

# NAVY JACK HOUSE

## The Case for Restoration and Preservation

### APPENDIX B

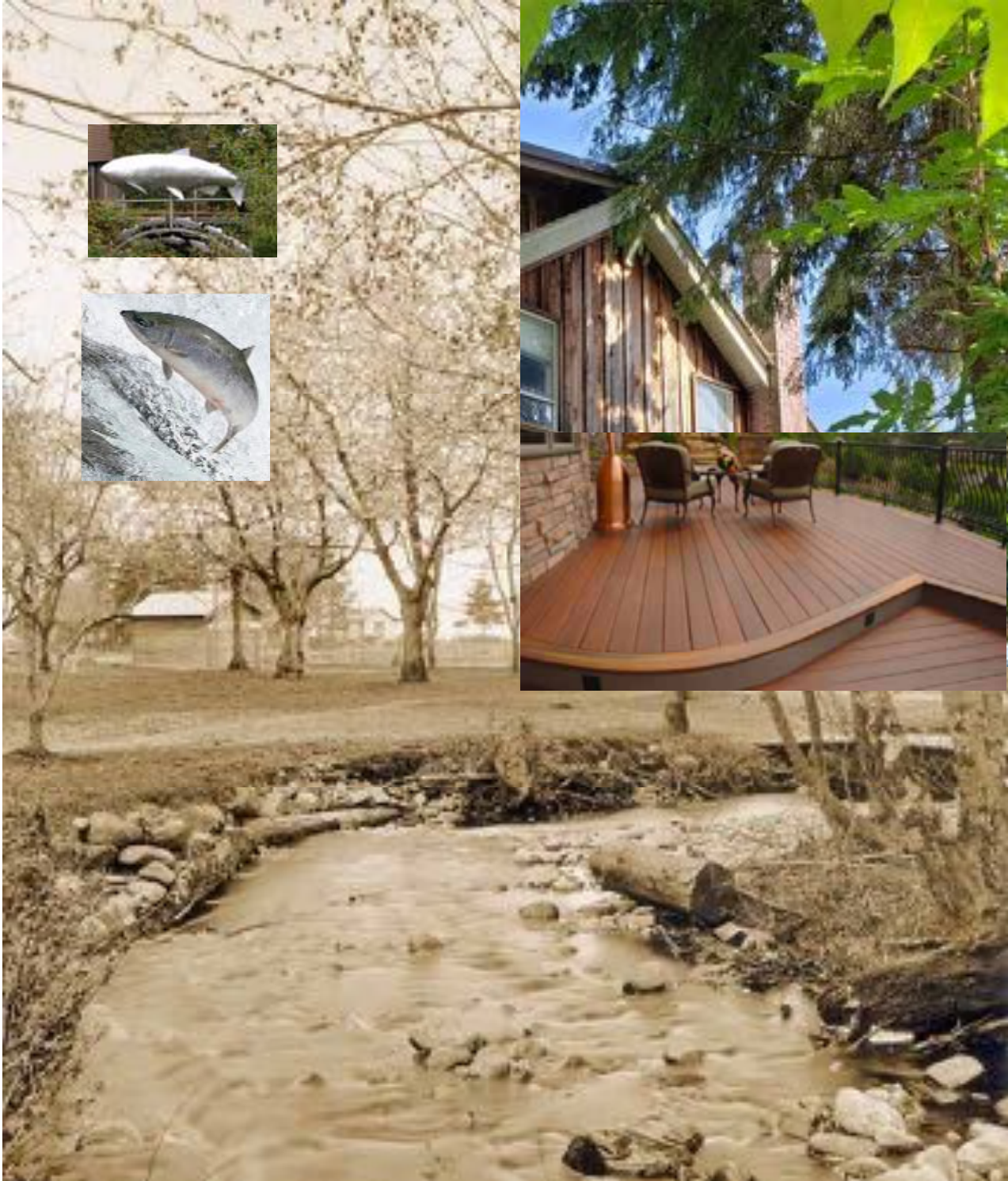


*“The history of this community resides in this building.”*

#### **B. SITE INFORMATION & BACKGROUND**

- a. Proposed Navy Jack House Site Concept
- b. Site Plans & Surveys
- c. Architectural Elevations
- d. Floor Plans
  - Existing
  - 1910-1914 (Assumed)
- e. Nickel Brothers Canada
- f. BC Building Code – Preliminary Analysis

