



City of Richmond

Report to Committee

To: Planning Committee

Date: July 10, 2007

From: Terry Crowe
Manager, Policy Planning

File: 4091 Chatham Street

Re: A Heritage Conservation Opportunity - 4091 Chatham Street Building

Staff Recommendation

That as per the Manager, Policy Planning, report entitled: "A Heritage Conservation Opportunity - 4091 Chatham Street Building", dated July 10, 2007, staff continue to work with the Army Navy & Air Force Legion Branch, Nikkei Fishermen's Project Committee, Richmond Heritage Commission, Steveston Historical Society (Museum) Board and potential private owners to determine the most viable solution to conserve the 4091 Chatham Street building, and report progress as required.

Terry Crowe
Manager, Policy Planning

Att. 5

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:	CONCURRENCE		CONCURRENCE OF GENERAL MANAGER
Budgets.....	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
Real Estate Services	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
Facility Management.....	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
Parks Design, Construction & Programs.....	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
Culture and Heritage.....	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
Development Applications	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

This report originates in the following referral from Planning Committee on May 8, 2007:

“8b. The Chair mentioned that the building at 4091 Chatham Street has some historical significance and that it has recently undergone a change in ownership. As a result of his comments the following motion was introduced:

It was moved and seconded

That staff investigate:

- (i) the recent purchase by the Army, Navy and Air Force Branch of the Legion (Steveston) of a heritage building at 4091 Chatham Street, and*
- (ii) the new owner's intention to move the building to another location, and*
- (iii) provide comment and advice to the Planning Committee at a future meeting.*

CARRIED”

Purpose Of This Report

The purpose of this report is to advise Council of progress, options and recommend next steps.

Analysis

Background:

- The Army, Navy & Air Force Branch of the Legion (ANAF, Steveston) (ANAF) owns three properties in this area, of which 4091 Chatham Street is one.
- The ANAF purchased the property and took possession on May 16, 2007. (See **Attachment 1** for Location Maps).
- Just prior to May 16, 2007, the previous owner sought to donate the building to the City of Richmond to ensure conservation. City Staff immediately began discussions with the previous owner's realtor, the ANAF, and private owners to analyze the possibilities and explore options. The 4091 building was transferred to the ANAF on May 16, 2007. The house is vacant.
- The retention of the house onsite is neither feasible nor desirable for the ANAF because it wants to fully redevelop the properties which it owns.
- No residual agreements (with any previous owners) oblige the ANAF to preserve, relocate or donate the house to any party (including the City). The ANAF has been in discussion with City Staff regarding the development potential of their property. The ANAF is aware of some interest by both private individuals and non-profit community groups to preserve the building.
- The ANAF is willing to give the building to an interested party for \$1.00.
- The ANAF seeks to be flexible to allow sufficient time to enable others to relocate and conserve the building. City staff estimate that the ANAF could wait until sometime in the Fall 2007 (e.g., September 2007), as by that time, they will need the full 4091 Chatham Street site without the building.

Significance:

- The heritage value of the house (4091 Chatham Street) lies in its documented historical associations with the Japanese Canadian Community in Steveston particularly the Fishermen's Hospital Complex and Steveston Japanese Methodist Mission.
- The house served as the Hospital/Doctor's Office and Nurses Residence. (**Attachments 2 and 3**)
- The heritage value of the house also lies in its representative Victorian character (circa 1890's) with such elements as a simple rectangular shape, hipped roof with central chimney, horizontal wood clapboard siding and double hung windows. (See **Attachment 4**)

City-NFPC Discussions:

- Staff have discussed the 4091 Chatham Street building with the Nikkei Fishermen's Project Committee (NFPC).
- At this point, the NFPC has no money or site, only an interest in preserving 4091 Chatham Street. They are prepared to raise some money but this will take time (the amount, purpose and how much time are TBD).
- City staff and the Nikkei Fishermen's Project Committee (NFPC) have discussed the possibility of using the City owned Steveston Museum site, or the Britannia Heritage Shipyard (BHS) site, near the Japanese Fishermen's Memorial statue.

City Project Goal:

- The City's project goal is to work with the NFPC or someone else to establish a solution which would:
 - have someone other than the City relocate and conserve the building;
 - involve the building being relocated only once to a permanent site;
 - see the building conserved, on an acceptable site; and
 - involve no or little City funding, as it is limited.

Building Ownership Options:

- The building ownership options are:
 - Private; and
 - City of Richmond.
- If the City invests substantially in the building (e.g., owns the site), staff suggest that the City own it, to protect its investment.

Site Relocation Options:

- The following sites can be explored in partnerships with others, to accommodate the 4091 Chatham Street building:
 - Steveston Museum Site: This site has potential as the building might be used by both the Museum and the NFPC. The uses, responsibilities and terms would need to be determined;
 - City-owned Parkland (e.g., Garry Point Park), details TBD;
 - Other City Land, details TBD;

- Private Land, details TBD;

Britannia Heritage Shipyard (BHS):

- City staff recommend that the building be not relocated to the Britannia Heritage Shipyard.
- While the NFPC like the BHS site near the Japanese Fishermen’s Memorial statue, City staff cannot support it as it negatively impacts the current BHS Site Plan and Concept, and would restrict access and views at a waterfront location.
- As well, elsewhere on the Britannia Heritage Shipyard (BHS) site is not recommended because:
 - The current BHS Site Plan and Concept do not indicate more houses;
 - Such a building would delay the implementation of the current BHS Site Plan and Concept; and
 - It is thought that better alternative locations can be found.

City Involvement:

- The City will continue to assist the ANAF, NFPC, Steveston Historical Society (Museum), Richmond Heritage Commission and others to achieve the project goal.
- The City might become more involved, if the NFPC or someone else tries to find a site and does not raise the money by the time the ANAF seeks to redevelop the site.
- If Council decides, the City may pursue ownership of the building.
- To date, there has been no cost to the City.

Conservation Options:

Three conservation options are available to own, relocate and conserve the 4091 Chatham Street building:

- Option (1) All Private
- Option (2) Private/City of Richmond
- Option (3) All City of Richmond.

