



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services Committee
From: Jane Fernyhough
Director, Arts, Culture and Heritage Services
Date: May 8, 2017
File: 11-7000-01/2017-Vol 01
Re: Protection of Atagi and Yamanaka Boatworks Buildings

Staff Recommendation

That the report titled, "Protection of Atagi and Yamanaka Boatworks Buildings," dated May 8, 2017, from the Director of Arts, Culture and Heritage Services, be received for information.

Jane Fernyhough
Director, Arts, Culture and Heritage Services
(604-276-4288)

Att. 2

REPORT CONCURRENCE		
ROUTED TO: Policy Planning	CONCURRENCE <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: CS	APPROVED BY CAO (ACTING)

Staff Report

Origin

At the Parks, Recreation and Cultural Services Committee of February 28, 2017 Committee made the following referral:

That staff review the protections available to preserve the Atagi/Yamanaka Boatworks buildings and report back.

This report responds to this referral.

Analysis

On February 16, 2017 the City received correspondence from Mr. Kelvin Higo regarding the City acquiring the Atagi/Yamanaka Boatworks site located immediately east of the Britannia National Historic Site, currently owned by the Federal Department of Fisheries and Oceans and under the jurisdiction of the Steveston Harbour Authority (Attachment 1).

Mr. Higo had previously been in contact with the Steveston Harbour Authority regarding a potential land exchange to put the Atagi and Yamanaka Boatworks buildings under the City's jurisdiction to preserve the historical significance of these two buildings to the fishing history in Steveston. The response from the Steveston Harbour Authority was that the buildings are currently used in the fishing industry and are required to provide fishers with a place to operate their commercial fishing businesses.

In 2016, the City had discussions with the Department of Fisheries and Oceans (DFO) regarding the potential land exchange involving the eastern portion of the Paramount Cannery complex including the Atagi and Yamanaka Boatworks. At that time, DFO indicated that they were not interested in a land exchange involving this property as it is currently being used to support the commercial fishing industry.

In April 2016, in response to DFO announcing their intent to demolish parts of the buildings that were over timber piles in the Paramount Cannery complex, the City engaged Donald Luxton and Associates, with the approval of DFO and the Steveston Harbour Authority, to conduct a historic analysis of many of the buildings including the Atagi and Yamanaka Boatworks, buildings 33 and 34 (Attachment 2). DFO staff have received a copy of this report which includes the significant heritage character defining elements of each building.

In response to the City's desire to preserve the heritage buildings associated with the fishing and canning industry in Steveston, DFO subsequently determined not to demolish the buildings and instead reinforce or replace the supporting piles.

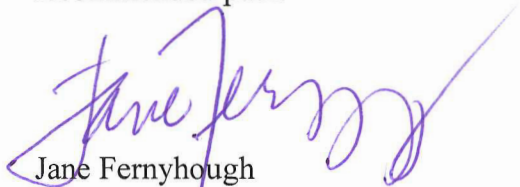
Given that the property is under federal jurisdiction, the buildings are not subject to City zoning or protection bylaws. Therefore, the City has no formal mechanism to ensure preservation of the buildings. As such, the protection of the historic buildings is subject to discussion and relationships with DFO and the Federal Government.

Financial Impact

None

Conclusion

The retention of buildings of historic significance to the fishing industry in Steveston is an important goal for the City of Richmond. As the current ownership of the Atagi and Yamanaka Boatworks is with the Federal Department of Fisheries and Oceans, the City has no formal mechanism to ensure preservation of the buildings. However, as they are currently in use by the commercial fishing industry and appear to be in good condition, continuing dialogue with the Federal Government on the importance of retaining these buildings for the future is the recommended path.



Jane Fernyhough
Director, Arts, Culture and Heritage Services
(604-276-4288)

Att. 1: Correspondence from Mr. Kelvin Higo

Att. 2: Historical Research Analysis for Paramount Cannery Complex Buildings 33 and 34

Schedule 3 to the Minutes of the
Parks, Recreation & Cultural
Services Committee meeting of
Richmond City Council held on
Tuesday, February 28, 2017.