**NAVY JACK HOUSE  
SITE CONCEPT**



Navvy Jack House should be restored as an important heritage building which can also showcase the proposed streamworks with a series of viewing opportunities from stepped decks.

## NAVY JACK HOUSE SITE CONCEPT



### Recommendations:

- Restore the south porch, with its turned columns and fretwork
- Consider reinstating the upper triangular gable on the south
- Use a series of stepped decks to accommodate increase in grade to address flood levels, while providing seating opportunities and overview of new streamworks.
- Evaluate possibility of reinstating part of the original orchard

# NAVY JACK HOUSE SITE CONCEPT

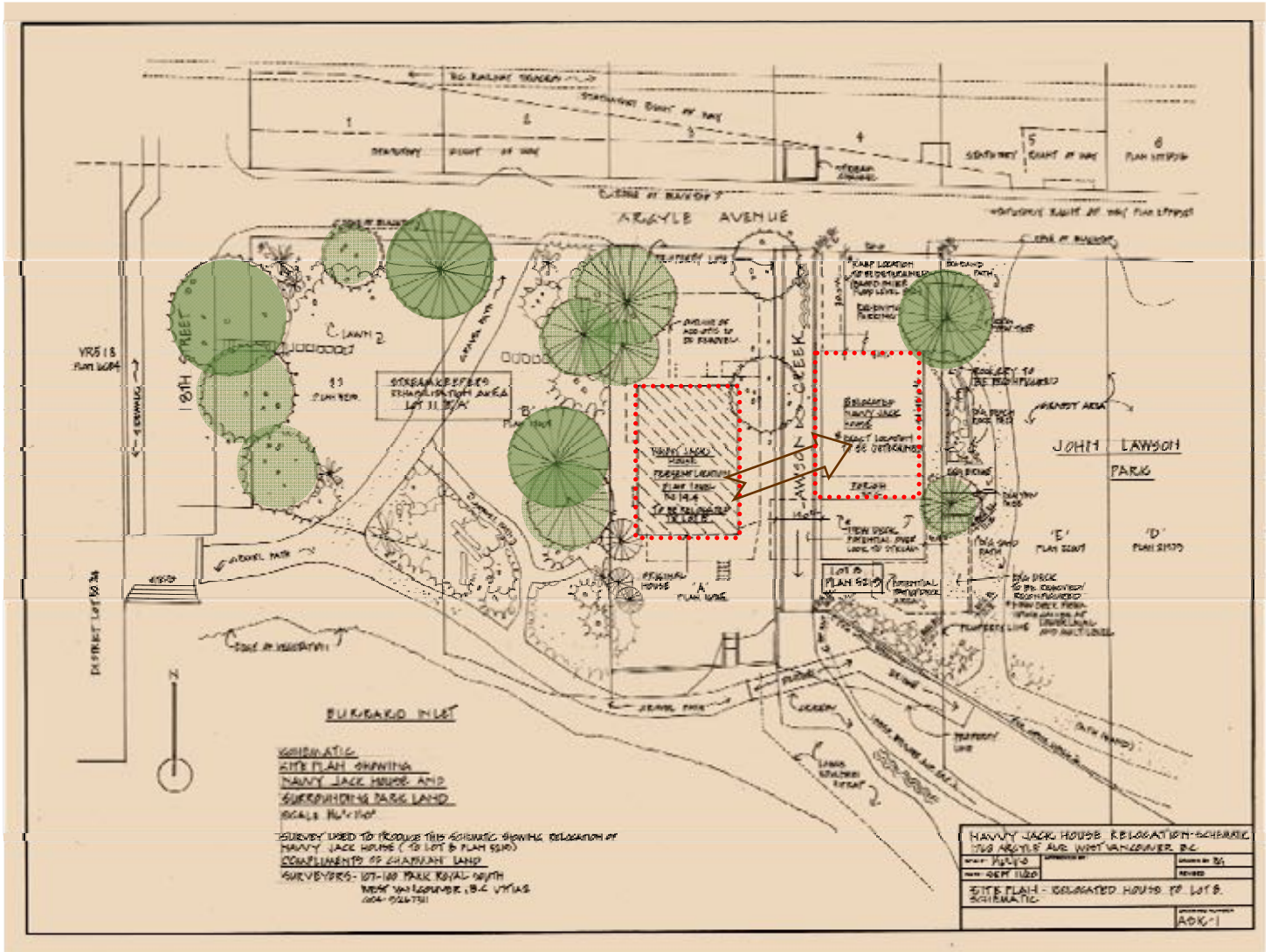


**EXISTING** (unsightly additions at upper and main floor)



**PROPOSED** (reinstate south porch overlooking Burrard inlet, and possibly upper gable.)

SCHEMATIC SITE PLAN

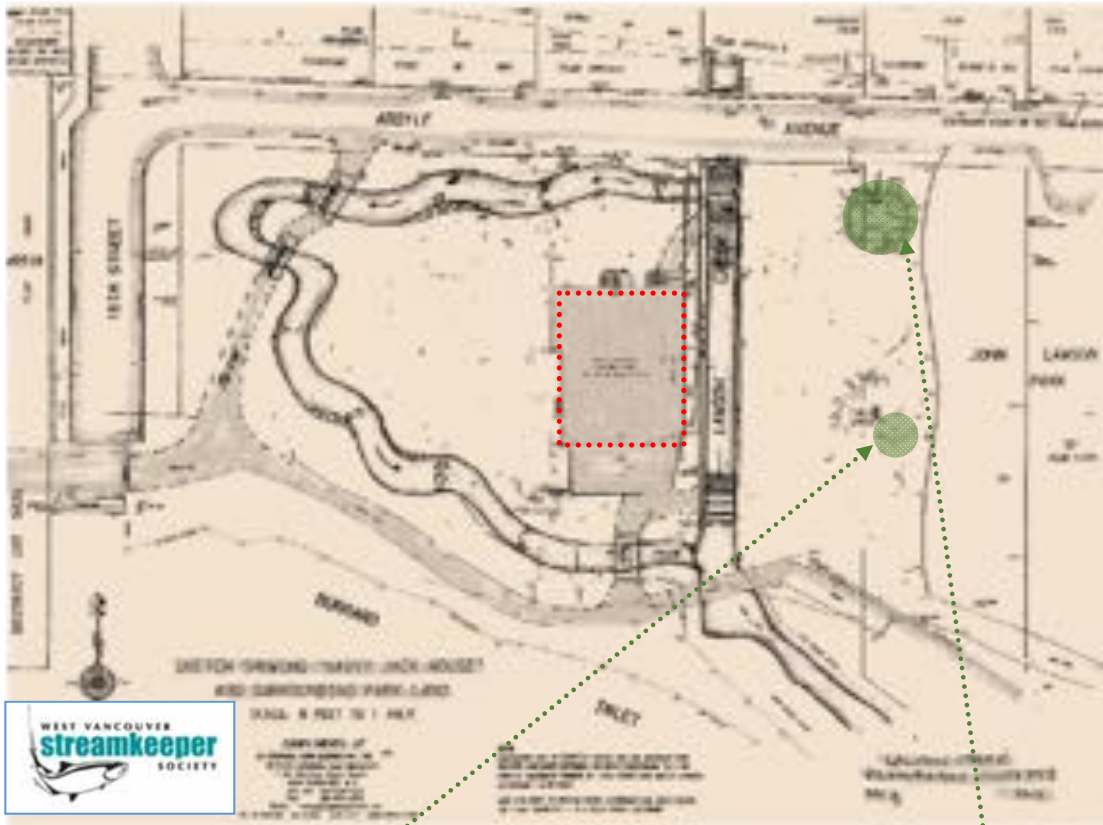


Navy Jack House is proposed to be relocated east across Lawson Channel, with the exact location determined in coordination with existing trees, view corridors, and municipal infrastructure.

