conservation plan

CORDOVA RESIDENCE

54 EAST CORDOVA STREET, VANCOUVER, BC

McGinn Engineering & Preservation Ltd./
BARRY MCGINN ARCHITECT

BC Housing's
"SRO Renewal Initiative"

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1. HERITAGE VALUE ASSESSMENT

1.1 History/Description of the Cordova Residence (Alvin Rooms)

The Cordova Residence (Alvin Rooms) at 54 Cordova, dating from 1912, is an excellent example of a mixed use commercial Edwardian era building, with many of its original features intact.

It is a four storey, plus basement, rooming house with a ground floor commercial tenancy, that was originally designed to occupy the basement as part of the ground floor tenancy. An original, manually operated, wood frame, freight elevator survives and allowed convenient movement of goods from ground floor to the basement, as part of a warehouse and light industrial commercial operation. The original belt-drive jack shaft, which would have been used to power small lathes or related machinery, has also survived in the basement.

The building is built on a concrete foundation wall, with unreinforced multi-wythe brick wall bearing wall construction on the east, lane, and west wall (up to the second floor). The front façade is a multi-wythe brick wall with an outer veneer wythe of white glazed brick, all supported on a pair of deep steel façade lintel I-beams at the top of the storefront. These I-beams are partially supported on a set of cast iron storefront pilasters at the brick bearing end walls, and by pockets in the end wall, itself. Original windows exist on the front Cordova elevation, the rear lane elevation and the light court elevation. Elements of the original wood storefront, such as the clerestory wood frames and glazing have survived. The sheet metal lower cornice is largely intact, and much of the sheet metal upper cornice has survived, although some poor selective replacement has occurred. Attractive exposed dressed sandstone sills and headers have survived and are a dominant feature of the masonry facades.

The heavy ground floor structural system of 12"X16" solid timbers, pocketed into the concrete foundation walls, together with 2"X4" solid timber laminated floors, suggest a warehouse or light industrial ground floor use. The second floor is supported by 20" deep I-beams and solid laminated floors, partially to carry the three storeys of 4" hollow clay tile light court enclosure walls. The upper floors and roof are supported by heavy timber beams, either pocketed into brick party walls, or by stacked heavy timber posts (at the lightwell).

The original ground floor space was served by a series of 8 skylights at the base of the light court, which also incorporated a central vent. The original skylight over the residential entry stair in intact and provides daylight along the stair. The original light violet-hued prism block residential entry apron has survived with minimal damage, although the original commercial unit entry prism glass apron has been removed.

Surviving interior features include the original wood stair balustrade, the original corridor storage closets, including the doors, hardware and casing, original wood baseboard, casing, and corridor transom lights, and the transom lights over doors. One original claw-foot tub has survived in the 3rd floor bathroom. The original cast iron steam radiators have also survived and are still in use.

The building is a good example of the new mixed-use rooming house building constructed to the City of Vancouver's 1910 Lodging House Bylaw, which stipulated requirements for all residential rooms and bathrooms/toilet rooms to have access to daylight and ventilation, for metal window construction in internal light courts with spatial exposure to adjacent buildings, and for the provision of exterior fire escapes to allow a second means of emergency exit for all floors. The bylaw also required sinks in each lodging room, and these still exist as well.

The Cordova Residence (Alvin Rooms) was built in 1912 to the designs of Hugh Braunton, as a speculative development for W.G. Harvey, shortly before he partnered with John Grant Liebert in early 1912. Braunton had been active in Vancouver since 1905 but his partnership appeared to be particularly productive with a number of surviving buildings from that partnership surviving, including the Astoria Hotel (1912), The City Mission (1912), The Irwinton Apartments (1912-13), the Standard Furniture Company Building (1913), the Allen Building (1914) and most notably the Ashnola Apartments on Main Street (1912-13).

The building is very similar to the neighbouring building at 46-48 E Cordova, designed by Braunton in the same year. The buildings, generally, are designed with mirror-image plans, which allow them to share the same internal side light court, effectively doubling its size.

1.2 Gastown Historic District National Historic Site of Canada Context

The Gastown Historic District National Historic Site of Canada covers much of the Vancouver's early commercial townsite on the south side of Burrard Inlet. It is comprised of a fairly contiguous collection, 141 to be precise, of historic commercial and residential brick and stone buildings. The Cordova Residence (Alvin Rooms) at 54 E Cordova Street, is in the heart of the original 1971 Gastown Historic District boundaries, and is part of a largely surviving original street wall of original heritage buildings. The building is typical of Gastown's mixed use commercial blocks with glazed storefronts facilitating early retail, commercial, and warehouse uses, while the upper stories provided rooms for rent to the largely male industrial work force.

1.3 Summary of Heritage Value

As articulated in the Statement of Value (SOV) for this building, which is a component of the nominaltion documents for the Gastown Historic District National Historic Site of Canada, "The Cordova Hotel contributes to the Heritage Value of the Gastown NHSC as follows:

- Built in 1912-1913, it contributes to the intact urban area of the business and commercial

buildings dating, for the most part, from 1886 to 1914;

- As an example of the emerging Chicago style, it helps to illustrate the architectural styles of the late 19th and early 20th centuries, creating, together with the older buildings in the district, a rare, harmonious group of buildings in terms of materials, scale, and architectural detailing;
- It is part of an early legally protected historic district, illustrating the activist heritage movement that emerged in Canada's urban centres in the years around 1970, and the creation of local organizations intent on protecting the historic fabric of cities and reorienting urban redevelopment;
- Designed by architect Hugh Braunton and built in 1912 as a mixed-use rooming house with street level commercial frontage, the building was identical in design to the adjacent building at 48-46 E Cordova, and also designed by Hugh Braunton. The building has also been officially recognized by the City of Vancouver."

1.4 Character-Defining Elements

As articulated in the SOV for this building, the building's Character-Defining Elements include:

- Its siting, close to property lines, with no setbacks;
- Its rectangular massing and flat roof;
- Its consistent scale and design with the neighbouring properties;
- Articulation of its façade, detailed with white, glazed brick pilasters defining two three storey bays of tripartite sash windows above a commercial store front;
- Surviving evidence of its original ground floor entry and commercial store front;
- Extensive use of metal on the façade, including pilaster capitals, cast iron storefront pilasters and capitals, lower sheet metal cornice and elaborate upper cornice;
- Evidence of advances in functional design, including the use of fire escapes, provision of natural light, central heating, and bathrooms;

2.0 POLICY FRAMEWORK

2.1 Heritage Designation

The building is municipally designated, under City of Vancouver By-law 4837, 12.17.1974.

2.2 Zoning and Design Guidelines

This building lies within the City of Vancouver's HA-2 Historic Area District (Gastown) zone. The District Schedule is intended to recognize the area's special heritage status and turn of the century historic and architectural character. The Gastown HA-2 Design Guidelines are part of the HA-2 District Schedule and are meant to encourage retention of historic fabric and ensure development in the historic district is compatible with and supportive of this zone's historic character. The guidelines are quite thorough and address aspects of new development and rehabilitation/restoration of heritage buildings, as well as their constituent components. All exterior work, and in some cases, heritage interiors, must comply with the Gastown HA-2 Design Guidelines.

2.3 Regulatory and Approval Process

In terms of this proposed SRO Hotel rehabilitation, the Conservation Plan will be reviewed by City of Vancouver planning staff to ensure general compliance with the Gastown HA-2 Design Guidelines. Comments, requested revisions, and further documentation will be implemented follow City Review. Once acceptable, this Conservation Plan will be considered the prescriptive heritage conservation requirements and be implemented by the P3 Team with no further substantive amendments.

3. CONSERVATION ASSESSMENT

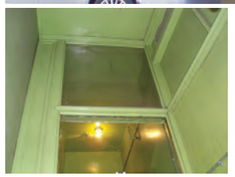
3.1 Condition Assessment

Condition Assessment Cordova Residence (Alvin Rooms)		
Element	**Description/Condition**	**Image Reference**
Form, Scale and Massing	No significant alterations or additions have affected the building's form, scale and massing and these aspects of the building are essentially original.	

Condition Assessment Cordova Residence (Alvin Rooms)		
Element	**Description/Condition**	**Image Reference**
Front Facade Masonry	The original glazed brick veneer masonry is in good condition, with some selective repointing required at areas of high water run-off. The dressed sandstone lintels and sills are in generally good condition, with some minor patch repair required at a couple of sill locations.	

Attachment 1 to Appendix 3B Cordova Residence Specifications (SRO Renewal Initiative) - EXECUTION COPY

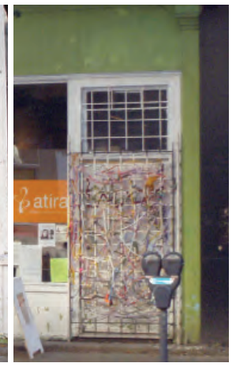
Condition Assessment Cordova Residence (Alvin Rooms)		
Element	**Description/Condition**	**Image Reference**
Sheet Metal	The sheet metal capitals on the cast iron pilasters are deteriorated and need of selective replacement. The fasica molding of the lower cornice is deteriorated in areas and in need of section replacement. The upper cornice brackets on each end of the cornice were originally elaborate foliated brackets and top scrolls. These have been replaced by poor, un-adorned contemporary facsimiles. The original ornate pressed zinc bases to the scrolls have survived. The soffit and soffit face have been replaced with poor contemporary flat runs of cover sheet metal. The rear façade sheet metal cornice is deteriorated in sections and requires sectional replacement.	

Condition Assessment Cordova Residence (Alvin Rooms)		
Element	**Description/Condition**	**Image Reference**
Storefront	The storefront is comprised of a significant amount of original fabric, including the original cast iron pilasters at the edges, the original clearstory window framing, including the molded wood trim elements at the top and base clearstory and most of the original prism glass. Most of the original glazing wrapping the residential entry still exists as well as the molded wood panel work in the entry, subway tile facing and bullnose cap on the east side of the entry, and the original entry alcove plaster soffit. The storefront base is a replacement of the original to support the later aluminum window system.	 
Alcove Prism Block Sidewalk Lights	The original prism block sidewalk lights exist at the residential entry, almost entirely intact. The bays of the lights at the original central alcove retail entry exist under cover and are visible at the basement ceiling, although there is approximately 50% loss of the individual lights. There is an additional bay of sidewalk lights at a west-side bay, that were apparently located behind the storefront windows, indoors.	

Condition Assessment Cordova Residence (Alvin Rooms)		
Element	**Description/Condition**	**Image Reference**
Upper Front Façade Windows	The original wood tripartite windows, consisting of a fixed center light, flanking casement lights, and twin fixed transoms exist in good condition. The original glazing also exists. Original brick moldings, mullion caps and transom sill all exist and in good condition. The original casement hardware is missing. Security bars have been fixed across the lower sash of the first floor windows.	
Light Court Windows	The original light court windows consisting of pressed metal window frames with integral casings and double hung sash exist, but the frames and sash are quite deteriorated. The light well windows range from 10" to 4'-0" from the property line and are required to be non-combustible. The deep narrow light well serving the rear bathrooms and toilet rooms are also pressed sheet metal, and are also showing corrosion.	

Condition Assessment Cordova Residence (Alvin Rooms)		
Element	**Description/Condition**	**Image Reference**
Rear Windows	The original rear twinned wood double hung windows exist, but are in a state of advanced decay. Most sash joints are deteriorated and most of the sills have rotted away.	