OWNERSHIP OPTIONS TABLE

OWNERSHIP	PRO	CON	COMMENTS
OPTION 1 - ALL PRIVATE			
1) An individual: <ul style="list-style-type: none"> ▪ Relocates House ▪ Preserves House ▪ Owns site ▪ Owns building ▪ Operates and maintains the building and site 	<ul style="list-style-type: none"> ▪ Building saved ▪ No cost to City 	<ul style="list-style-type: none"> ▪ Appropriate individual, site and funding must be found. ▪ Performance guarantees required ▪ May need rezoning 	<ul style="list-style-type: none"> ▪ Not preferred as NFPC would like to preserve the building
2) Community Group (e.g., NFPC): <ul style="list-style-type: none"> ▪ Relocates House ▪ Preserves House ▪ Owns site ▪ Owns building ▪ Operates and maintains the building and site. 	<ul style="list-style-type: none"> ▪ Building saved ▪ No cost to City 	<ul style="list-style-type: none"> ▪ NFPC lacks funds and site yet ▪ Fundraising/ business plan required ▪ Performance guarantees required ▪ May need rezoning 	<ul style="list-style-type: none"> ▪ Preferred as NFPC has a legitimate interest ▪ Explore viability ▪ Establish timelines

OWNERSHIP	PRO	CON	COMMENTS
OPTION 2: PRIVATE/ CITY OF RICHMOND			
<p>Several options are possible. Examples include: 1) TWO STEP:</p> <ul style="list-style-type: none"> ▪ COR provides Temporary Site - COR shares costs & assists with initial relocation - COR provides temporary storage - COR provides temporary site. <p>And/Or</p> <ul style="list-style-type: none"> ▪ Then a Community Group Relocates & Preserves House on Permanent Site - COR may provide permanent site 	<ul style="list-style-type: none"> ▪ Assists in retention ▪ Enables appropriate partnerships 	<ul style="list-style-type: none"> ▪ Partner required ▪ Time limited ▪ Site To Be Determined 	<ul style="list-style-type: none"> ▪ Possible
<p>2) ONE STEP:</p> <ul style="list-style-type: none"> ▪ The building is relocated and conserved in one step. ▪ There are various City/Other building, site, ownership, and responsibility options. 	<ul style="list-style-type: none"> ▪ Ensures retention ▪ Enables appropriate partnerships 	<ul style="list-style-type: none"> ▪ Partner required ▪ Extended time-line may be required ▪ Some cost to City ▪ Site To Be Determined ▪ Operations costs and maintenance costs must be addressed 	<ul style="list-style-type: none"> ▪ Possible
OPTION 3: - ALL CITY OF RICHMOND			
<p>1) Status-Quo-No Action</p>	<ul style="list-style-type: none"> ▪ N/A 	<ul style="list-style-type: none"> ▪ Building lost 	<ul style="list-style-type: none"> ▪ Not recommended
<p>2) Permanent City would own site and building, restore building, and maintain and operate it.</p>	<ul style="list-style-type: none"> ▪ Ensures conservation to high standards ▪ Secures maintenance and security 	<ul style="list-style-type: none"> ▪ Costly for City ▪ Need to find a lessee ▪ Site To Be Determined ▪ Operations costs and maintenance costs must be addressed 	<ul style="list-style-type: none"> ▪ Possible

Recommended Next Steps:

- The following conservation options should be pursued:
 - First Pursue Option 1(2), Community Group (e.g., NFPC)
 - Second If Option 1(2) fails, pursue Option 2 (Private/COR)
 - Third If Option 2 fails, consider Option 3(2) (COR assumes full obligation).
- Staff will continue to work with the ANAF, NFPC, Steveston Historical Society (Museum), Richmond Heritage Commission and others to find a suitable solution (e.g., site, uses, ownership and partnership responsibilities, maintenance, operations).

- The site options to be explored include:
 - Steveston Museum Site
 - City-owned parkland (e.g., Garry Point Park)
 - Other City land
 - Private land.
- The Britannia Heritage Shipyard site will not be explored.
- Any City involvement will include a review of the conservation, operating and maintenance costs of the site and building.
- Staff will report back to Council in September, 2007.

Consistency With The Richmond Museum & Heritage Strategy,

This approach is consistent with the *Richmond Museum & Heritage Strategy, approved June 11, 2007.*

Financial Background:

- *For reference, the estimated residential rehabilitation costs given below are based on the recent relocation of the Arts & Crafts bungalow from 7011 Ash Street to 9280 Alberta Road. (See **Attachment 5** for Cost Summary Table).*
 - 1) If Option 1(2) is selected - there will be no City costs. (See **Attachment 5**);
 - 2) If Option 2 is selected - City costs could be \$24,000. (See **Attachment 5**);
 - 3) If Option 3(2) is selected - City costs could be \$406,000. (See **Attachment 5**).
- The City has \$32,000 in its 'Richmond Heritage Fund' which may be used for heritage projects including studies and material conservation (restorations, rehabilitations, etc.).

Financial Impact - None.

Conclusion

There is an opportunity for someone to conserve the 4091 Chatham Street building.

Staff will continue to work with the ANAF, NFPC, Steveston Historical Society (Museum), Richmond Heritage Commission and potential private owners to determine the most viable solution to conserve the building. The preferred solution remains the relocation and conservation of the building without City of Richmond funding.



Terence Brunette, Planner, (4279)
TCB:cas

List of Attachments:

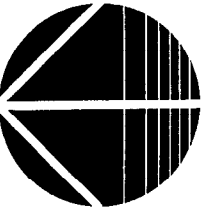
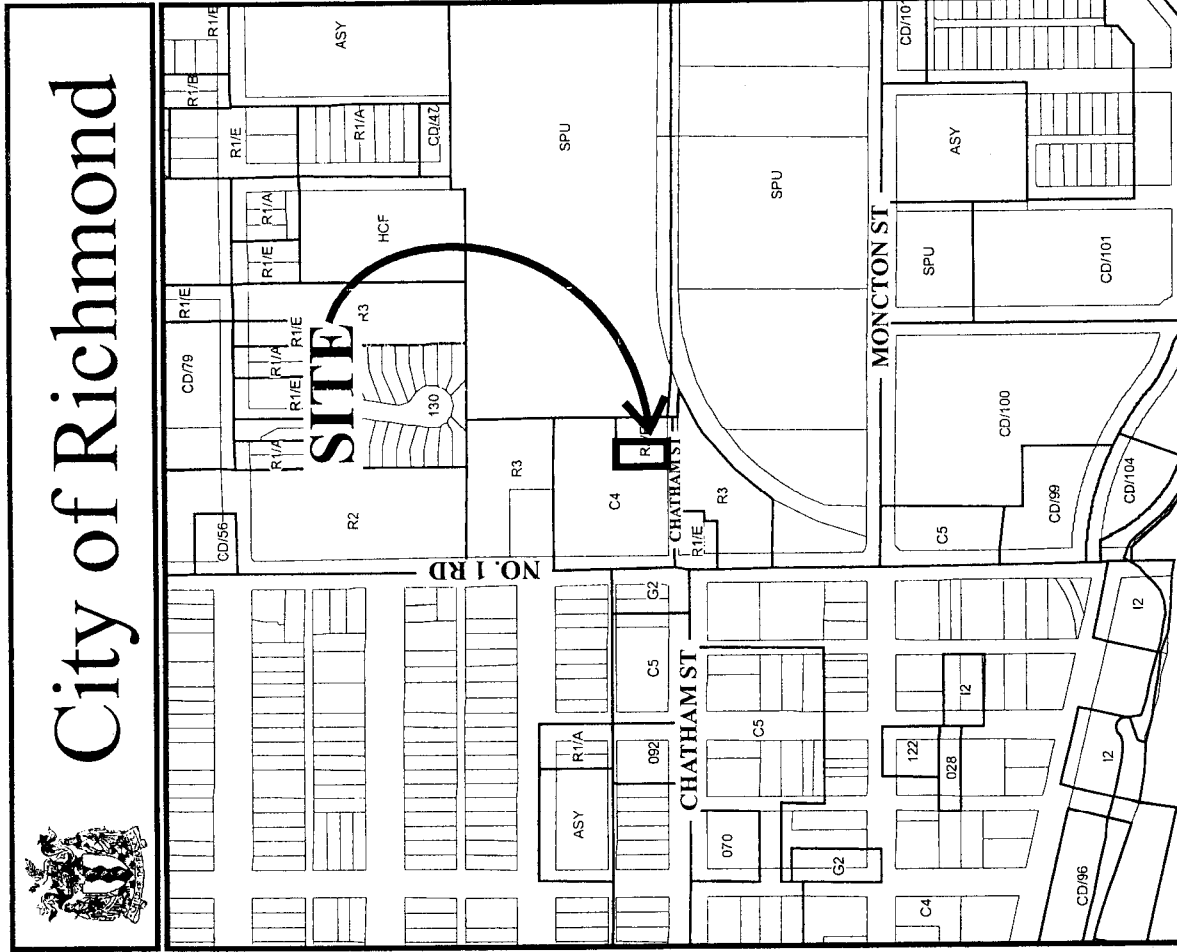
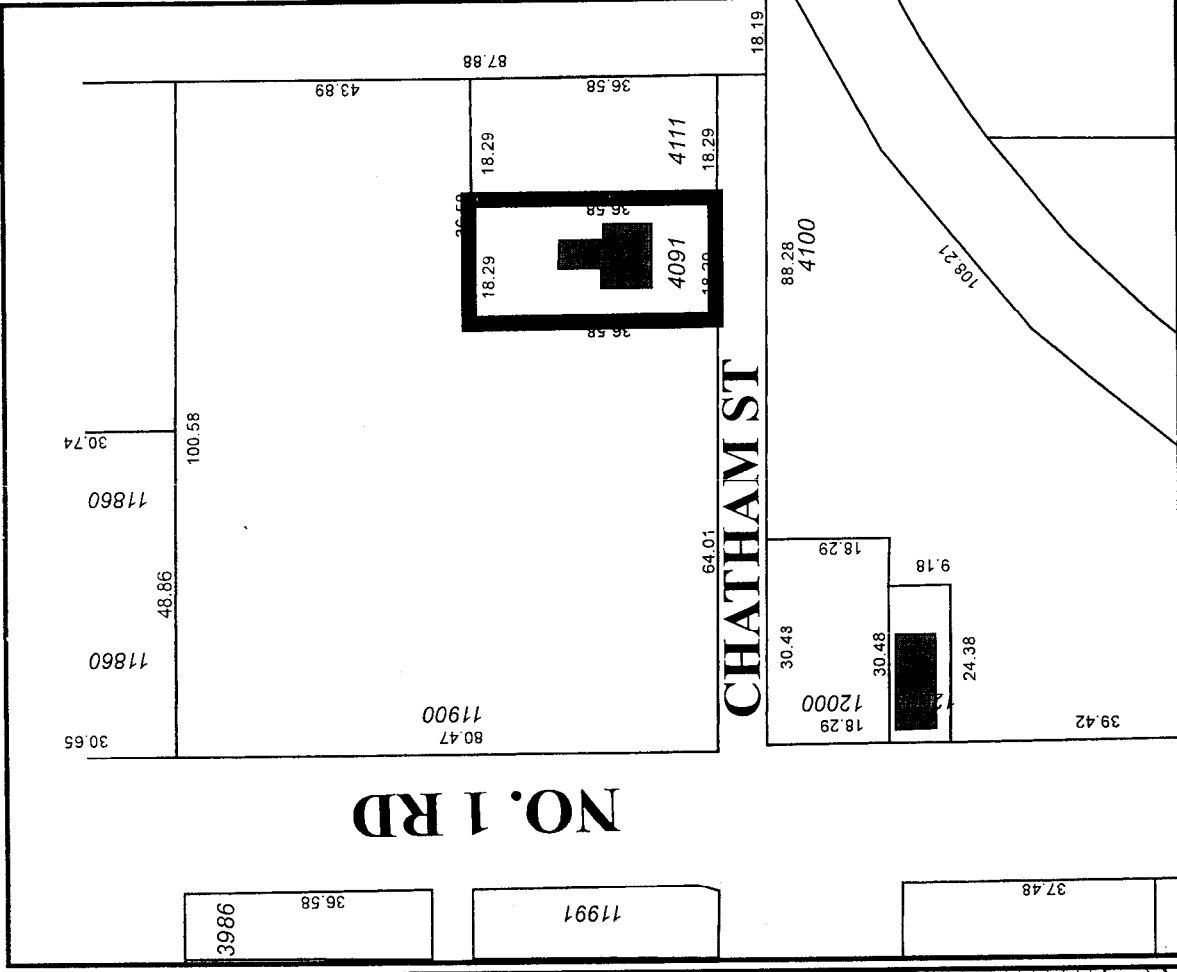
- Attachment 1 Location Maps & Aerial Photo
- Attachment 2 Heritage Inventory Detailed Evaluation Worksheet (Statement of Significance)
- Attachment 3 Steves/NFPC Research/Proposal
- Attachment 4 Photos – 4091 & 4111 Chatham Street
- Attachment 5 Cost Estimates To Conserve 4091 Chatham Street