EXISTING AERIAL VIEW



**SITE PLAN: STREAMKEEPERS' PROPOSAL**



Proposed fish habitat stream loop on west side of Lawson Creek



View south-west across Lawson Creek channel to east face of Navy Jack House

# Navy Jack House Citizen Group

## SOUTH ELEVATION 1910-1914



South View 1910: Wedding of John Lawson's daughter

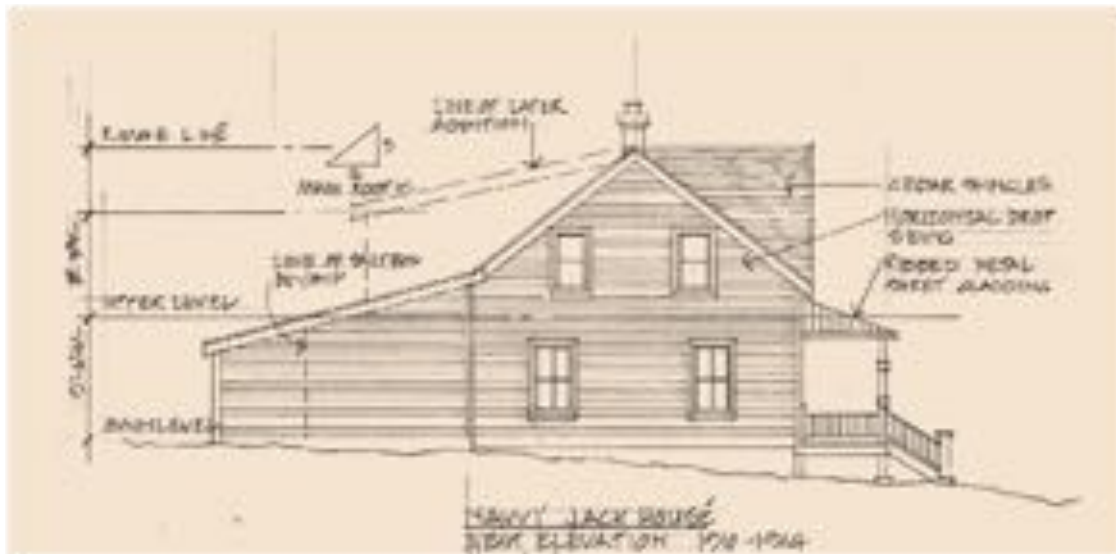
# Navy Jack House Citizen Group

## EAST ELEVATION 1910-1914



West View 1910, with orchard  
(similar East View, symmetrical building)