Condition Assessment Cordova Residence (Alvin Rooms)		
Element	**Description/Condition**	**Image Reference**
Rear Facade Masonry	The rendering on the original brick masonry has spalled and cracked in a number of isolated areas.	

Condition Assessment Cordova Residence (Alvin Rooms)		
Element	**Description/Condition**	**Image Reference**
Roof Surface	The roof surface sits on a light wood frame and roof board construction, built to slope to scupper drains at the light court. The current roof surface has reached the end of its service life, as have the parapet cap flashing and scupper drains. The same conditions apply to the light court roofs.	
Entry Doors	The original residential entry door and commercial entry door have been replaced by poor contemporary wood slab and aluminum (respectively) doors.	

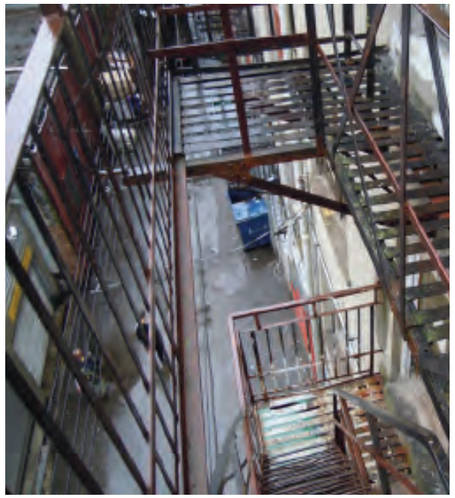
Condition Assessment Cordova Residence (Alvin Rooms)		
Element	**Description/Condition**	**Image Reference**
Rear Storefront	Elements of the rear storefront have survived, including some original wood windows at the basement stair alcove and original glass prism block sidewalk lights at the ground floor entry.	

Condition Assessment Cordova Residence (Alvin Rooms)		
Element	**Description/Condition**	**Image Reference**
Structure	The original concrete foundation wall, timber beams, steel I-beams, timber upper storey beams/posts and the wood laminated floor have all survived.	

Condition Assessment Cordova Residence (Alvin Rooms)		
Element	**Description/Condition**	**Image Reference**
Interior Features	A fair amount of original interior detailing has survived, such as the original wood stair balustrade, corridor transom windows and trim, door and window casings, baseboard and the original corridor storage closets (doors, hardware, casing) on each floor.	

Condition Assessment Cordova Residence (Alvin Rooms)		
Element	**Description/Condition**	**Image Reference**
Skylights	The original skylight over the residential entry stair has survived and is in fair condition. The original skylights in the light court which originally illuminated the ground floor retail have been removed, but the original structural framing for these skylights is still in place.	

Condition Assessment
Cordova Residence (Alvin Rooms)

Element	Description/Condition	Image Reference
Rear Fire Escape	The rear fire escape is in poor condition and requires a significant upgrade for structural strength, safe treads, safe landing structure, safe guardrails and secure anchorage to the wall, all in a manner that preserves the heritage character of the fire escape.	
East Facade	The east facade render covering the brick wall is in fairly good condition with minor patch repair required. There is a hand painted 'Army & Navy' sign on the north end that will be preserved.	

Condition Assessment
Cordova Residence (Alvin Rooms)

Element	Description/Condition	Image Reference
Manually Operated Freight Elevator	A unique and rare wood frame, manually operated hemp rope sheave freight elevator serving the main to basement has survived intact and is a valuable heritage feature to be preserved intact in it's current condition. All wood framing, detailing and mechanics should be carefully documented and a code equivalency for its retention secured and any mitigating actions implemented.	

Condition Assessment Cordova Residence (Alvin Rooms)		
Element	**Description/Condition**	**Image Reference**
Original Line Shafts	Original line shafting, including shaft and brackets, babbit bearings and housings, and belt sheaves, have survived intact in their original locations and should be documented and preserved in place.	
Communicating Fire Door	An original flat metal clad rolling fire door connecting this building basement with the neighbouring unit's basement through a similar fire door still exists and is a unique feature.	

3.2 Proposed Conservation Strategies

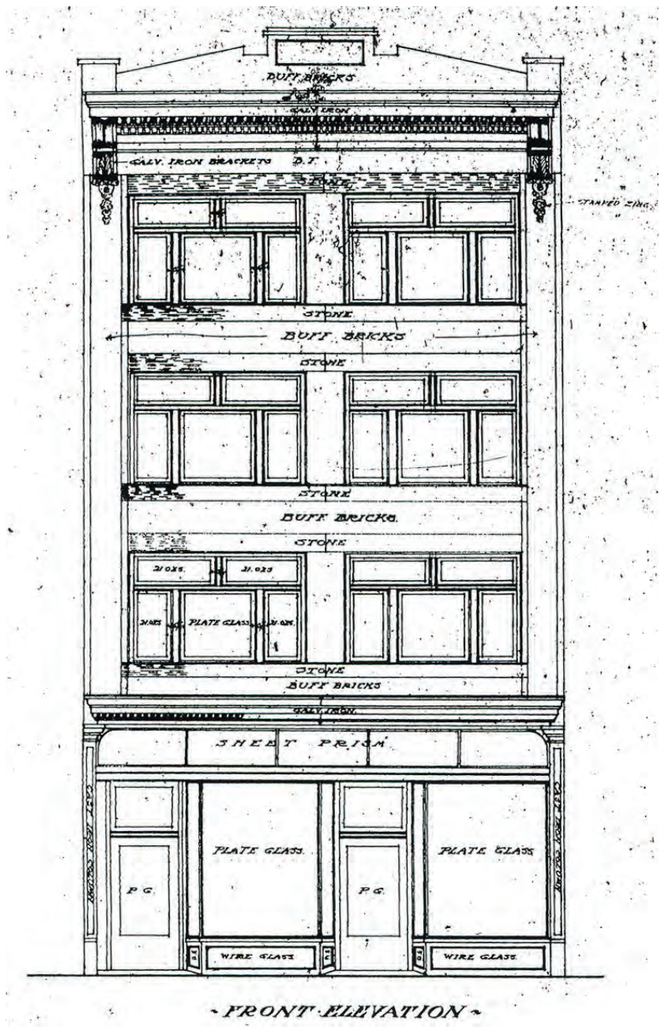
The Parks Canada Standards & Guidelines for the Conservation of Historic Places in Canada (2010) has been adopted by the City of Vancouver, the Government of B.C. and most Federal agencies, for the assessment of the treatment of historic places. Under the Standards and Guidelines, the conservation strategies proposed for the proposed façade restoration of 54 Cordova, Vancouver, the *Cordova Residence* may include aspects of preservation, restoration and rehabilitation, as defined below:

Preservation
The action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place or of an individual component, while protecting its heritage value.

Restoration
The action or process of accurately revealing, recovering, or representing the state of a historic place, or of an individual component, as it appeared in a particular period in its history, while protecting its heritage value.

Rehabilitation
The action or process of making possible a continuing or compatible contemporary use of an historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

In reality, all three of these conservation approaches will come into play in the proposed façade restoration of the Cordova Residence (Alvin Rooms). While no change of use is being considered, storefront rehabilitation and front façade window preservation with a weatherstripping upgrade, allowing for continued commercial use and higher performance residential windows are proposed, all in keeping with the building's heritage character and intended to maintain the enhance the building's heritage value. Deteriorated and missing sheet metal elements will be restored. Brick masonry will be preserved, alcove prism block sidewalk lights will be restored and original wood entry doors will be restored.



(*CORDOVA RESIDENCE, ORIGINAL DRAWING BY H. BRAUNTON, 1912)*

3.2.1 Form, Scale and Massing

There are no changes in use or occupancy contemplated and there are no additions being considered. Thus, the building's form, scale and massing will be preserved.

3.2.2 Masonry

The existing glazed brick masonry will be preserved through selective repointing and cleaning. The dressed sandstone lintels and sills will be preserved through cleaning. Isolated deterioration pockets on the horizontal surfaces of sills will be patched with a colour matched masonry restoration mortar.

The rear façade rendering will be scaled back to solid substrate where spalling or cracking has occurred, and patched with a cementious rendering which matches the current rendering in texture and colour. The existing rendering will be cleaned, prepared and re-painted with a masonry paint.

3.2.3 Sheet Metal

The missing and deteriorated sections of the sheet metal cast iron column capitals and lower cornice fascia will be sectional replaced with new galvanized sheet iron to the exact profile. The lower cornice cap will be replaced and a new regletted cap flashing installed to protect the up-turn at the wall.

The upper cornice end brackets, molded soffit, and molded soffit face will be replaced, as per restoration elevation and detail drawings.

The rear elevation sheet metal cornice is corroded and is to be replaced in the exact same profile as the existing cornice.

3.2.4 Storefront

The wood frame original clearstory with surviving prism sheet glazing is to be preserved and restored where original glazing is broken or missing. Original glazing does exist in some clearstorey sash, and can serve as a model for exact replacement. Any full lights are to remain in place, reglazed with linseed oil glazing compound, as needed.

The residential alcove clearstory is to be retained, prepared and painted the original colours, as per the colour scheme. Missing clearstory lights, including the upper tier of shallow lights, are to be reglazed with clear ¼" tempered glass.

The existing glazed subway tile and bullnose cap are to retained and preserved by cleaning and sealing the grout.

A new wood frame base and lower window frame system, with fixed sash, to the original alcove plan and glazed in ½" tempered laminated glazing is to be constructed as per restoration drawings and details.

3.2.5 Upper Front Façade Windows

The original wood tripartite, 5 sash windows will be retained and preserved through preparation and painting to the original colour, installation of new casement stays to limit opening width and the installation of two lines of neoprene bulb weather stripping on the casement sash.

3.2.6 Light Court Windows

The existing pressed sheet metal, single glazed double hung windows have reached the end of their service life. New metal or metal clad windows approximating the original configuration of 1 over 1 in a 50/50 lower sash to top sash proportion, but in a awning or fixed operation, will be installed in the original prepared rough opening.

(CORDOVA RESIDENCE, ORIGINAL DRAWING, H. BRAUNTON, 1912)

3.2.7 Rear Windows

New double glazed aluminum or metal clad windows approximating the original double hung configuration of one over one in an approximate 50/50 lower sash to upper sash proportion, and in an awning over fixed operation, will be installed in the original refurbished wood frames. Allow for new wood sills to match the originals, which are deteriorated. Install new scarf-jointed jamb bottom patches and brick mold patches, as required.