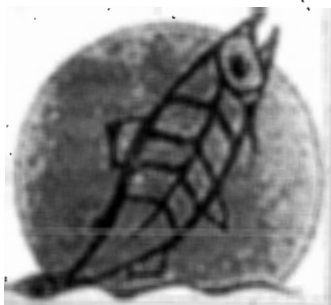
From: kelvin Higo [mailto:kelvinhigo@gmail.com]
Sent: Thursday, 16 February 2017 14:21
To: Mayor and Councillors
Cc: Semple, Dave; Fernyhough, Jane
Subject: Atagi/Yamanaka Boatworks

Earlier this year, I sent a letter to the chairman of the Steveston Harbour Authority, a copy of which is attached, suggesting that the SHA and the City review whether there was an opportunity to do a property exchange for the Atagi/Yamanaka Boatwork site and have it attached to the Britannia Historic Shipyard property which is located immediately to the west of these buildings.

The Atagi/Yamanaka site would be used to preserve the history of the boatbuilding industry in Steveston as well as other maritime activities related to the fishing industry. Personally I do not think that Federal or Provincial institutions such as the Harbour Authority can only look at their mandate through a narrow lens but rather they should also be cognizant of the environmental, historical and cultural importance of the properties they manage on behalf of its citizens.

Recently the SHA sent me their response which I have also attached. I still believe that the acquisition of the Atagi/Yamanaka Boatworks buildings would be a valuable asset to the City especially at this time when we are reviewing the possibility of having the Steveston area designated a historic site.

As the City has not had the opportunity to consider the suggestion of acquiring the Atagi/Yamanaka Boatworks site, I thought it prudent to raise this matter in the event that the City wishes to pursue this directly with the SHA.



February 14, 2017

STEVESTON HARBOUR AUTHORITY

12740 Triton Road, Richmond, B.C. V7E 3R8 604-272-5539, Fax 604-271-6142

Kevin Higo
kelvinhigo@gmail.com

Dear Mr. Higo,

Thank you for your letter dated July 11, 2016 and our sincere apologies for the delayed response.

The Steveston Harbour Authority has a mandate to operate a commercial fishing harbour on behalf of the Government of Canada. While your suggestion is an interesting one, we are very mindful of the need to operate within this mandate, particularly in light of so many fishing stocks appearing to be rebounding. It is our view that the best way to preserve the heritage of the fishing industry in Steveston is to ensure that current fishers have a place to operate their businesses for decades, and hopefully centuries, to come.

Thank you for your interest in the Steveston Harbour Authority.

Best regards,

Robert Kiesman, Chairman
Steveston Harbour Authority

Ken Yoshikawa, Secretary/Treasurer
Steveston Harbour Authority

July 11, 2016

Mr. Robert Kiesman
Board Chairman
Steveston Harbor Authority

Dear Mr. Kiesman:

My name is Kelvin Higo and I am a long time resident of Steveston. I am currently president of the Steveston Kendo Club and chair of the Steveston Japanese Canadian Cultural Center Advisory Committee.

As our Community Groups representative I wish to bring to your attention a suggestion for your Board's consideration.

As you know the Harbor Authority has jurisdiction over many buildings and structures along the Steveston waterfront. In particular there are two buildings that I feel should be part of the City of Richmond's property inventory. I am referring to the Atagi/Yamanaka Boatworks buildings located just east of the Britannia Historic Shipyard complex.

If these two buildings are preserved and added to the City's inventory, my suggestion is for these two buildings to house displays depicting the Japanese boat building history in Steveston. For example, it could permanently display the "Ryoshi - Nikkei Fishermen" display that was installed at the Gulf of Georgia Historic Cannery several years ago. It could also house other maritime artifacts in the City of Richmond collections.

I feel that the site where these buildings are situated could be exchanged for other property under the domain of the City satisfactory to both parties.