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City of Richmond



4091 Chatham Street

Original Date: 06/11/07

Revision Date: 06/12/07

Note: Dimensions are in METRES



**SUBJECT
PROPERTY**

NO. 1 RD

CHATHAM ST

CHATHAMIST

MONCTON ST



4091 Chatham Street

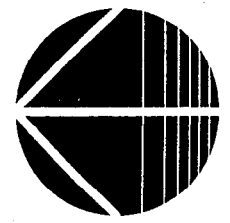
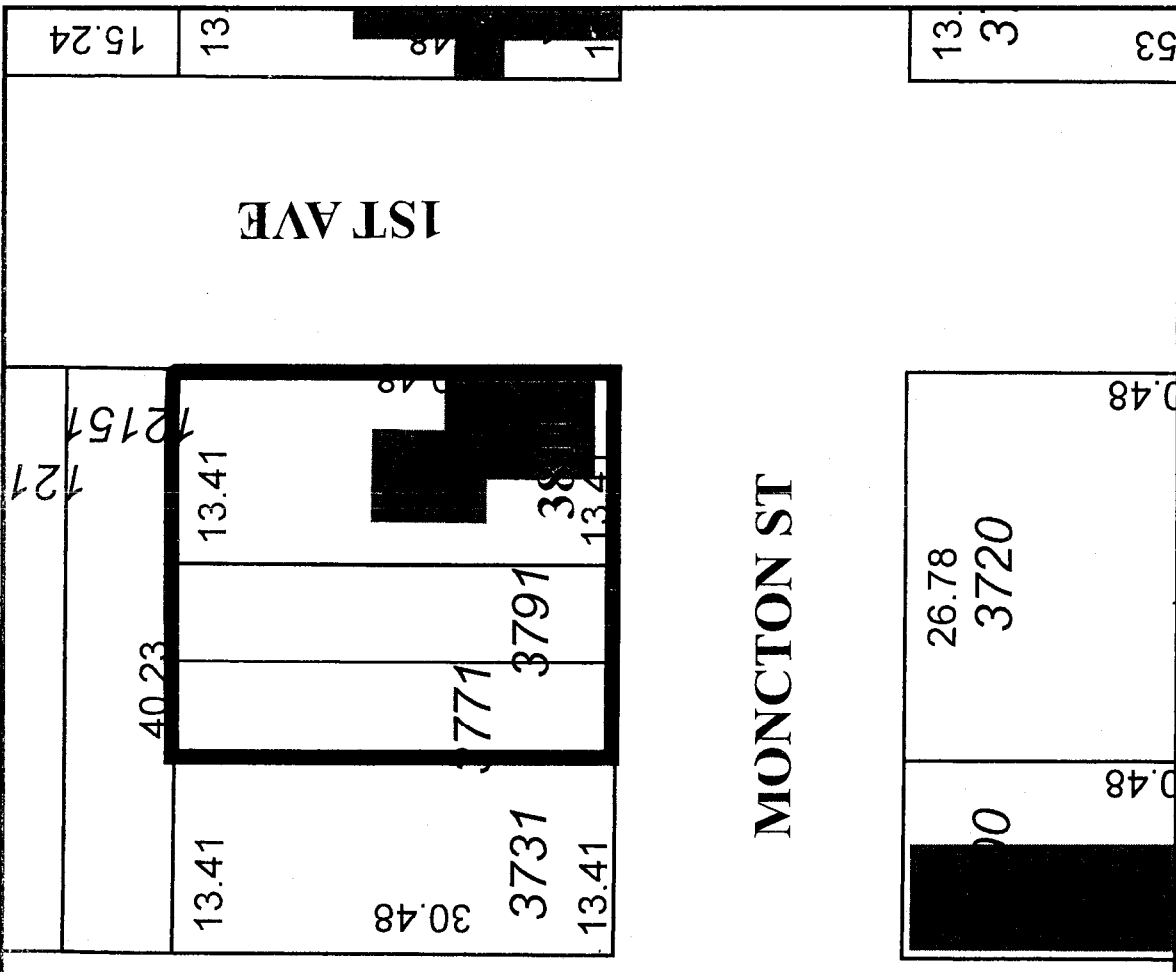
Original Date: 06/12/07

Amended Date:

Note: Dimensions are in METRES



City of Richmond



3811 Moncton Street Steveston Museum

Original Date: 06/25/07
 Revision Date:
 Note: Dimensions are in METRES



**SUBJECT
PROPERTY**

1ST AVE

NO. 1 RD

MONCTON ST



3811 Moncton Street
Steveston Museum

Original Date: 06/12/07

Amended Date:

Note: Dimensions are in METRES



Heritage Inventory Detailed Evaluation Worksheet

Folk Victorian House

A. General Information

Type of Resource: Building
Also Known As:
Address: 4091 Chatham Street
Neighbourhood (Planning Area Name): Steveston
Construction Date: c. 1890s
Current Owner: Private
Designated:



B. Statement of Significance

Description of Heritage Site: The Folk Victorian House is a one-storey rectangular residential structure with a hipped roof. It is located on a small lot on an extension of Chatham Street to the east of No. 1 Road. It is one of two small homes located side by side on this short, narrow street which was formerly a private road.

Statement of Heritage Values: The heritage value of the house lies in its age and its historical association to the history of the Japanese in Richmond. Likely built in the 1890s, the Folk Victorian House is one of two small homes that existed in the area of what is now Chatham Street and No. 1 Road. The number of Japanese families in Steveston was growing during this time, most arriving to work in the canning and fishing industries. Along with other nearby buildings, such as the Japanese School and the Fishermen's Hospital, these homes characterized this area as a precinct of Japanese culture and services.

The architectural style of the house, described as Folk Victorian, is representative of several other buildings of the same era, similar location and Japanese cultural background, such as the School and Hospital.

Character Defining Elements:

Key elements that define the heritage character of the site include:

- Characteristic elements of the Folk Victorian style, such as a rectangular shape, hipped roof with central chimney, horizontal wood clapboard siding and double hung wooden windows
- Large trees, both evergreen and deciduous, that surround the house and speak to its residential character
- The location of the house on this short narrow portion of Chatham Street, almost a back lane, which recalls the historical orientation of the buildings in the area.

C. History

History: The history of the Folk Victorian House is sketchy. The house appears on the fire insurance plan of Steveston dated 1897. The house is located just north of the point where the BCER tracks curve south into Steveston Park and the original location of the Steveston tram station. Chatham Street east of No. 1 Road was a private road of narrow width when the house was constructed.