3.2.8 Rear Façade Rendering

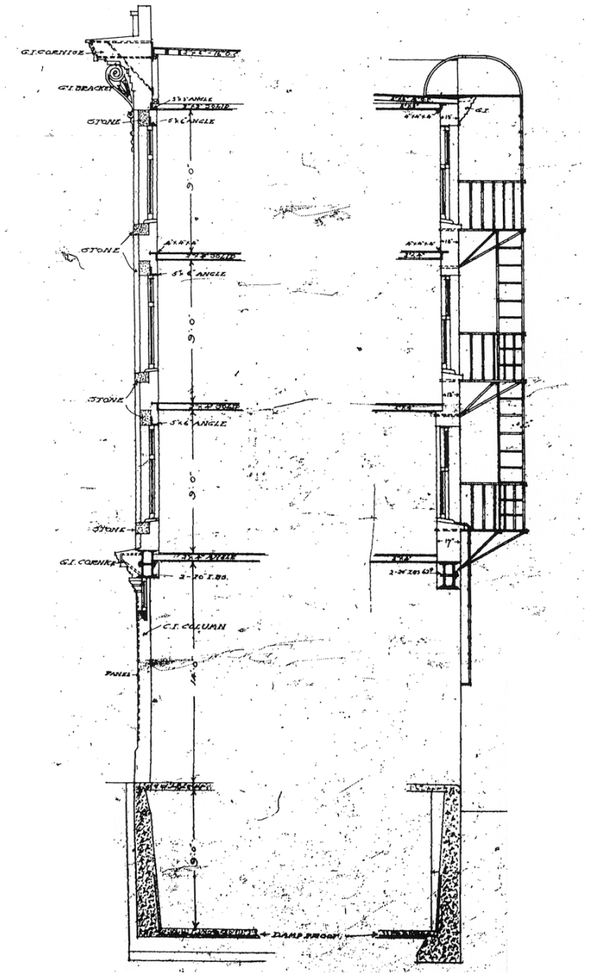
Loose, bulging, or cracked rendering on the rear façade brick will be scaled off to brick and patched with a cementious rendering matching the existing in texture, and all of the rendering will be prepared and painted with a masonry paint.

3.2.9 Roof Surface

The existing roof surface has reached the end of its service life and will be replaced with a new two ply SBS membrane roof on substrate board on the original wood roof deck. New enamelled galvanized parapet cap flashings, to the original sheet metal colour, and scupper drains will be installed.

3.2.10 Entry Doors

The wood 2-1/4" stainable fir frame and panel ¾" light entry doors will be fabricated and installed as per the restoration drawings, at the residential entry and the commercial entry. The doors will be glazed in ½" tempered, laminated glazing.



(ORIGINAL LONGITUDINAL SECTION DRAWING, H. BRAUNTON, 1912)

3.2.11 Prism Block Entry Sidewalk Lights

The original entry prism block sidewalk lights will be restored at the residential entry and the commercial entry. The doors will be glazed in ½" tempered, laminated glazing.

3.2.12 Structure

The heavy timber beams will be left exposed in the basement, as will the manual elevator exposed framing. All existing brick masonry, timber framing, steel I-beams and laminated floor structure will remain in place.

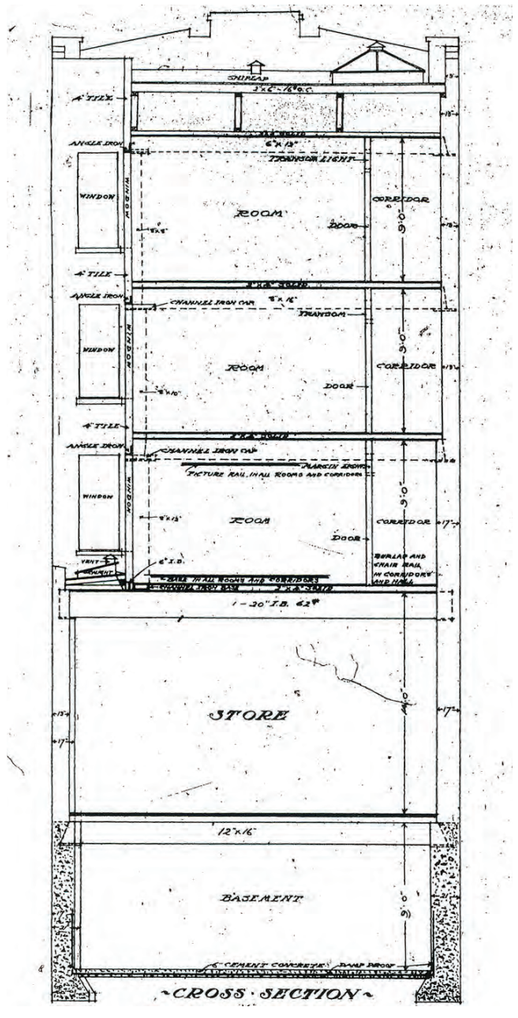
Refer to Appendices 3A-3M - Structural Attachements for any structural upgrade requirements.

3.2.13 Open Stair

The original stair and wood balustrade will be retained. Pipe rail extensions to provide code compliant balustrade heights will be installed to improve the life safety aspect of these original stairs.

3.2.14 Interior Features

Corridor Clerestory frame/trim, door transom frame, corridor storage closet/trim/doors/hardware will be retained. Original glazed areas of clerestory/door transoms may be covered with non-glazing material to conform to fire protection requirements. Project Co will seek alternate solutions acceptable to the City of Vancouver. Depending on the extent of interior rehabilitation, door and window casings and baseboards in corridors and rooms may also be retained.



Cross Section by Hugh Braunton, 1912

cordova residence
CONSERVATION PLAN

54 EAST CORDOVA STREET, VANCOUVER, BC

3.2.15 Skylights

The existing skylights over the stairs will be replaced. The eight skylights that were originally at the ground floor ceiling along the light court will also be replaced. The glazed portions of skylights are to be replaced in new skylights consisting of aluminum frames and tempered laminated glazing, while the existing louvered bases of the ventilator-type skylights are to be refurbished, through preparation, painting and replacement in kind of any deteriorated elements. Engineered shop drawings are to be provided for all new construction. In addition, the eight skylights that were originally at the ground floor ceiling along the light court will be re-insulated on new wood frame and membrane curbs and glazed with impact-resistant glazing.

3.2.16 Heritage Freight Elevator

The original and surviving wood frame manually operated freight elevator serving the ground floor and basement will be preserved and a code equivalency and mitigating measures put in place to allow its retention as is.

3.2.17 Basement Line Shaft

The surviving basement line shaft will be preserved in place.

3.2.18 Basement Fire Door to Neighbouring Building

The surviving flat seam rolling fire door communicating with a similar fire door in the neighbouring building basement is a very interesting surviving feature and will be preserved in place.

3.2.19 Rear Fire Escape

The rear fire escape will be reconstructed in its current general configuration for structural strength, safe treads, safe landing structure, safe guardrails and secure anchorage to the wall, all in a manner that preserves the heritage character of the fire escape.

3.2.20 East Facade

The east facade render will be patch repaired and the hand painted Army & Navy sign preserved through gentle cleaning.

4. CONSERVATION STANDARD ASSESSMENT

The following are the Standards that define the principles of good conservation practice, and an assessment of how they relate to the proposed interventions for the Cordova Residence (Alvin Rooms).

CONSERVATION STANDARD		CONSERVATION STRATEGY
General Standards for all Projects		
1	Conserve the heritage value of a historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.	*The building is remaining in place and will be sensitively restored, rehabilitated and preserved in a manner that maintains and enhances its heritage character.*
2	Conserve changes to a historic place, which over time, have become character-defining elements in their own right.	*The low quality aluminum storefront alterations detract from the building's heritage character, and can not be considered character-defining elements.*
3	Conserve heritage value by adopting an approach calling for minimal intervention.	*The proposed interventions will restore the building to its original appearance or allow sensitive rehabilitation in keeping with the building's heritage value.*

CONSERVATION STANDARD		CONSERVATION STRATEGY
4	Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historic development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.	*Proposed interventions will comply with this standard, but also allow respectful rehabilitation to meet modern standards, if deemed necessary.*
5	Find a use for a historic place that requires minimal or no change to its character-defining elements.	*The proposed continued mixed use of residential and commercial will allow minimal change to the building's character-defining elements.*
6	Protect, and if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.	*The building is generally secure at this time.*
7	Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.	*This report identifies deficiencies and proposed interventions which retain or restore character-defining elements, or allow respectful rehabilitation to allow continuing use.*
8	Maintain character-defining elements on an on-going basis. Repair character-defining elements by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.	*A maintenance plan in compliance with the Standards will be implemented.*
9	Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.	*This conservation plan will provide guidance on future interventions to ensure maintenance of the building's heritage character-defining elements. Implementation measures will allow for the oversight of an independent heritage consultant.*

CONSERVATION STANDARD		CONSERVATION STRATEGY
Additional Standards Relating to Rehabilitation		
10	Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials, and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.	*Good surviving sheet metal work will allow accurate restoration of missing or deteriorated elements. Original architect's drawings, standard period detailing, and 'ghosts' of removed elements will allow restoration of the removed upper cornice brackets and soffit elements and storefront rehabilitation to the original configuration. Surviving alcove sidewalk lights are also an aid in confirming the original storefront configuration.*
11	Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.	*The proposed interventions do not include any additions. Rehabilitation which deviates from the original will be discernible as new construction, but be compatible with the heritage character.*
12	Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.	*The original storefront clearestory and residential entry alcove with finishes have survived and will be preserved. The contemporary storefront will be replace below the original clearstory in new wood storefront that is in character with the façade and typical of this period.*
Additional Standards Relating to Restoration		
13	Repair rather than replace character-defining elements from the restoration period. Where character defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials, and detailing of sound versions of the same elements.	*The proposed intervention approach will comply with this Standard.*

CONSERVATION STANDARD		CONSERVATION STRATEGY
14	Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.	*Good surviving sheet metal work will allow accurate restoration of missing or deteriorated elements. Excellent historic photography and 'ghosts' of removed elements will allow window rehabilitation to the original configuration.*

5. CONSERVATION GUIDELINE ASSESSMENT

The Cordova Residence (Alvin Rooms) rehabilitation falls under categories in the Guidelines: Building and Materials.

5.1 BUILDINGS

Generally, the proposed interventions will meet the intent of this Section of the Guidelines. Particular attention will be paid to the following points:

- As outlined in this conservation plan, understand the building's heritage value, respect the building's original designer's intent, document and assess the building's condition and upgrade/stabilization requirements at the planning stage,
- Working with code specialists to determine the most appropriate fire, life safety and security requirements with least impact on the building's character-defining elements,
- Working with sustainability and conservation specialists to determine the most appropriate solution to sustainability requirements and energy-efficient objectives, with the least impact on character-defining elements,
- Reinstating the building's exterior form from the restoration period, based on documentary and physical evidence,
- Recreating missing elements that existed during the restoration period, based on documentary and physical evidence.

5.2 MATERIALS

Generally, the proposed interventions will meet the intent of this Section of the Guidelines. Particular attention should be paid to the following points:

- As laid out in the conservation plan, understand the materials that comprise the historic place and how they contribute to the historic place,
- Document all interventions and exposed material condition,
- Determine the necessity for additional testing or investigation to fully understand any failure mechanisms at play,
- Design interventions to be minimally invasive, retaining as much original fabric in good condition as possible, and striving to replace any materials in kind, and based on original material as a model, or other documentation.

6. CONSERVATION INTERVENTION SUMMARY

The following is a summary of the conservation interventions planned for the *Cordova Residence*:

6.1 **Masonry** – Selective repointing with a lime-based mortar to match the original mortar joints in colour and rake profile and selective isolated patching of the deteriorated horizontal face sandstone sills with a colour matched restoration patching mortar will be undertaken.

6.2 **Sheet Metal** – Restoration of the lower sheet metal cornice and cast iron column capitals and the restoration of the upper sheet metal cornice, including the original ornate end brackets, soffit and soffit fascia, as well upgrading the cornice structure and anchorage to minimize debris fall during a seismic event, will be undertaken.