I think that the addition of the property to the Britannia Historic Shipyard site would add another dimension to the preservation of the fishing history in Steveston.

Your Board's consideration of this suggestion is appreciated. I can be reached via email at kelvinhigo@gmail.com or by telephone at 604-241-7444.

Yours truly,

Kelvin Higo

PARAMOUNT CANNERY HISTORIC RESEARCH PROJECT

BUILDING #33: ATAGI BOATWORKS/LENICO HOLDINGS**1.0 Identification**

- 1.1 Historic Name of Building: Atagi Boatworks
- 1.2 Current Name of Building: Lenico Holdings
- 1.3 Street Address: Paramount Cannery, 12740 Trites Road

2.0 Historical Significance

- 2.1 Construction Date: ca. 1951-53
- 2.2 Original Owner: Nelson Bros. Fisheries
- 2.4 Architect: unknown
- 2.5 Historic Interest: This building was one of the earlier structures to be built by the Nelson Bros. Fisheries Company after they purchased the site in 1948.

3.0 Architecture & Structure

- 3.1 Number of Storeys: one
- 3.2 Structural Material: heavy timber frame
- 3.3 Cladding: corrugated metal
- 3.4 Fenestration: retains some original single glazed wood windows along both sides (multi-pane, one-over-one-over-one); metal and plywood sliding door and standard size hinged front door
- 3.5 Roof Type: asymmetric front-gabled roof with bracketed front gabled projection over front door
- 3.6 Interior Features: exposed beams and wood trusses
- 3.7 Design Description: vernacular industrial
- 3.8 Condition/Integrity: appears to be in good condition