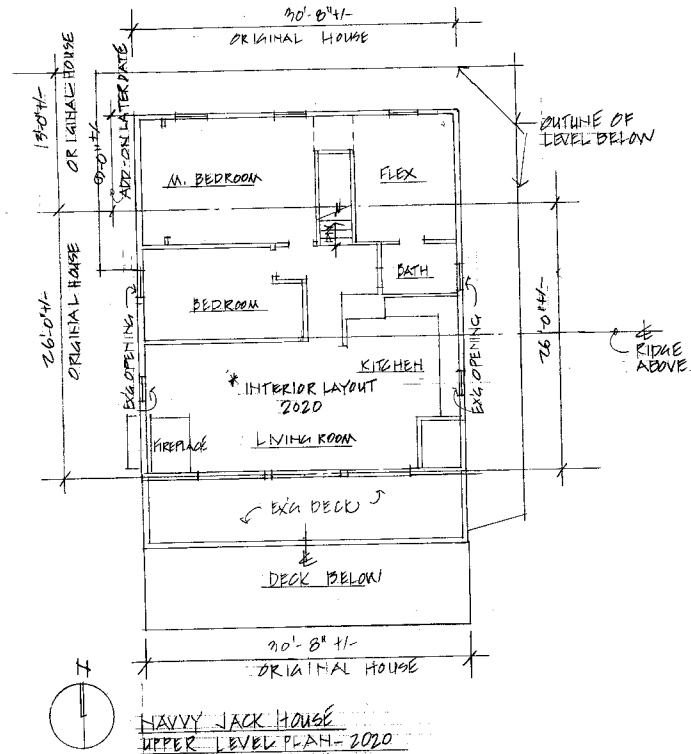
## WEST ELEVATION 1910-1914



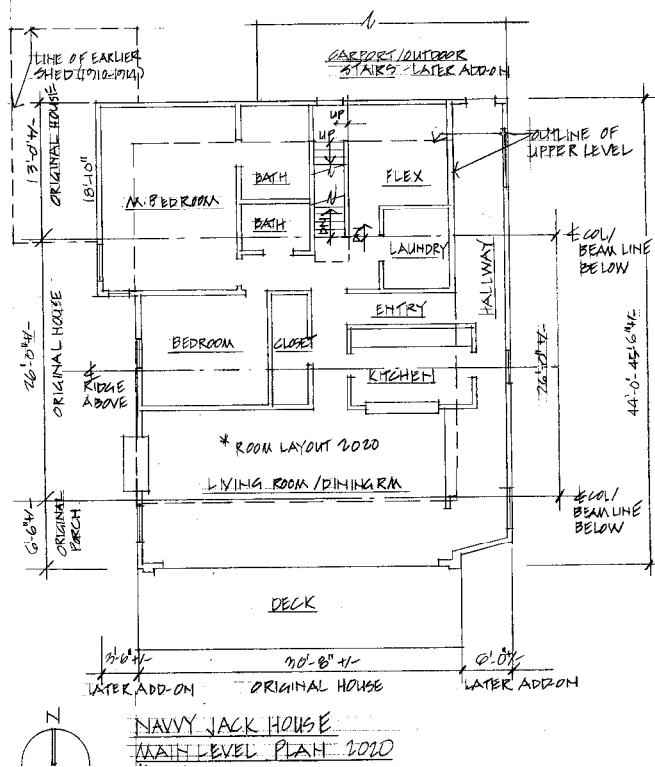


# Navy Jack House Citizen Group

## UPPER FLOOR PLAN Existing

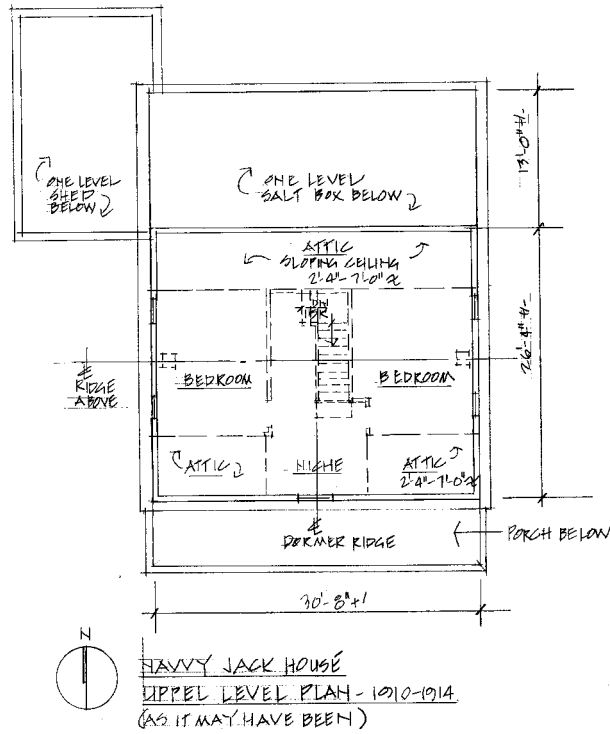


## GROUND FLOOR PLAN Existing

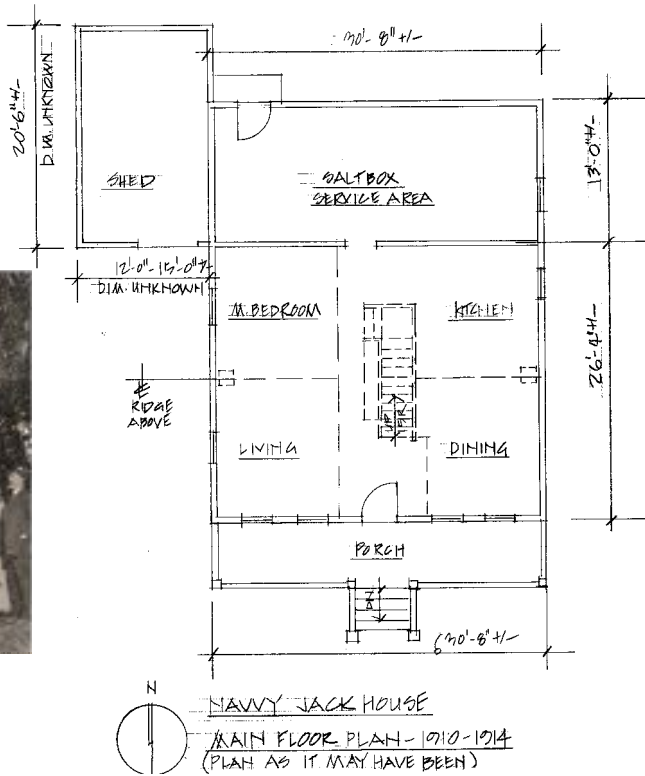


# Navy Jack House Citizen Group

## UPPER FLOOR PLAN 1910-1914 (assumed)

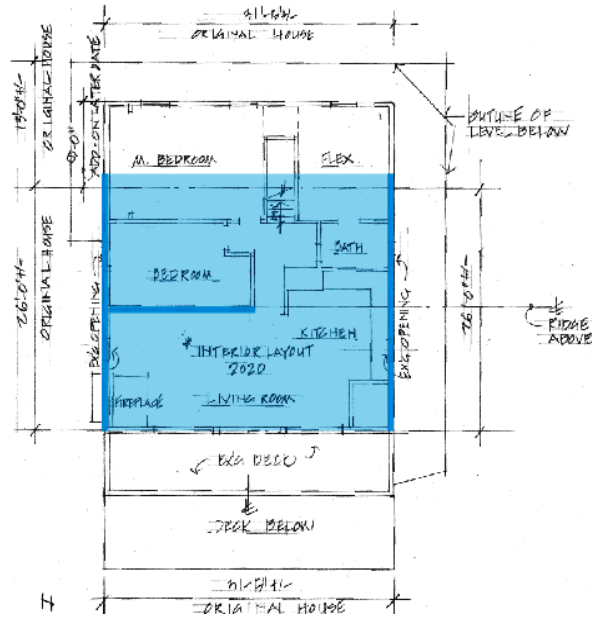


## GROUND FLOOR PLAN 1910-1914 (assumed)

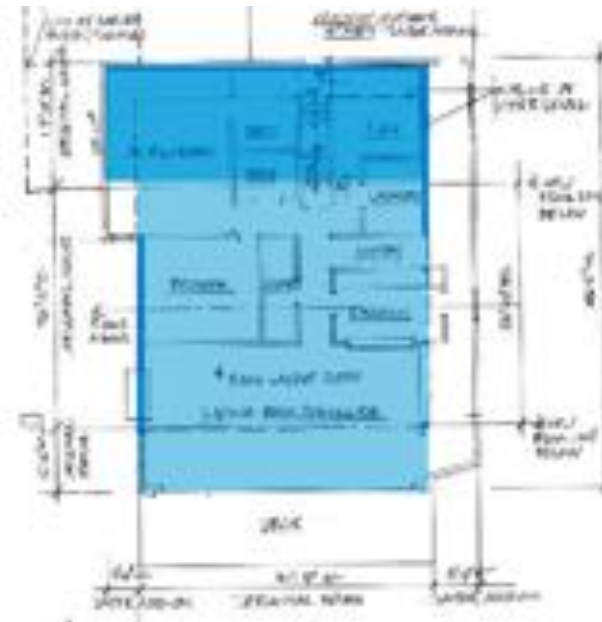


EXTENT OF ORIGINAL STRUCTURE PRESERVED

UPPER FLOOR PLAN Existing



GROUND FLOOR PLAN Existing



- 1872 structure is intact (light blue) with original lean-to at north (medium blue)
- Confirmed original walls in dark blue. Floors and roof structure are largely original.
- Further work needed on site to determine full extent of original structure/walls.



## Nickel Brothers Canada



### Over 500 Historic Buildings moved and counting

Some of the historic buildings we've lifted and transported have been as old as 200 years—everything from Victorian or craftsman masterpieces, an old balloon-framed barn, a stone or brick castle, to small, yet treasured neighborhood bungalows. We give extra care to these notable buildings and we can offer additional insurance to cover historically-valuable structures.