There was a large population increase of Japanese families in Steveston between 1909 and 1925. The Japanese Fishermen's Association (also known as the Japanese Fishermen's Benevolent Society) was incorporated in 1901 to serve the general interests of the Japanese community in Steveston as well as the fishermen and cannery workers. Their activities included the construction of the Fishermen's Hospital in 1896, the first (Old) Japanese school in the 1900's, and a second larger Japanese school in 1930. Documents indicate that these structures were located on a

larger parcel of land containing the house at 4091 Chatham Street, creating a precinct of Japanese culture and services. Early aerial photographs show a rural area with large lots, and two small houses set back from a narrow road. Photographs of the Japanese Hospital dated 1908 show a similar architectural style to that of the Folk Victorian house.

It is possible that a Japanese fishing family lived in the Folk Victorian house. The second house to the east is believed to have been originally owned by the Yoshida family, after whom a street in the immediate vicinity is named.

D. Architectural Significance (Built Forms Only)

Architectural Style: Folk Victorian

Building Type: Domestic

Name of Architect or Builder: Unknown

Design Features: The house is rectangular in plan with a hipped roof and a central chimney. The roof has a gable end facing north. The roof cover is asphalt shingle. It sits on a concrete foundation and has horizontal wood clapboard siding. The original windows are double hung wooden windows. There are new aluminum windows on the two additions and on the front façade of the enclosed front porch. The front porch has a hipped shed roof, and it is possible that it has replaced the original front facing porch. The house and trim are painted white. Interestingly, the exterior house number maintains the old address of 409 Chatham Street.

Construction Method: Wood frame construction

E. Landscape Significance

Landscape Element: Domestic garden

Design Style:

Designer/Creator:

Design Attributes:

Construction Method:

F. Integrity

Alterations: There have been two additions: one on each of the east and west sides of the house.

Original Location: Yes

Condition: The house appears to be in good condition.

G. Documentation

Evaluated By: Denise Cook, BLA, PBD (Public History)

Evaluation Date: January 10, 2002

Photographer's Name: Denise Cook

Date of Photograph: January 10, 2002

Documentation: Documents

Kalheim, Debra. Heritage Inventory Form, 1977.

Ross, Leslie. Richmond, Child of the Fraser, Richmond '79 Centennial Society, 1979.

Stacey, Duncan. Salmonopolis, The Steveston Story, Harbour Publishing, Madeira Park BC, 1994.

Takata, Toyo. Nikkei Legacy, NC Press Ltd. Toronto, 1983.

Historical Photographs

Photograph No. 1978 5 7 dated 1908, Richmond Archives.

Aerial Photograph No. A4508-38 dated 1932, Geographic Information Centre, UBC.

Location and Type of Plans Found

Richmond Fire Insurance Maps, 1897. UBC Special Collections.

Waterworks Atlas Map of area between Garry and Moncton Streets, east of No. 1 Road, 1936. Item #1991 40 28, Richmond Archives.

STEVESTON JAPANESE FISHERMEN'S BENEVOLENT SOCIETY, HOSPITAL OFFICE AND NURSES' RESIDENCE

by Harold Steves

The Nikkei Fishermen's Project Committee proposes to move the original hospital office and nurses residence of the Steveston Fishermen's Hospital to an appropriate location and restore it.

Only three buildings constructed by pioneer Japanese Canadians remain in Steveston, Kishi and Murakami Boatworks, at the Britannia Shipyard and the Hospital Office and Nurses' Residence to the Steveston Fishermen's Hospital at No. 1 Rd. and Chatham Street. Two other buildings that were used by Japanese Canadians, the Murakami House, which was a converted cannery warehouse, and the Murchison House, which was used as a Japanese day care centre, are also located at the Britannia Shipyard. Because of its rich history the Steveston Fishermen's Hospital Office is one of the most historically significant buildings in Richmond. While there are historical references to the building as the Doctors' Office and the Nurses' Residence, it is likely that this was also the office of the Japanese Fishermen's Benevolent Society who built and operated the Steveston Fishermen's Hospital complex.



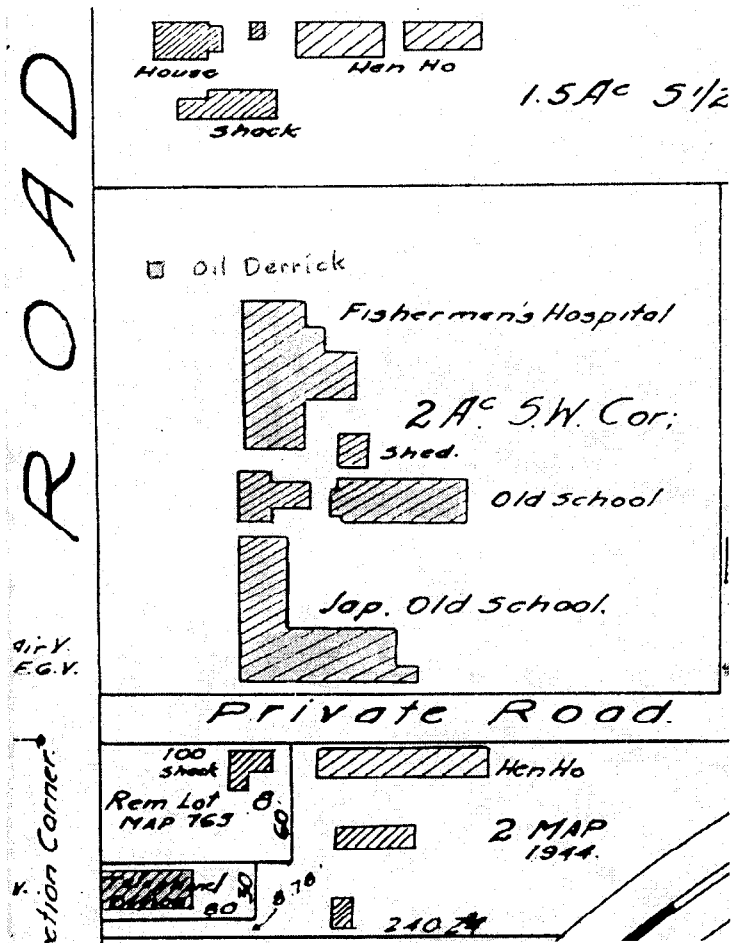
The Fishermen's Hospital Complex was located at the north-east corner of No. 1 Rd. and Chatham St. The photograph shows the Steveston Fishermen's Hospital to the left. The Hospital Office and Nurses' residence with two separate front door entrances is in the centre. The Steveston Japanese School is to the right. Teachers at the School are on the teeter-totter.