4.0 Context

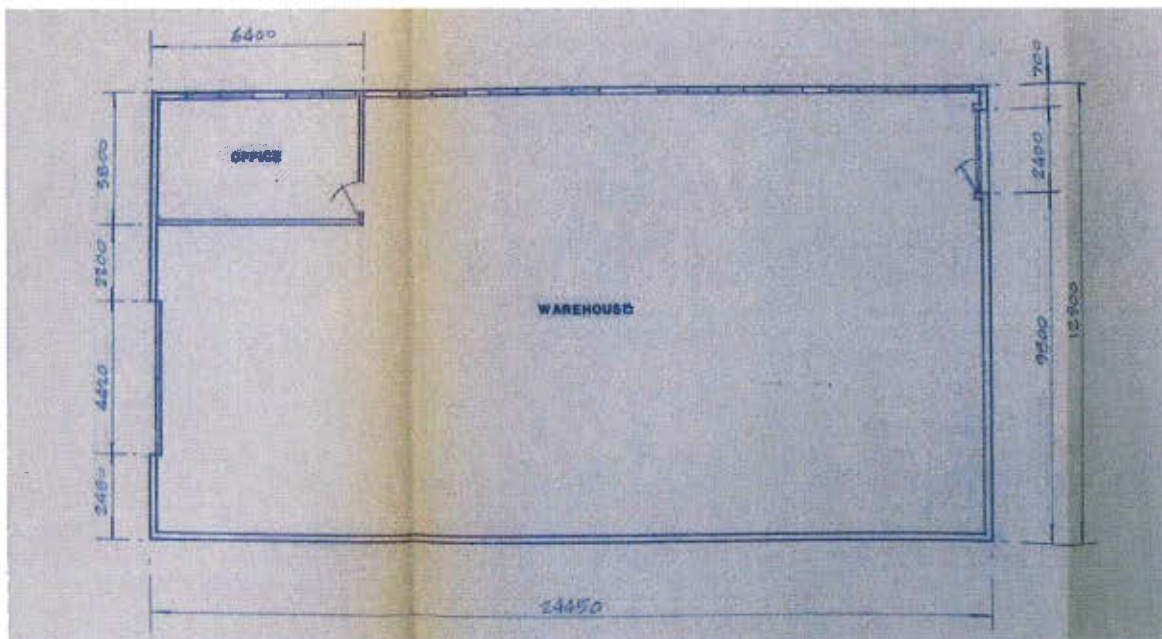
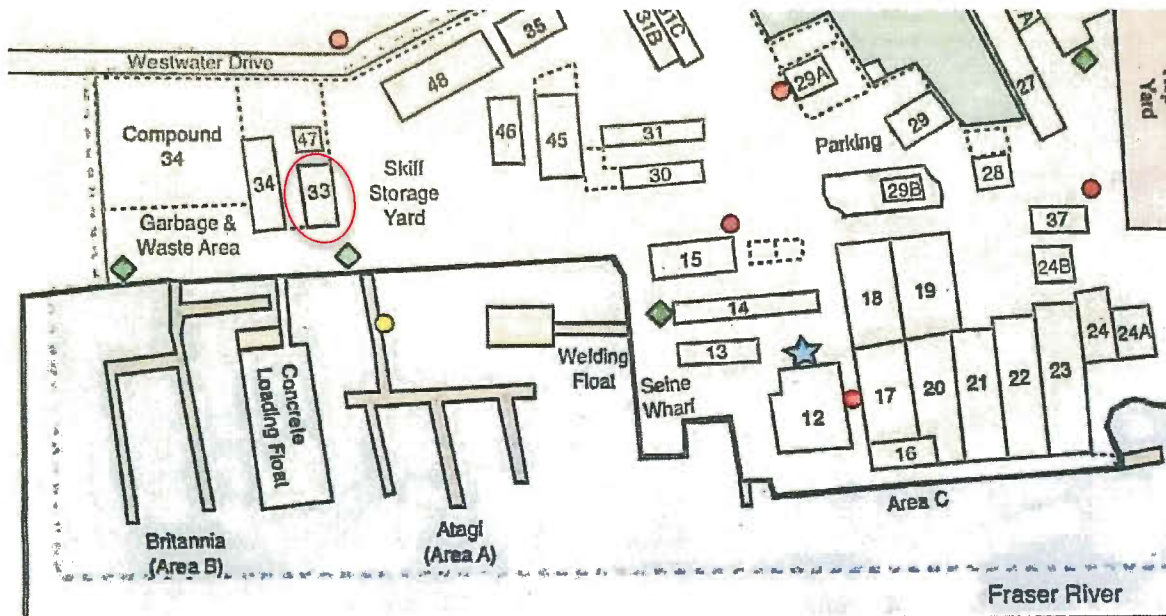
4.1 Siting: along the secondary waterfront area of the Paramount Site, to the west of the main buildings; partially constructed on piles. Connected to other site buildings via roadway.

