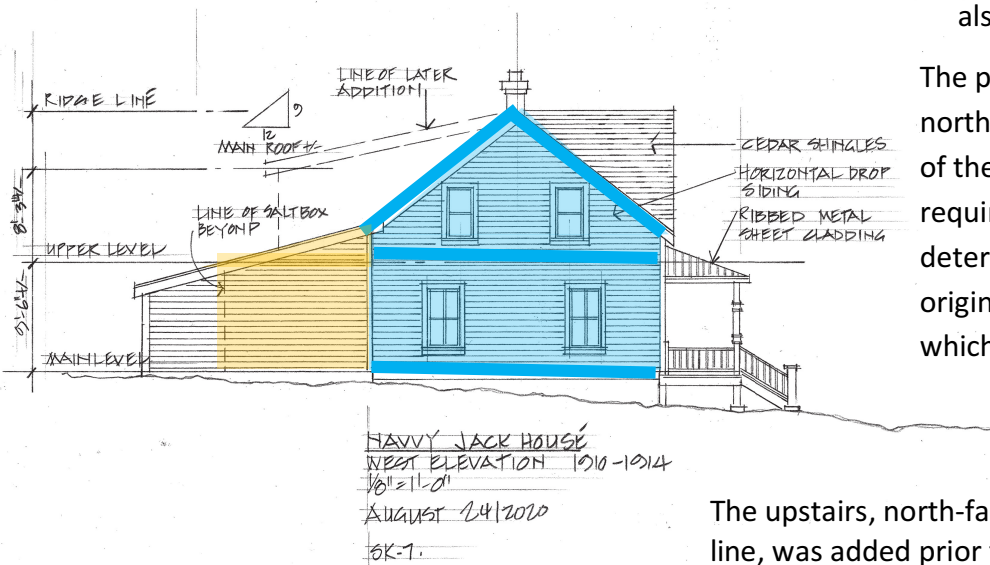
1a. Early Form of the House



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. Navy 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.



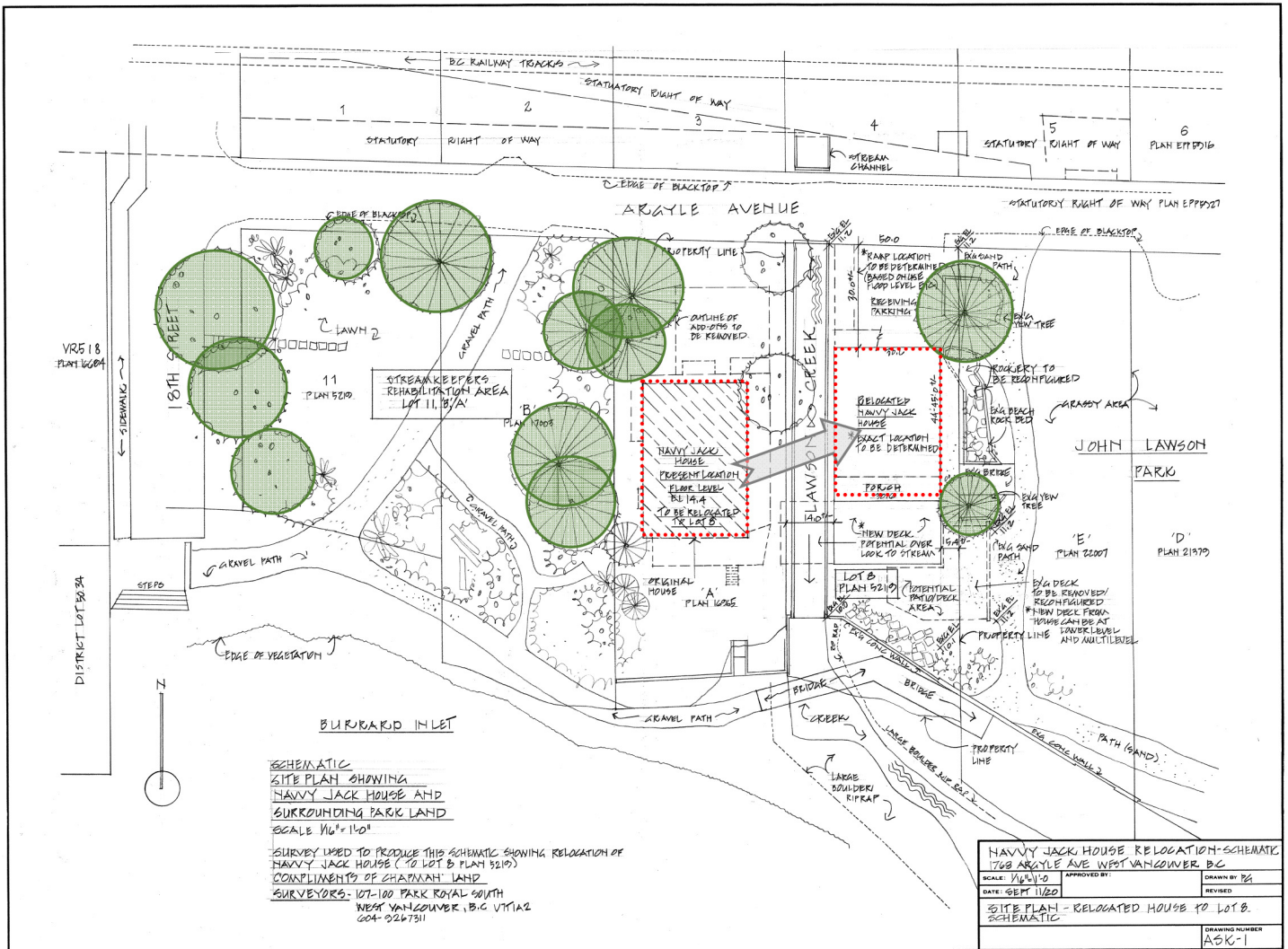
Options Assessment

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 Navy 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

HeritageBC


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



8. Community Support Letters

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- 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 Navy 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 "Navy 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 Navy 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 Navy 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 Navy 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

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North Shore News



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Jane Williams

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West Vancouver Beacon

West Vancouver Historical Society

West Vancouver Streamkeepers Society

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