6.3 **Storefront Window Restoration** – Storefront restoration will include removal of the existing aluminum lower storefront and replacement with a wood storefront of period character, including the re-instatement of the original deep commercial unit alcove and restoration of the original wood frame clearstory. The residential entry alcove will be preserved, the unique prism block sidewalk lights will be restored in both alcoves and new wood frame and panel entry doors provided.

6.4 **Front Façade Upper Windows** - The existing and original wood tripartite windows will be preserved and the operable casements will be upgraded with two lines of regletted neoprene weatherstripping and new casement stays and knife-plate closers installed.

6.5 **Light Court Windows** – New metal or metal clad windows approximating the original configuration of 1 over 1 in a 50/50 lower sash to top sash proportion, but in a awning or fixed operation, will be installed in the original prepared rough opening.

6.6 **Rear Façade Windows** – New double glazed aluminum or metal clad windows approximating the original double hung configuration of one over one in an approximate 50/50 lower sash to upper sash proportion, and in an awning over fixed operation, will be installed in the original refurbished wood frames.

6.7 **Rear Façade Features** – The existing cementitious rendering will be repaired, the existing sidewalk lights at the commercial unit landing preserved and surviving original wood windows at the basement stair alcove back wall preserved. The existing wrought iron fire escape will be reconstructed in a manner that improves its safety and anchorage, but maintains its current configuration and heritage character.

6.8 **Skylights/Light Court** – The existing skylight over the stair will be replaced, 8 original skylights in the light court at the commercial unit ceiling will be re-instated, the narrow light well alcove opening onto the light court retained and the light court cementious stucco will be patch-repaired with a cementionus patching mortar, and repainted in a masonry paint.

6.9 **Interior Features** – The original interior wood stair has survived and will be retained, upgraded to remedy deflection and slope issues and will be fit with a pipe rail riser to address a short fall in guard rail height. The corridor clearstory and related wood trim will be retained, any existing glazing preserved, and new cement-board covers set in the lights to address fire separation issues. The original corridor storage closets, including wood doors, trim and hardware will be preserved on all three floors. Other wood trim, including door and window casing, and baseboards will be preserved wherever possible, depending on the internal and structural upgrade requirements.

6.10 **Mechanical Artifacts** – The original and unique wood manually-operated freight elevator serving the main floor and basement will be preserved and be the subject of a code equivalency to ensure its retention in the current configuration. The existing and original line shafting at the basement ceiling will be preserved in place. The flat seam metal rolling fire door separating the basement of this building with the neighbouring building will be preserved.

6.11 **Structural Stabilization -** Refer to Appendices 3A-3M - Structural Attachements for any structural upgrade requirements.

6.12 **East Facade -** The existing cementitious rendering will be patch repaired and the hand painted Army & Navy sign preserved through gentle cleaning.

7.0 MAINTENANCE PLAN

MAINTENANCE PLAN		
Activity	Description	Frequency
Masonry Cleaning	Pre-soak masonry and scrub with non-ionic detergents, low pressure wash rinse	Every 5 years
Repointing	Rake-out mortar joints and repoint with a lime mortar	Every 20 years
Wood Storefront	Prepare and paint wood windows, brick molding, sash, storefront base and frame elements, storefront soffit	Every 5 – 8 years, depending on exposure and condition
Metal Clad Windows	Rout-out existing rough opening caulking and re-caulk widow rough openings	Every 5 – 6 years
Sheet Metal Elements	Prepare and paint sheet metal when wood elements are re-painted. Remove old caulking in regletted joints and install new caulking.	Every 5 – 8 years, depending on exposure and condition

8. BIBLIOGRAPHY

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Parks Canada, Statement of Value, CORDOVA HOTEL: 54 E Cordova St., Vancouver

APPENDIX A2 - REHABILITATION DRAWINGS

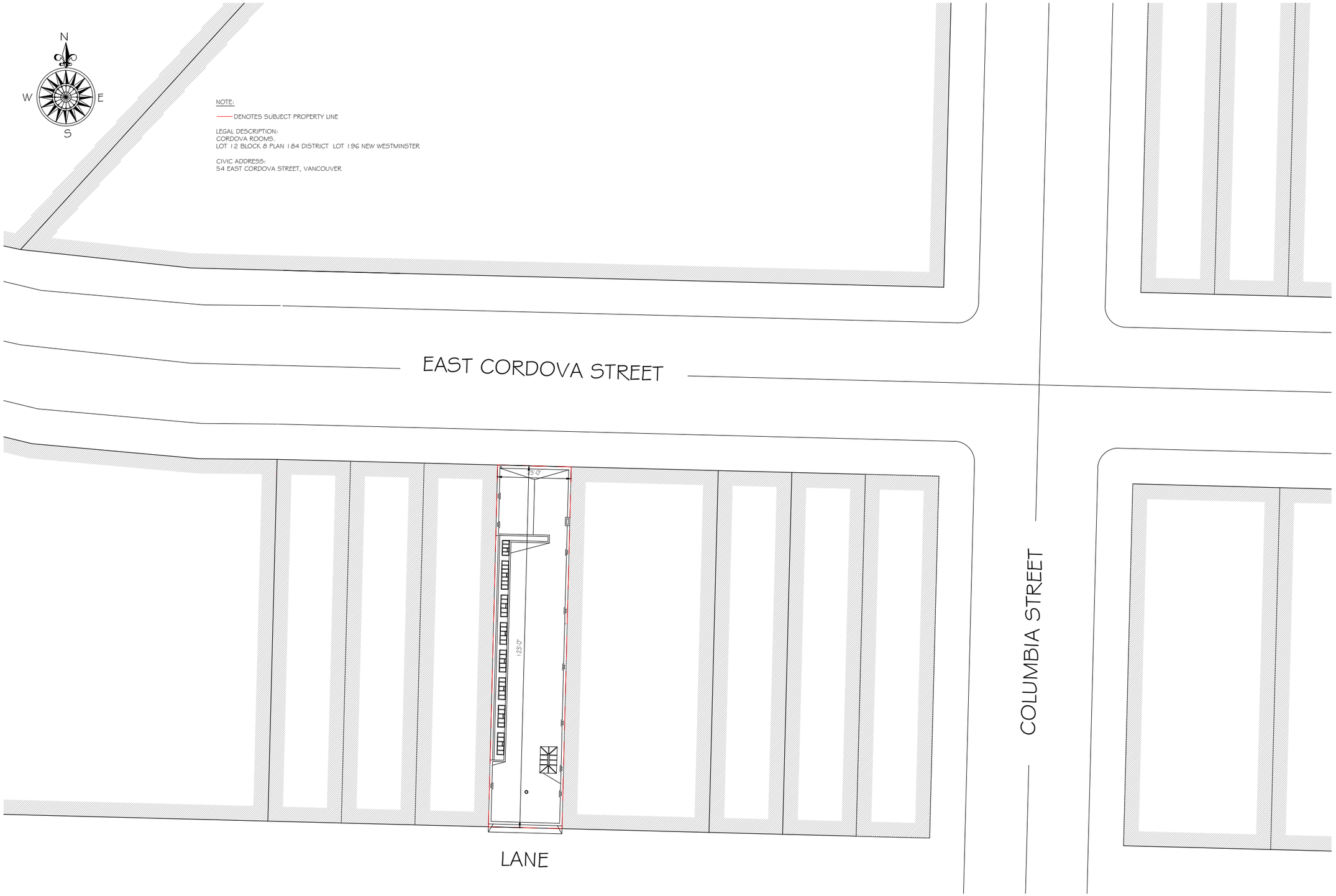
A-EX-100 - EXISTING SITE PLAN
A-EX-101 - EXISTING BASEMENT & GROUND FLR PLAN
A-EX-102 - EXISTING 2ND & 3RD FLOOR PLAN
A-EX-103 - EXISTING 4TH FLOOR & ROOF PLAN
A-EX-201 - EXISTING NORTH ELEVATION
A-EX-202 - EXISTING SOUTH ELEVATION
A-EX-203 - EXISTING EAST ELEVATION
A-EX-301 - EXISTING BUILDING SECTION
A-EX-302 - EXISTING FACADE SECTIONS
A-EX-401 - EXISTING STOREFRONT DETAILS
A-EX-402 - EXISTING REAR STOREFRONT DETAILS
A-EX-403 - EXISTING REAR WINDOW DETAILS
A-EX-404 - EXISTING DETAILS
A-EX-405 - EXISTING UPPER CORNICE DETAILS
A-EX-406 - EXISTING UPPER CORNICE SECTION
A-PR-201 - PROPOSED NORTH ELEVATION
A-PR-202 - PROPOSED SOUTH ELEVATION
A-PR-203 - PROPOSED EAST ELEVATION
A-PR-204 - EXIST. & PROP. LIGHT COURT ELEVATIONS
A-PR-301 - PROPOSED FACADE SECTION
A-PR-401 - PROPOSED STOREFRONT DETAILS
A-PR-402 - PROPOSED REAR STOREFRONT DETAILS
A-PR-403 - EXIST. & PROP. FRONT WINDOW DETAILS
A-PR-404 - EXIST. & PROP. LOWER CORNICE DETAILS
A-PR-405 - PROPOSED UPPER CORNICE DETAILS
A-PR-406 - PROP. UPPER CORNICE SECTION AT BRACKET
A-PR-407 - PROP. UPPER CORNICE SEC. BETW. BRACKET
A-PR-407 - PROP. UPPER CORNICE BRACKET DETAILS
A-PR-501 - WINDOW CATALOGUE

CORDOVA RESIDENCE

54 EAST CORDOVA STREET, VANCOUVER, BC

McGinn Engineering & Preservation Ltd./
BARRY MCGINN ARCHITECT

BC Housing's
"SRO Renewal Initiative"



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Web: www.mcginn-engineering.com

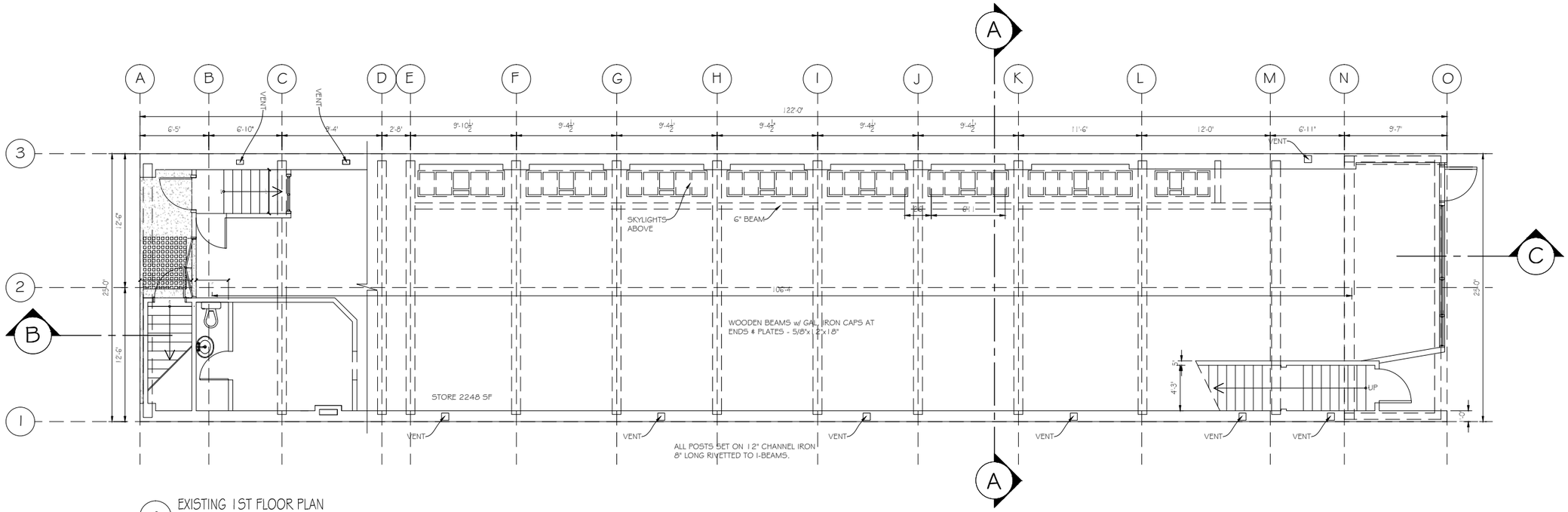
REV	DESCRIPTION	DATE

PROJECT:
SRO Renewal Initiative
CORDOVA ROOMS
54 EAST CORDOVA ST, VANCOUVER, BC

TITLE:
Existing Site Plan

DRAWN BY: ST
DATE: 2011.09.19
SCALE: 1/16" = 1'-0"