The Steveston Japanese Methodist Mission, also part of the complex was at the south-west corner and the Steveston Japanese Kindergarden was at the north-west corner of No. 1 Rd and Chatham St.

The Steveston Japanese Fishermen's Benevolent Society had the first Medicare system in Canada, Richmond's first hospital and Richmond's first Kindergarden.

The Steveston Telephone Office and Interurban Tram were to the southeast.

After the hospital closed due to the evacuation of Japanese Canadians in WW II the office and residence was moved south to the east end of Chatham Street to be used as a private home. The hospital and school were eventually torn down.



The 1944 Richmond Public Works map shows the Hospital Office and Nurses Residence as a T-shaped building between the hospital and school. A second house was moved to the east end of Chatham Street, which could be the “shed”.

There are three potential locations for relocating the Fishermen’s Hospital Office:

1) Britannia Shipyard:

The first Japanese Fishermen’s Hospital was a two storey building, built in 1895 at the Phoenix Cannery as a Methodist Mission, with the hospital downstairs and the Methodist Ministers’ residence upstairs. According to Dr F. E. Runnells, it was “pulled down” in 1904 after a new mission was built at No.1 Rd. and Chatham St. There is a two storey building of unknown origin at Britannia near the Phoenix Seine Loft that is the right age and size as the original hospital. Staffing would be easiest if the Fishermen’s Hospital Office were located there at the Britannia.

2) Steveston Museum:

The Steveston Museum lacks critical mass as a small museum. An addition was intended when the museum was originally acquired. Expanding the Steveston Museum to include the Fishermen’s Hospital Office would add display space and be an asset to future staffing.

3) Steveston Park:

The Fishermen’s Hospital Office and the Interrurban Tram could both be located on a new site west of the tracks at Steveston Park. While it would be located near its original site, adding new museum buildings at Steveston Park would create a costly staffing problem.

even entire salmon in times of glut, into the river. Outhouses for canneries and bunkhouses were generally built over the river. These practices made outbreaks of epidemic diseases inevitable.

Both the Chinese cannery workers and the Japanese fishermen lived in crowded, communal bunkhouses. However, the Chinese were affected less severely by typhoid fever than the Japanese, probably because the Chinese drank boiled tea and rarely ate uncooked food. The Japanese were accustomed to drinking water and eating raw vegetables and fish. While at sea, the Japanese fishermen probably used river water for drinking and cooking, in most instances without sufficient boiling because their stoves were just tin cans containing a wood or bark fire.

Dr. Umejiro Yamamura and Dr. Seinosuke Oishi, two dentists from Oregon who visited Steveston in 1895, were appalled by the living conditions of Japanese fishermen. They advised Matsutaro Okamoto, the Japanese Methodist lay minister, and Iwakichi Shimamura, a leader of the Japanese fishermen, of the pressing need to provide hospital facilities for the Japanese fishermen. Shimamura obtained the use of some land from the Phoenix Cannery, and purchased lumber from the Royal City Sawmill in New Westminster. Some fishermen volunteered their time and labour to erect a two story building with the ground level for mission activities and the upper level for the minister's living quarters. It was used immediately upon completion in 1895 to care for patients during an outbreak of typhoid. Out of 38 typhoid cases reported in 1896 in Richmond, 26 were among Japanese, and 12 among Natives. The mission was funded by contributions from Japanese fishermen. Dr. R.W. Large, a medical doctor and Methodist minister, helped run the hospital and treat the sick in 1898 and 1899. Besides serving as a hospital, the mission operated a Japanese language school and conducted religious services.

The voluntary contributions of the fishermen did not cover the operating expenses, and the mission went into debt. The Fishermen's Association asked Tatsugoro

Japanese Fishermen's Benevolent Society (Gyosha Dantai)

The Japanese fishermen in Steveston organized a Fishermen's Association in 1897 with Tomekichi Homma as the first president. This association was registered as the Japanese Fishermen's Benevolent Society under the British Columbia Benevolent Society Act in 1900.

Epidemics of contagious diseases, primarily typhoid fever, swept through Steveston almost every summer until the early 1900s, because of unsanitary practices along the waterfront. River water was frequently used for washing, cooking and drinking. Canneries discarded heads, tails and guts, and

Nosse, the Japanese Consul, for assistance. At a meeting in July 1898 Consul Nosse addressed the Japanese fishermen, extolling the benefits provided by the hospital and its importance in showing Japanese commitment to the community. He urged them to take full financial responsibility for its operations. The Association collected eighteen hundred dollars to build a larger hospital on the northeast corner of Chatham Street and Number One Road in 1900. They also built a new Japanese Methodist mission across the street on the southwest corner. The new hospital had a dispensary, a clinic, a minor operating room, a general ward for more than thirty people and two small rooms for special patients. The hospital was separated from the mission, and the Japanese Fishermen's Benevolent Society assessed Japanese families eight dollars per year to cover operating costs. This nominal fee entitled participants to full medical coverage, including consultations, medicine and hospital beds, but excluding operations which had to be paid for separately. The Society initially hired Dr. R.R. Robinson, who

had a practice in Steveston at the time, and two Caucasian nurses to treat the inpatients. Doctors and nurses were recruited in Japan to staff the hospital in later years. The hospital and medical insurance plan continued until the outbreak of the Second World War.

(from "Steveston Cannery Row – an illustrated history, 1998)



Tomekichi Homma – First president of the Steveston Japanese Fishermen's Benevolent Society in 1897, started Canada's first Medicare system; and Richmond's first hospital and kindergarden.



Dr. R.R. Robinson, centre; Miss Simmons, nurse, seated, Dr Oishi, surgeon, Miss Abrams, nurse, standing; shown with patients.

PROPOSAL:

It is proposed to move the Fishermen's Hospital Office and Nurse's Residence to the Steveston Museum site facing First Avenue. An alternative location could be the Britannia Shipyard site.

STEVESTON MUSEUM

Richmond Council approved the purchase of the Royal Bank building, originally the Northern Crown Bank, on October 24, 1977 for \$44,000.

The proposed uses for the site were outlined in an accompanying report from the Steveston Historical Society, were endorsed by the Steveston Community Society, and were originally initiated by the Federally and Provincially sponsored Neighbourhood Improvement Programme.

An additional structure or building to the rear of the Steveston Museum was anticipated from the very beginning to increase the display space area of the museum.