4.2 Context: part of the industrial Paramount complex

5.0 Research Information

5.1 Source Research: City of Richmond Archives; University of British Columbia Rare Books and Special Collections

5.2 Photographs: Current photograph taken February 2016



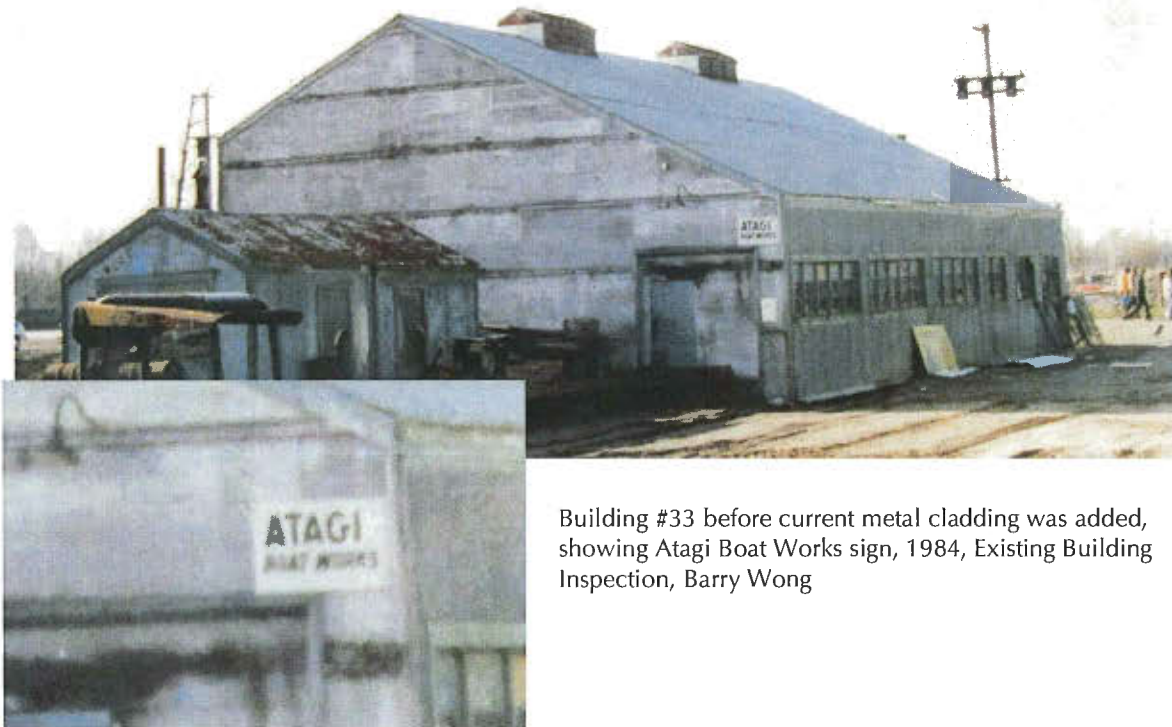
Plan of building #33, 1984, Barry Wong

PARAMOUNT CANNERY HISTORIC RESEARCH PROJECT



Building #33 before current metal cladding was added, 1984, Existing Building Inspection, Barry Wong

PARAMOUNT CANNERY HISTORIC RESEARCH PROJECT



Building #33 before current metal cladding was added, showing Atagi Boat Works sign, 1984, Existing Building Inspection, Barry Wong

PARAMOUNT CANNERY HISTORIC RESEARCH PROJECT



Building #33 windows, 1984, Existing Building Inspection, Barry Wong

DONALD LUXTON & ASSOCIATES INC. APRIL 2016

86

PRCS - 123

PARAMOUNT CANNERY HISTORIC RESEARCH PROJECT



Building #33 with metal cladding, 1984, Existing Building Inspection, Barry Wong



Building #33 with metal cladding, 1984, Existing Building Inspection, Barry Wong

PARAMOUNT CANNERY HISTORIC RESEARCH PROJECT



Building #33 interior wood truss, 1984, Existing Building Inspection, Barry Wong



Examples of remaining original windows, interior (left) and exterior (right), photo taken in 2016

BUILDING #34: GEAR STORAGE



1.0 Identification

- 1.1 Historic Name of Building: Warehouse #34
- 1.2 Current Name of Building: Gear Storage
- 1.3 Street Address: Paramount Cannery, 12740 Trites Road

2.0 Historical Significance

- 2.1 Construction Date: ca. 1951-53
- 2.2 Original Owner: Nelson Bros. Fisheries
- 2.4 Architect: unknown
- 2.5 Historic Interest: This building was one of the earlier structures to be built by the Nelson Bros. Fisheries Company after they purchased the site in 1948.

3.0 Architecture & Structure

- 3.1 Number of Storeys: one
- 3.2 Structural Material: heavy timber frame
- 3.3 Cladding: corrugated metal
- 3.4 Fenestration: no windows; metal and plywood door
- 3.5 Roof Type: asymmetric front-gabled roof
- 3.6 Interior Features: exposed beams and wood trusses
- 3.7 Design Description: vernacular industrial
- 3.8 Condition/Integrity: appears to be in good condition