DWG#:
A-EX-100



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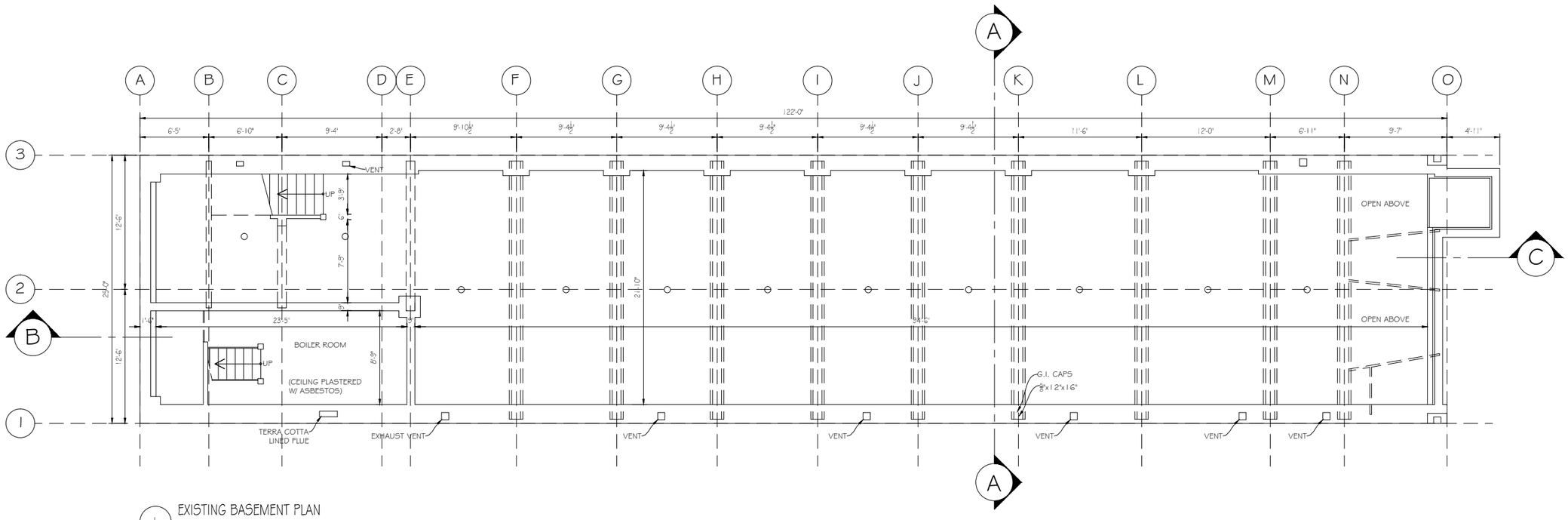

1 EXISTING BASEMENT PLAN

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REV | DESCRIPTION | DATE

PROJECT:
SRO Renewal Initiative
CORDOVA ROOMS
54 EAST CORDOVA ST, VANCOUVER, BC

TITLE:
Existing Basement & Ground Floor Plan

DRAWN BY: ST
DATE: 2011.09.19
SCALE: 1/4" = 1'-0"

DWG#:
A-EX-101

Attachment 1 to Appendix 3B Cordova Residence Specifications (SRO Renewal Initiative) - EXECUTION COPY

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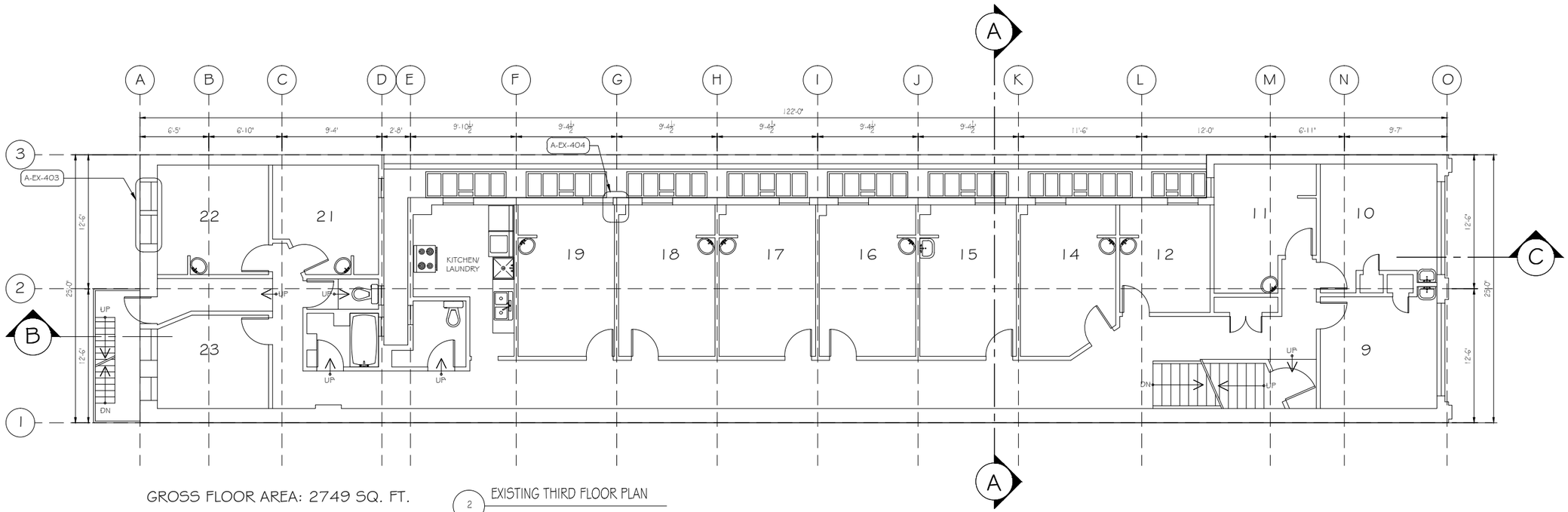

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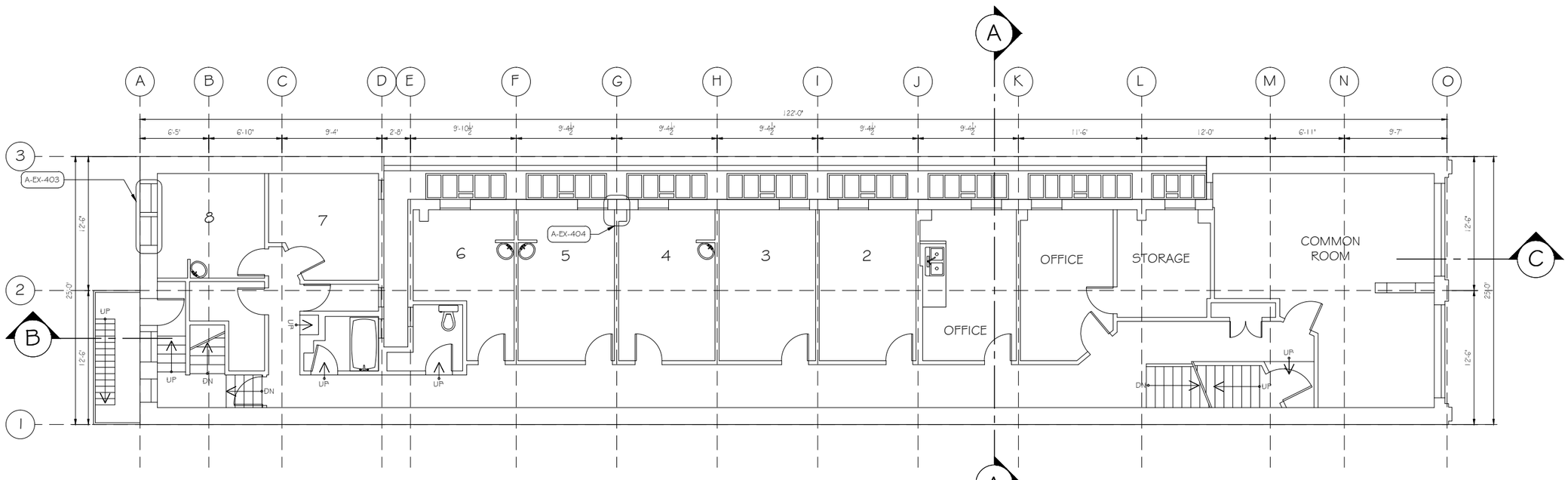

GROSS FLOOR AREA: 2749 SQ. FT.