"Museum:

It is proposed that this building be preserved on its present site as an historic structure of Steveston and re-used as a Richmond Museum. In the short term there is ample room. In the long term, as museum collections increase an addition could be constructed to the rear of the bank. This museum could then become a place for special collections of Richmond's history (i.e. Steveston's past or fishing industry) and become one of several important historic sites in Richmond."

"Post Office:

The museum would be a good location for the post office and a post office/museum similar to Barkerville could be developed. If the Post Office Department was approached there is a good chance that they would permit the use of the Steveston Postmark on outgoing mail. The original post office was established in 1877-78, and the return of the postmark would be a fitting gesture. The availability of the post office concession would assure a permanent person and partial financing of the operation."

"Town Square:

A further recommendation to this proposal is the purchase of the building site adjacent to the old bank on the west side. The front portion of this lot would be incorporated as a town square and as a focus along with the historic bank building. The rear half would be used for the future expansion of the museum. This town square development, along with the museum-post office, would begin to improve and maintain the quality of Steveston, especially Moncton Street."

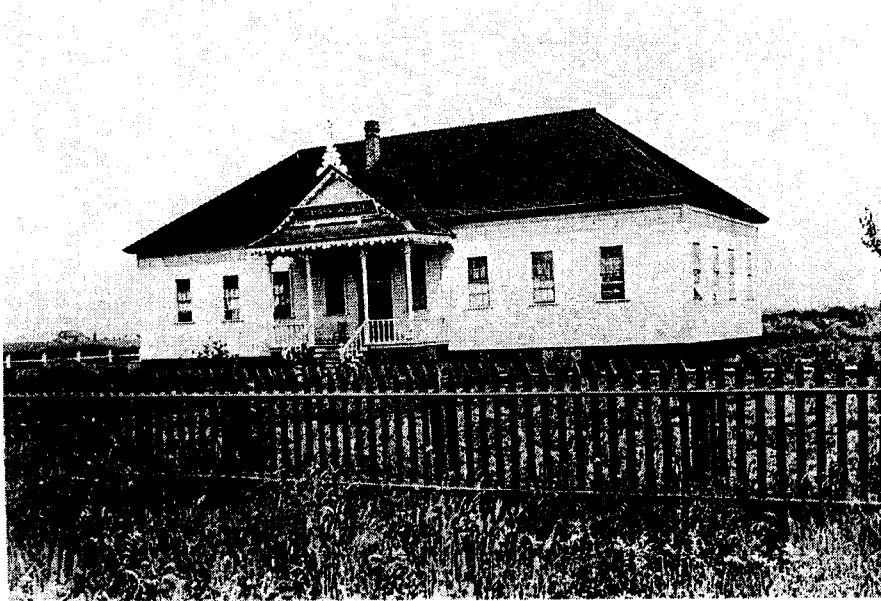
"Steveston Historical Project - Oct. 24, 1977"

RECOMMENDATION:

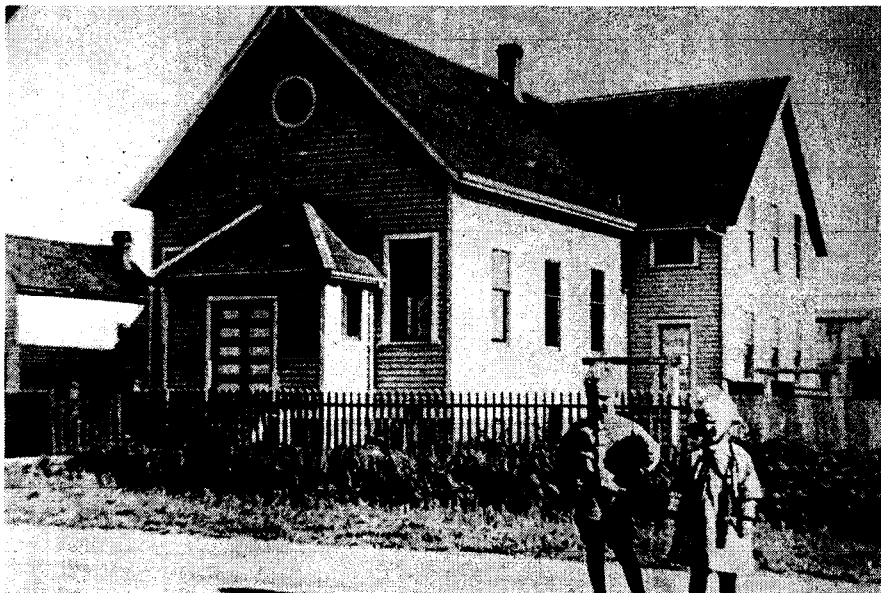
As envisioned in 1977, a second building on the Steveston Museum site would add to the viability of the present museum, especially if the revenue from the Post Office is reduced or curtailed due to the establishment of a second post office in Steveston. The Steveston Museum site is an appropriate location for the Japanese Fishermen's Benevolent Society building.

APPENDIX

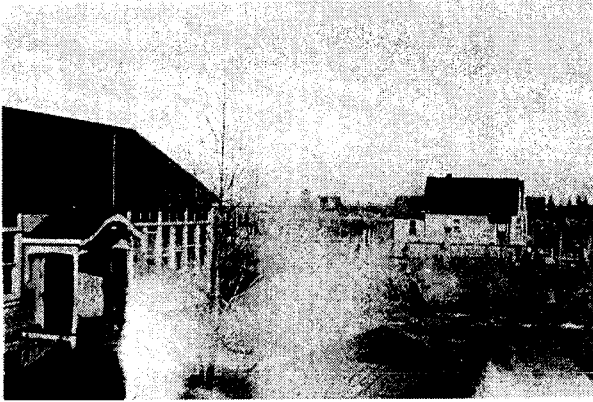
PHOTOS OF THE FISHERMENS HOSPITAL, JAPANESE METHODIST MISSION AND THE JAPANESE SCHOOL



Steveston Japanese "Fishermen's Hospital" when it was new in 1900.



Steveston Japanese Methodist Mission – at the south-west corner of No 1 Rd. and Chatham St. with the ministers house to the left.