### Our purpose is to Re-Purpose

There are many ways to describe what we do and there are many stories connected to the service we provide our community in the Pacific Northwest, Washington State, Vancouver and Vancouver Island. We save hundreds of quality homes from the landfill each year. We have performed hundreds of historic building moves, thousands of character and modern building moves and thousands of house lifting projects. On the industrial side, our industrial division has managed some of the most complex industrial equipment moves in North America however, we see our greatest environmental impact through the relocation of quality recycled houses and upcycled houses.



# Navy Jack House Citizen Group



**From:** Jeremy Nickel [mailto:jeremy@nickelbros.com]  
**Sent:** Saturday, July 04, 2020 12:07 PM  
**To:** Brenda Clark  
**Cc:** Jeremy Nickel  
**Subject:** RE: Navy Jack House - Condition Assessment

Dear Ms. Clark,

Our company has been in business since 1956 and have relocated more than 10,000 buildings in Canada and the United States. As the largest building mover in North America with more than 600 Historic building relocations, we have provided feasibility studies for many of these buildings.

After reviewing all of the relevant documents available regarding the “Navy Jack House” (currently located at 1768 Argyle Ave, West Vancouver) including structural and architectural reports, I have concluded that the stated historic property is a viable candidate for relocation. Please let me know if you require any additional information.

Kind Regards,  
**Jeremy Nickel, President**



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**Nickel Bros Canada**  
1528 Broadway Street, Port Coquitlam, BC, V3C 2M8  
Tel: 604.944.9430 Fax: 604.944.6082

**Nickel Bros Vancouver Island**  
1990 Balsam Road, Nanaimo, BC, V9X 1T5  
Tel: 250.753.2268 Fax: 250.753.8215

**Nickel Bros USA**  
3304 156<sup>th</sup> ST NE, Marysville WA 98271  
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**BALLPARK ESTIMATES:**

1. LIFT HOUSE IN PLACE: **\$30,000**
2. MOVE HOUSE TO EAST: **\$50,000**
3. MOVE HOUSE 4 BLOCKS TO FERRY BUILDING ARTS AREA: **\$150-200,000**  
(DEPENDING ON COST OF MOVING OVERHEAD LINES)

ALL LOCATIONS, INCLUDING THE EXISTING, REQUIRE SITE EXCAVATION AND A NEW FOUNDATION (TO BE INCLUDED IN REBUILDING COSTS).