1 EXISTING SECOND FLOOR PLAN

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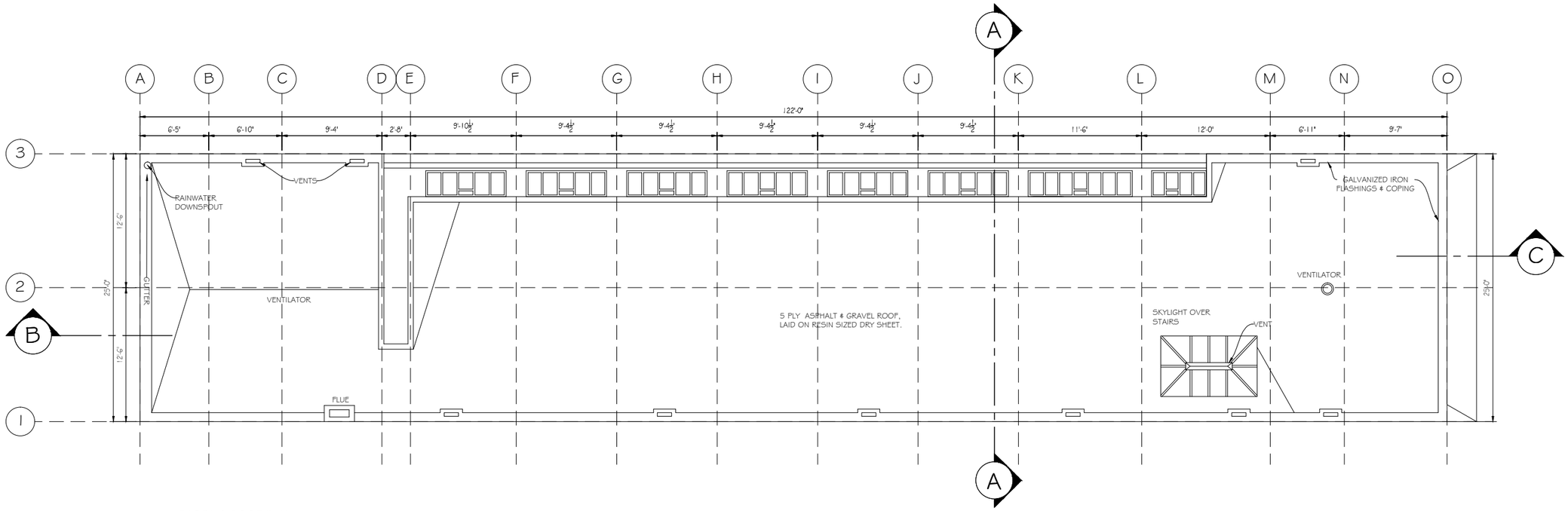
REV	DESCRIPTION	DATE

PROJECT:
SRO Renewal Initiative
CORDOVA ROOMS
54 EAST CORDOVA ST, VANCOUVER, BC

TITLE:
Existing Second Floor & Third Floor Plan

DRAWN BY: ST
DATE: 2011.09.19
SCALE: 1/4" = 1'-0"

DWG#:
A-EX-102



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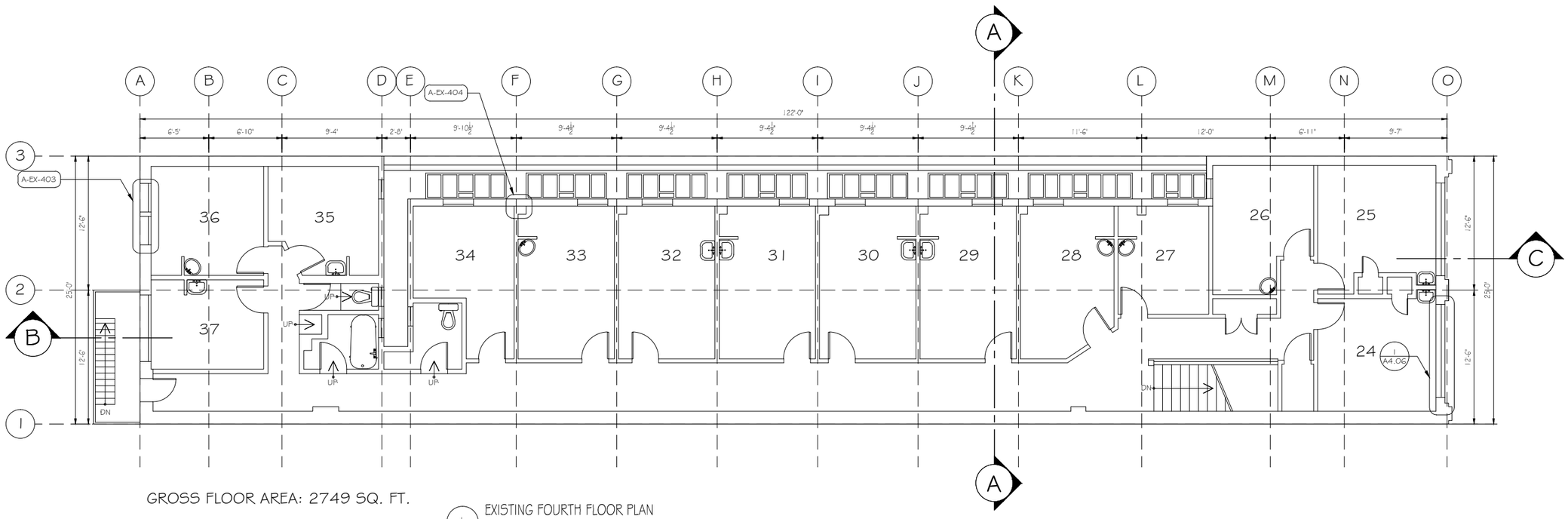

GROSS FLOOR AREA: 2749 SQ. FT.

1 EXISTING FOURTH FLOOR PLAN

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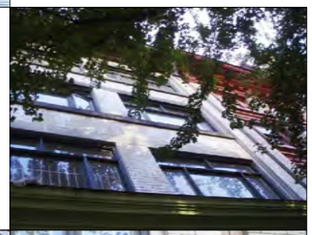
REV DESCRIPTION DATE

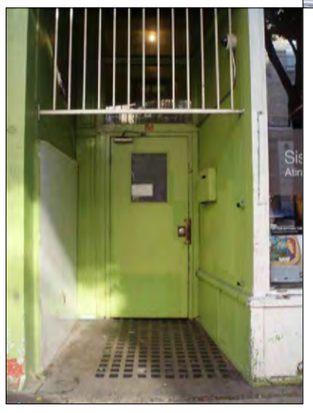
PROJECT:
SRO Renewal Initiative
CORDOVA ROOMS
54 EAST CORDOVA ST, VANCOUVER, BC

TITLE:
Existing Fourth Floor and Roof Plan

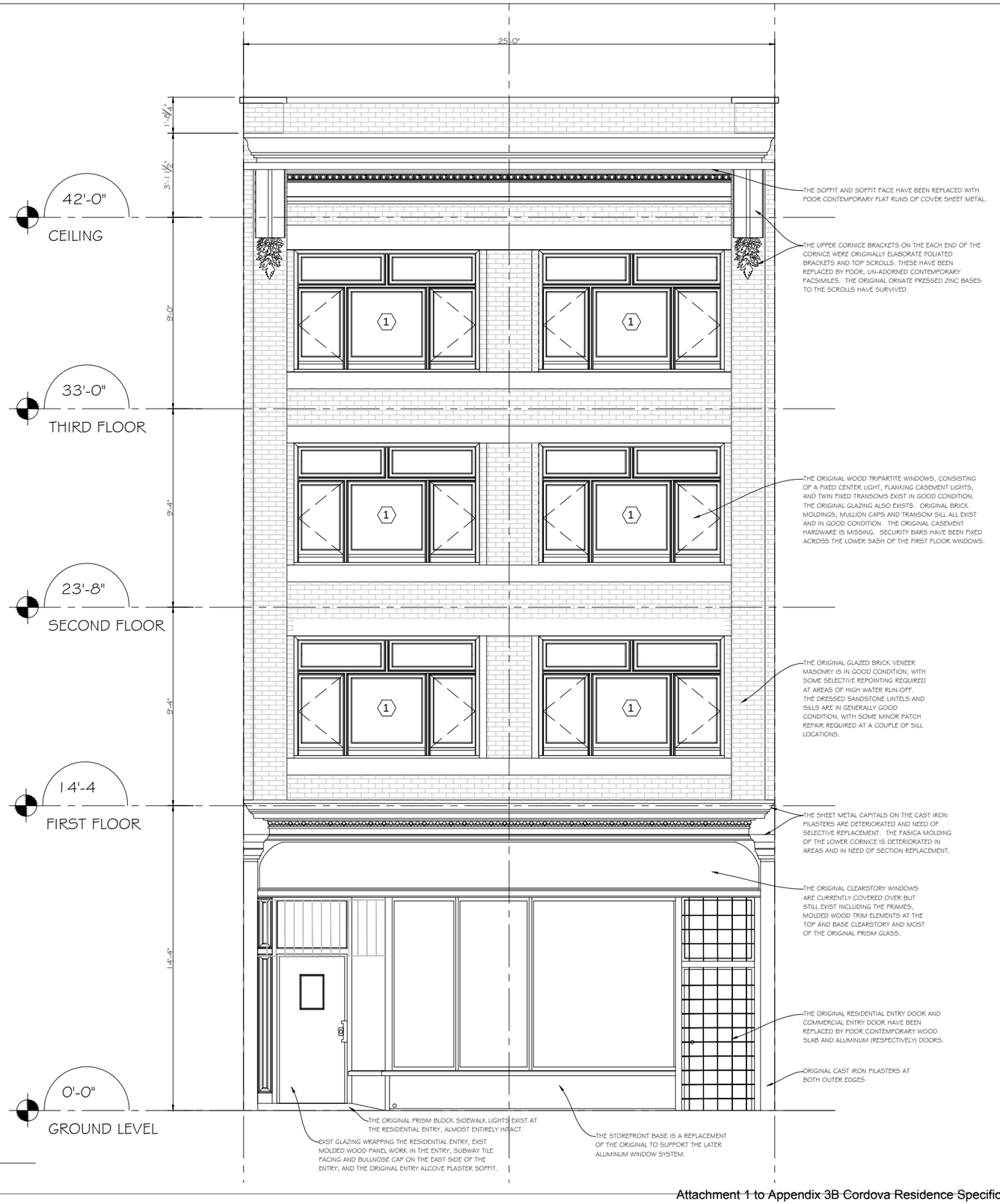
DRAWN BY: ST
DATE: 2011.09.19
SCALE: 1/4" = 1'-0"

DWG#:
A-EX-103





1 EXISTING NORTH ELEVATION



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REV	DESCRIPTION	DATE

PROJECT:

SRO Renewal Initiative
CORDOVA ROOMS

54 EAST CORDOVA ST,
VANCOUVER, BC

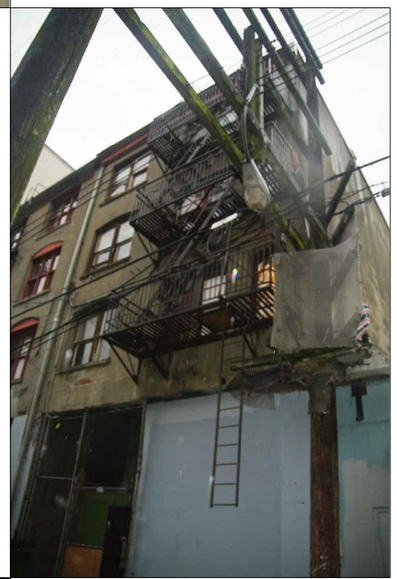
TITLE:

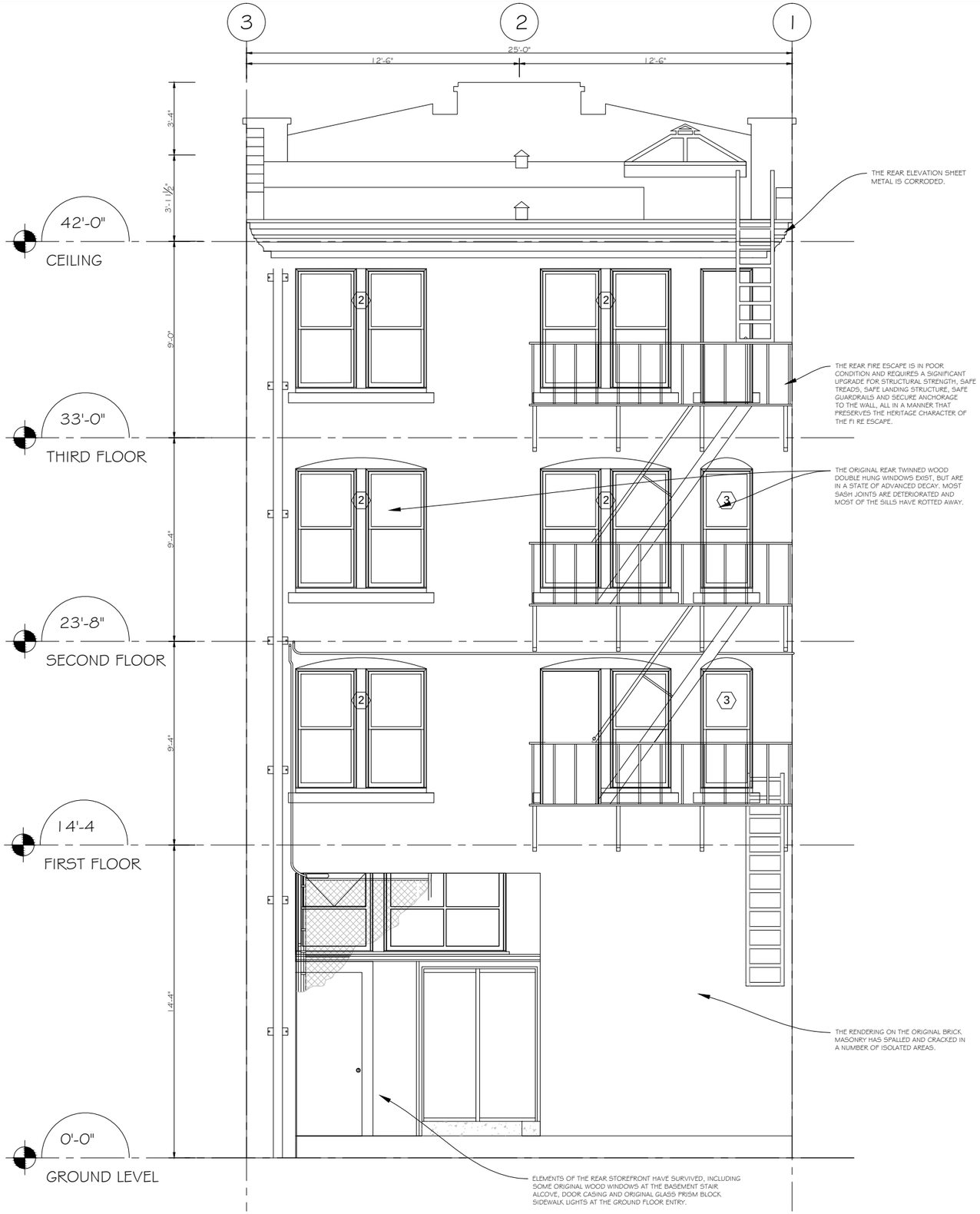
Existing North Elevation

DRAWN BY: ST
DATE: 2011.11.08
SCALE: 3/8" = 1'-0"

DWG#:

A-EX-201





1 EXISTING SOUTH ELEVATION

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REV	DESCRIPTION	DATE

PROJECT:

SRO Renewal Initiative
CORDOVA ROOMS

54 EAST CORDOVA ST,
VANCOUVER, BC

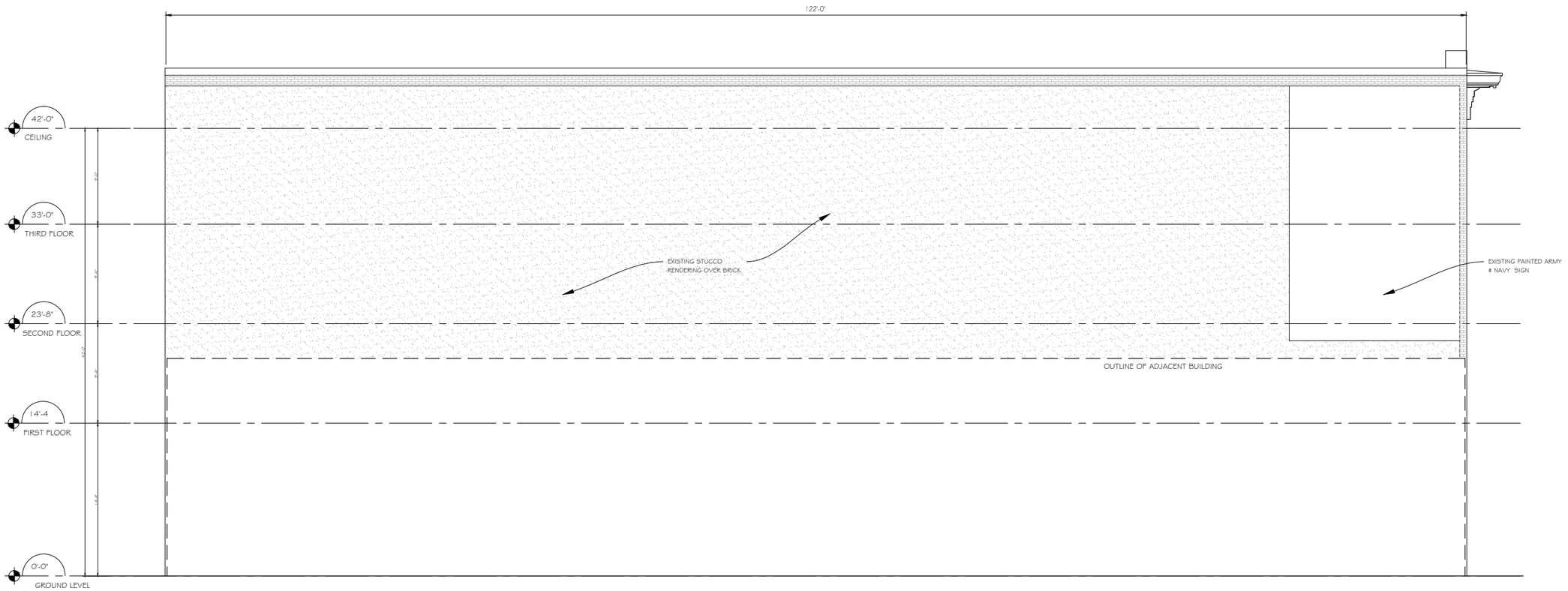
TITLE:

South Elevation - Existing

DRAWN BY: AR
DATE: 2011.10.28
SCALE: 3/8" = 1'-0"

DWG#:

A-EX-202



1 EXISTING EAST ELEVATION

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REV	DESCRIPTION	DATE

PROJECT:

SRO Renewal Initiative
CORDOVA ROOMS

54 EAST CORDOVA ST,
VANCOUVER, BC

TITLE:

Existing East Elevation

DRAWN BY: KV
DATE: 2012.03.08
SCALE: 1/16" = 1'-0"

DWG#:

A-EX-203

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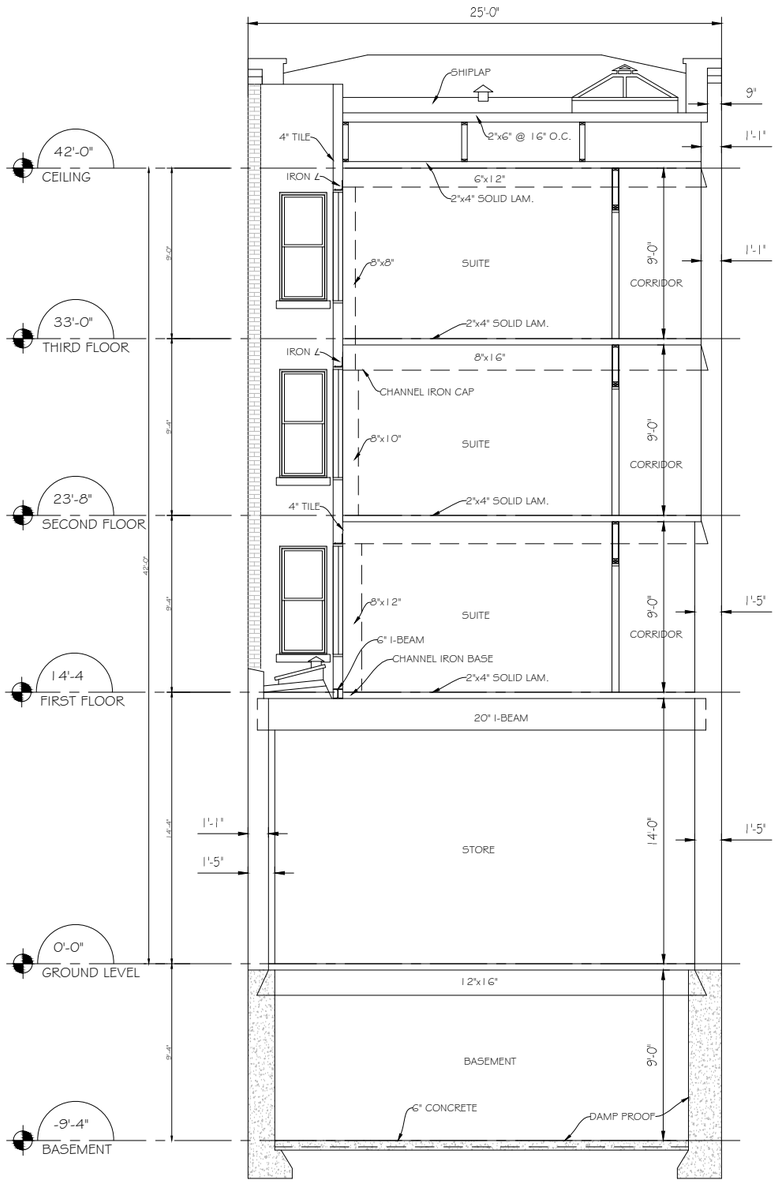


1 EXISTING SECTION A-A

REV	DESCRIPTION	DATE

PROJECT:

SRO Renewal Initiative
CORDOVA ROOMS

54 EAST CORDOVA ST,
VANCOUVER, BC

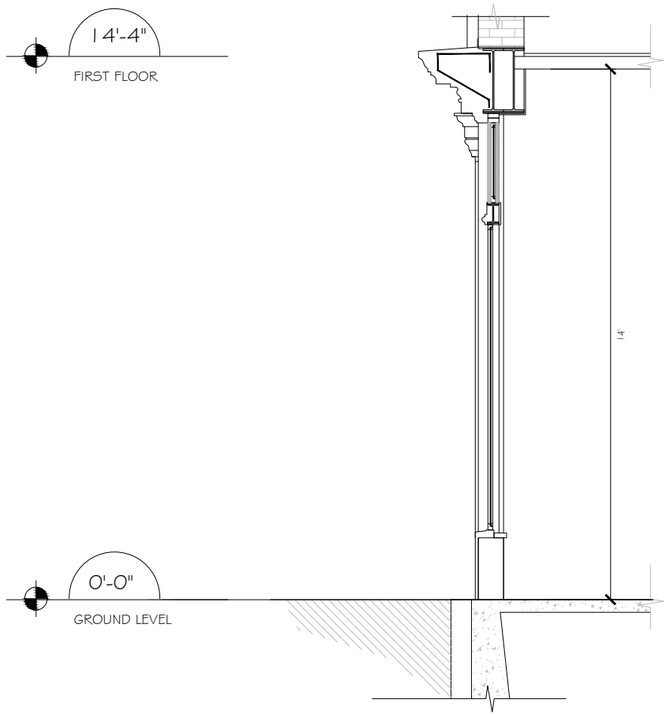
TITLE:

Existing Building
Section (A-A)