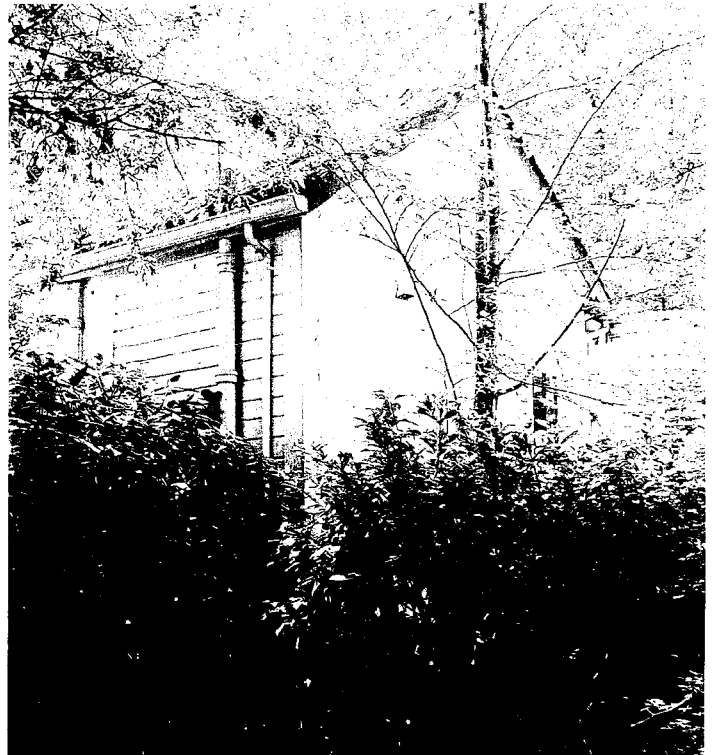
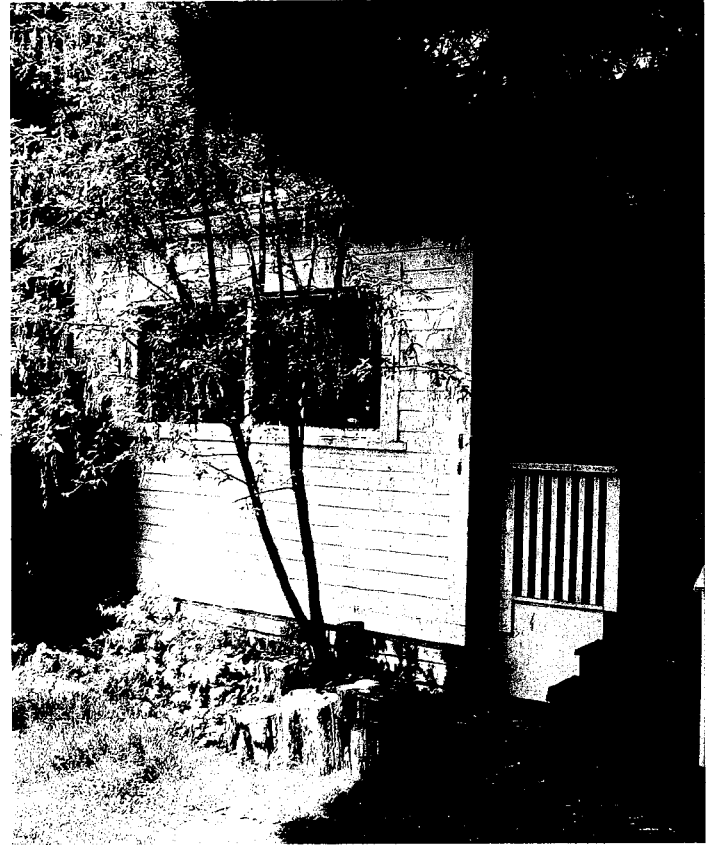
Steveston Japanese School – north wing, immediately east of the hospital office.



Steveston Japanese School: teachers, parents and children circa 1914.

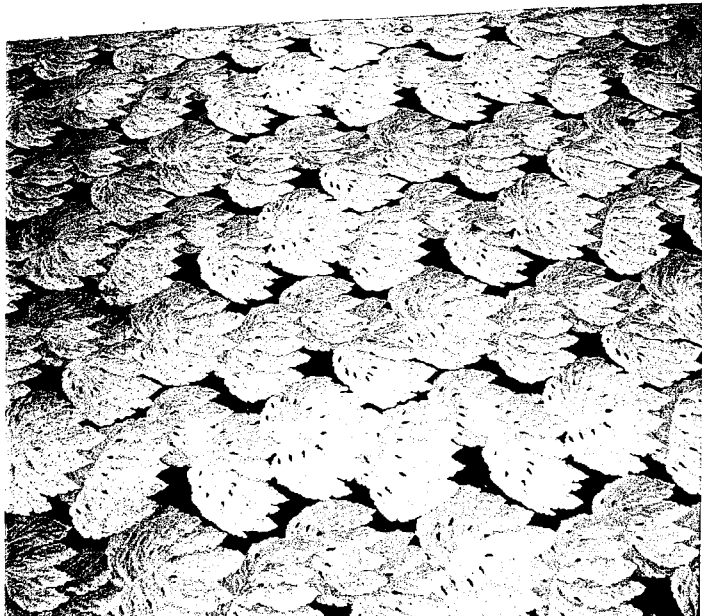
4091 Chatham Street

RICHMOND
Better in *Every* Way



4091 Chatham Street

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ATTACHMENT 5

COST ESTMINATES TO CONSERVE 4091 CHATHAM STREET

To relocate and conserve the 4091 Chatham Street building, will require at least \$406,000 – with land ownership costs extra.

This cost estimate is based on the estimates below which represent residential order-or-magnitude costs for the relocation and *residential rehabilitation* of 7011 Ash Street to/at 9280 Alberta Road.

COST SUMMARY (Residential Rehabilitation)		TO PRESERVE 4091 CHATHAM STREET			
ACTION	COST (7011 Ash)	OPTION (1) ALL PRIVATE	OPTION (2) PRIVATE/COR		OPTION (3) ALL COR
			TEMPORARILY ▪ Relocate (City)	PERMANENTLY ▪ Relocate (Not City) ▪ Restore (Not City)	
Land	0	0	0	0	0
Design	23,000	23,000	11,500		23,000
Relocation (Misc)	25,000	25,000	12,500 *		25,000
Construction:					
• Utilities	33,000	33,000			33,000
• Permits	20,000	20,000			20,000
• Interior	168,000	168,000			168,000
• Exterior	137,000	137,000			137,000
TOTAL	406,000	406,000	24,000 *	0	406,000

Notes:

1. * Only if COR shares costs & assists with the initial relocation to a Temporary Site.
2. Maintenance and Operation Costs are extra in any option and the City's Costs are to be determined.