(As confirmed by Jeremy Nickel)



## B.C. BUILDING CODE

### Preliminary Analysis

Heritage Buildings are defined in the Code. Consequently less stringent requirements apply referred to as “Alternate Compliance Method”. Many of the Alternate Compliance Methods are contingent upon fire sprinklers. **Therefore, if anything, provide the fire sprinklers.** A while back a heritage building was ravaged by fire <https://www.timescolonist.com/news/local/fire-ravages-historic-home-in-vic-west-can-it-be-saved-1.24126290>

Please refer to Division A, Sentence 1.1.1.1.(5) which states the following:

*For heritage buildings, the Alternate Compliance Methods for Heritage Buildings in Table 1.1.1.1.(5) may be substituted for requirements contained elsewhere in this Code. (See Note A-1.1.1.1.(5).*

There is a provision in both Parts 3 and 9 for a **Low Occupant Load Assembly (coffee shop type occupancies) to be considered Group D** occupancies as follows:

#### 9.10.2.3. Group A, Division 2, Low Occupant Load

1) This Part may apply to a Group A, Division 2 assembly occupancy that is permitted by Article 3.1.2.6. to be classified as a Group D, business and personal services occupancy, provided the building in which the assembly occupancy is located complies with Sentence 1.3.3.3.(1) of Division A.(See Note A-3.1.2.6.)

#### 3.1.2.6. Group A, Division 2, Low Occupant Load

1) A suite of Group A, Division 2 assembly occupancy, except a child or infant daycare facility, is permitted to be classified as a Group D, business and personal services occupancy provided

- a) **the number of persons in the suite does not exceed 30**, and
- b) except as permitted by Sentence (2), the suite is separated from the remainder of the building by a fire separation having a fire-resistance rating of not less than 1 hr.

2) The fire separation required by Sentence (1) need not have a fire-resistance rating where the suite is located in a **building that is sprinklered throughout.**

## Navvy Jack House Citizen Group

3) A permanent sign, with lettering not less than 50 mm high with a 12 mm stroke, indicating the lesser of the occupant load for the suite or 30 persons, shall be posted in a conspicuous location near the suite's principal entrance

A-3.1.2.6. Group A, Division 2, Low Occupant Load.

A suite of Group A, Division 2 assembly is permitted to be classified as a Group D business and personal services occupancy provided the requirements of Article 3.1.2.6. are complied with. This re-classification permits the suite to be located in a building to which Part 9 of the Code is applicable.

**The heritage house (a Single Family Dwelling, SFD) is to be re-classified to something other a SFD. Therefore, exiting and floor separations must be addressed.**

As already noted, a fire sprinkler system should be provided to realize the greatest opportunities for relaxation of Code requirements. The fire sprinkler system will act as a fire alarm system yielding greater potential cost savings.

**Access for Disabled persons is required, where the requirements of Article 3.8.4.5. are applicable.**

Washroom requirements are also necessary but there is built-in flexibility for existing buildings by meeting requirements "...acceptable to the Authority Having Jurisdiction (District of West Vancouver)."

The second floor should be classified as office use which is the least restrictive in relation to Code. Residential use is possible. Classification of the second floor as storage has more restrictive implications from a Building Code fire-separation standpoint as storage is classified as F2.

### SUMMARY

- Sprinkler the building
- If limit Occupant Load to **30 people**, comply with **Part 9** of the BCBC.
- If Occupant Load **over 30 people**, comply with **Part 3** of the BCBC. This must be identified early as rental potential may be affected. Multi-purposes meeting spaces, gatherings, seminars, could exceed an Occupant Load of 100.
- If Brew Pub use is desired, this is classed F2 (Industrial); may be simpler in terms of Code Upgrades to brew off-site and bring in. Tasting Room is ok as it is an ancillary use.
- Residential or office is recommended for the upper floor, as storage is classed F2 (industrial).
- Outdoor seating: Increase in Occupant Load may increase washroom requirements, as determined by Authority Having Jurisdiction (DWV).
- Interconnected floors are difficult in combustible heritage buildings. Vaulted spaces could be achieved in combination with a 40% mezzanine.