4.0 Context

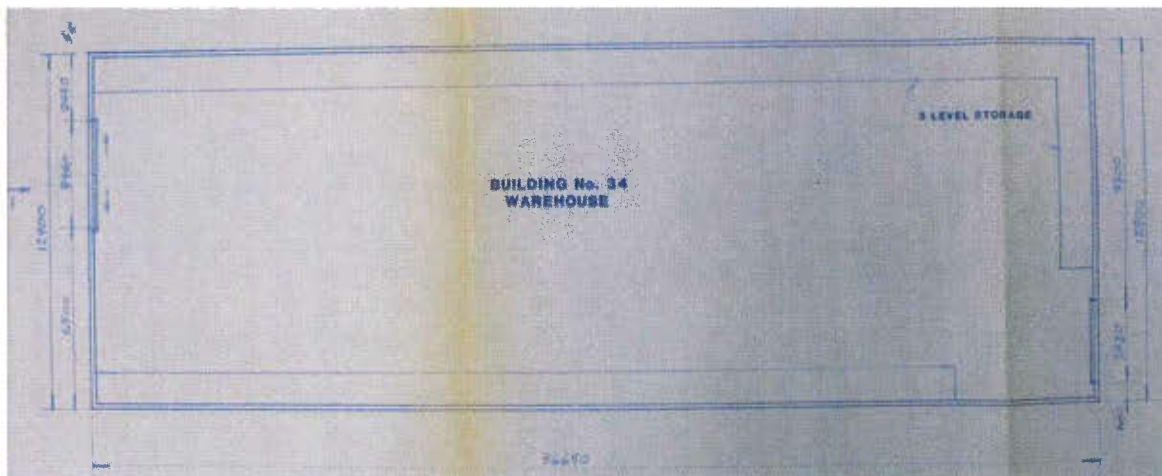
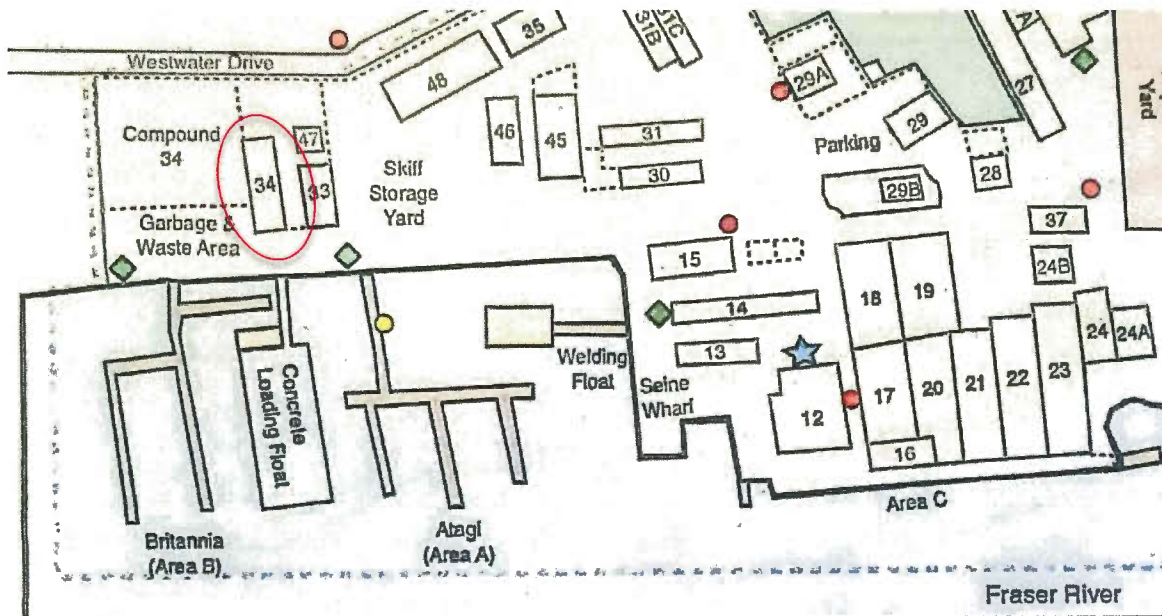
4.1 Siting: along the secondary waterfront area of the Paramount Site, to the west of the main buildings; partially constructed on piles. Connected to other site buildings via roadway.

4.2 Context: part of the industrial Paramount complex

5.0 Research Information

5.1 Source Research: City of Richmond Archives; University of British Columbia Rare Books and Special Collections

5.2 Photographs: Current photograph taken February 2016

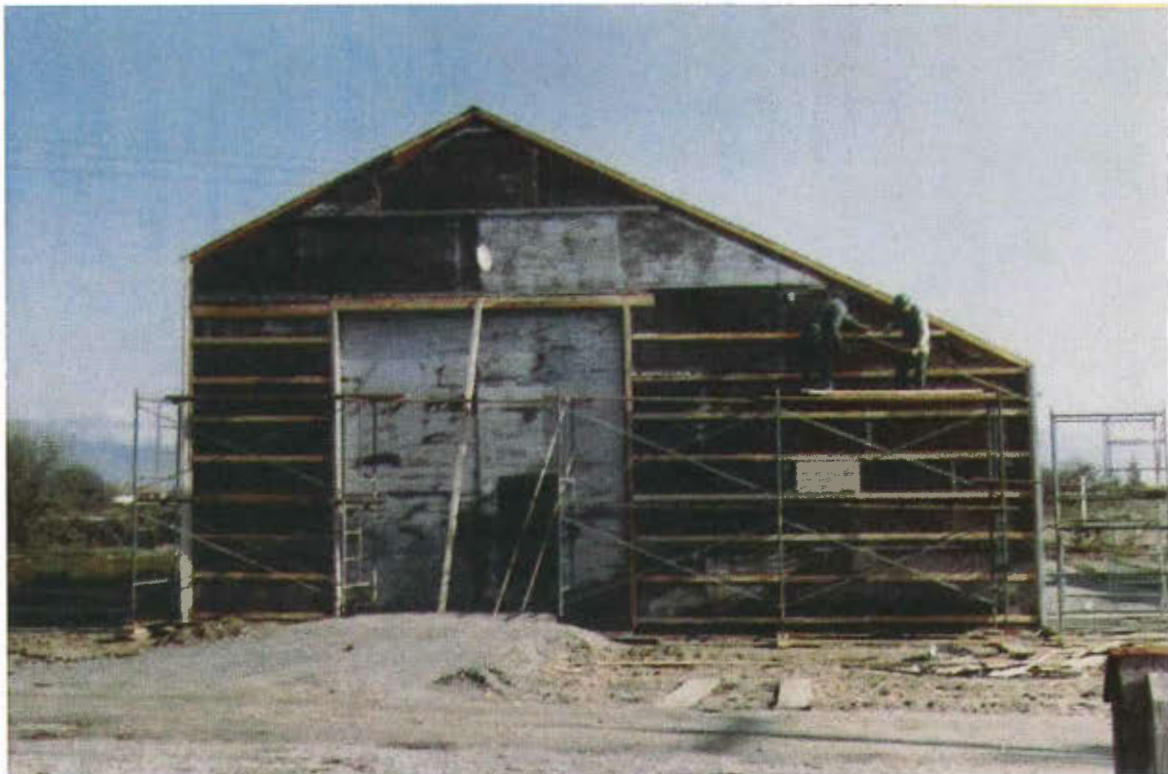


Plan of building #34, 1984, Barry Wong

PARAMOUNT CANNERY HISTORIC RESEARCH PROJECT



Building #34 with metal cladding being added, 1984, Existing Building Inspection, Barry Wong



Building #34 with metal cladding being added, 1984, Existing Building Inspection, Barry Wong

PARAMOUNT CANNERY HISTORIC RESEARCH PROJECT



Building #34 with metal cladding being added, 1984, Existing Building Inspection, Barry Wong



Interior of Building #34 showing floor, storage, wall system and roof trusses, photo taken 2016