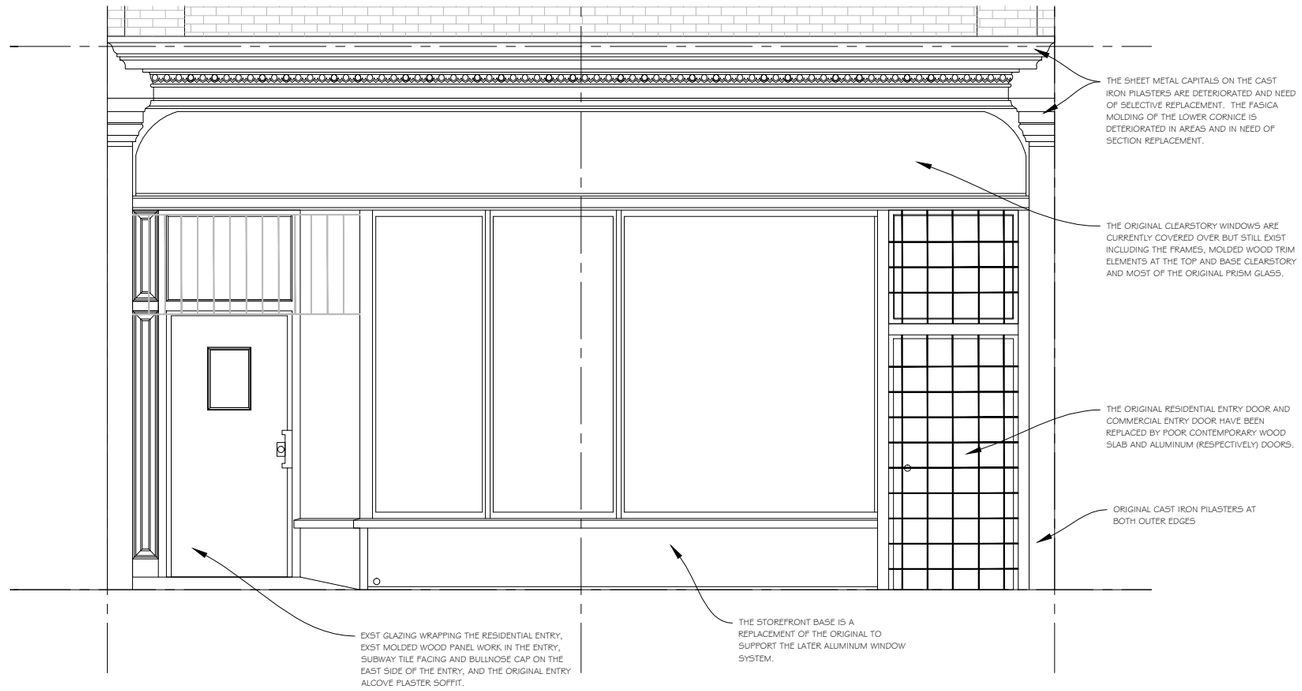
DRAWN BY: KV
DATE: 2012.03.12
SCALE: 1/4" = 1'-0"

DWG#:

A-EX-301



3 EXISTING FRONT STOREFRONT SECTION



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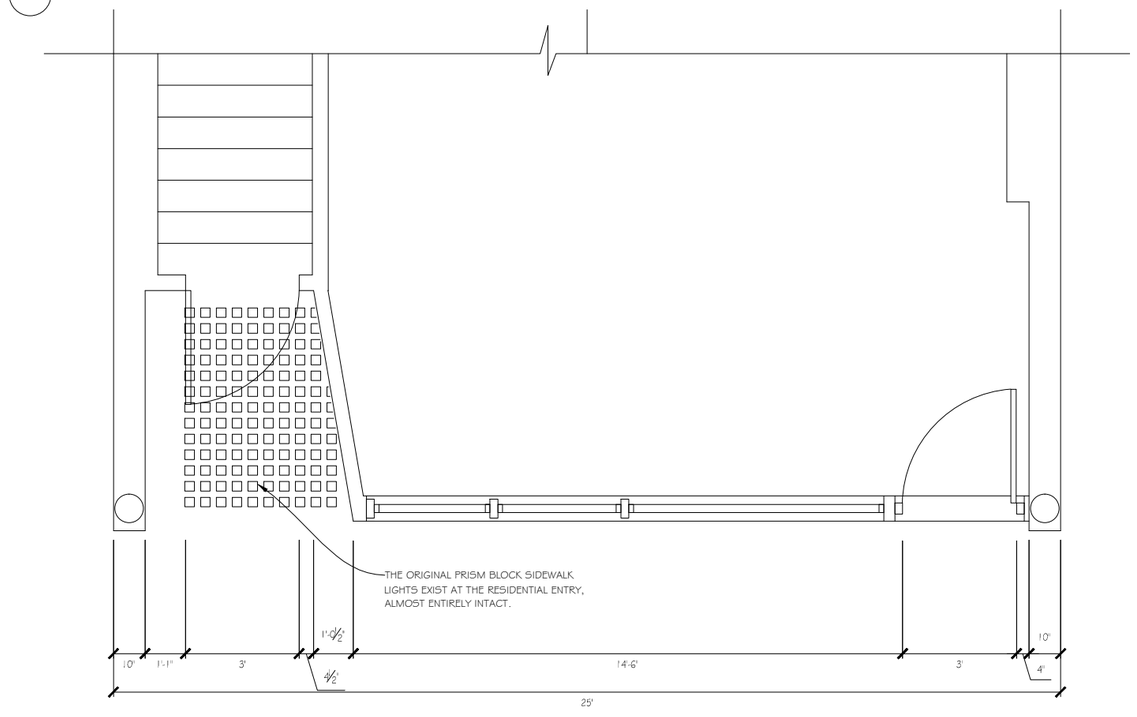

2 EXISTING FRONT STOREFRONT PLAN

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Tel: 604-473-9866 Fax: 604-473-9877
Web: www.mcginn-engineering.com

REV	DESCRIPTION	DATE

PROJECT:

SRO Renewal Initiative
CORDOVA ROOMS

54 EAST CORDOVA ST,
VANCOUVER, BC

TITLE:

Existing Front
Storefront Details

DRAWN BY: ST
DATE: 2011.09.19
SCALE: 1/2" = 1'-0"

DWG#:

A-EX-401

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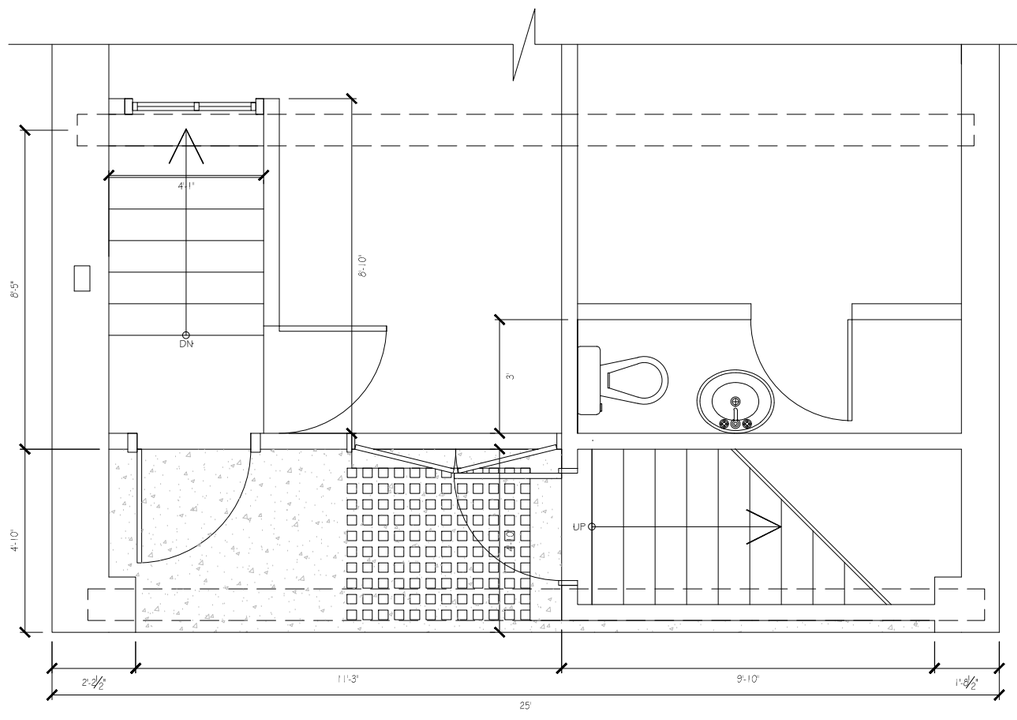

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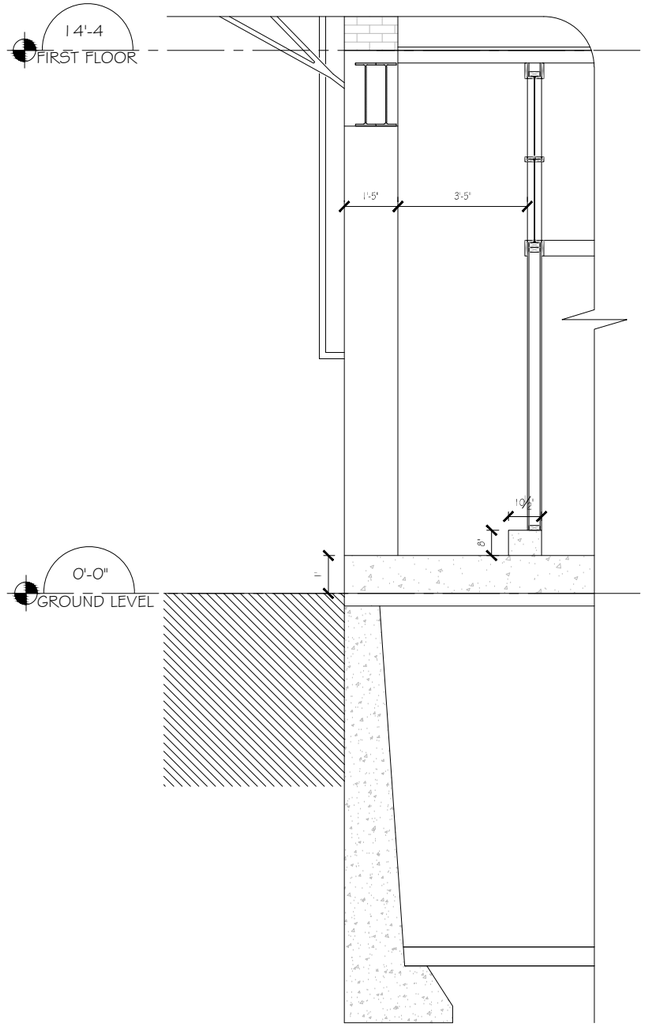

3 EXISTING REAR STOREFRONT SECTION

NOTE: SCHEMATIC ASSEMBLY DRAWINGS BASED ON LIMITED DESTRUCTIVE INVESTIGATION, TYPICAL ARCHAIC CONSTRUCTION, AND SOME ASSUMED CONCEALED CONDITIONS

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Tel: 604-473-9866 Fax: 604-473-9877
Web: www.mcginn-engineering.com

REV	DESCRIPTION	DATE

PROJECT:

SRO Renewal Initiative
CORDOVA ROOMS

54 EAST CORDOVA ST,
VANCOUVER, BC

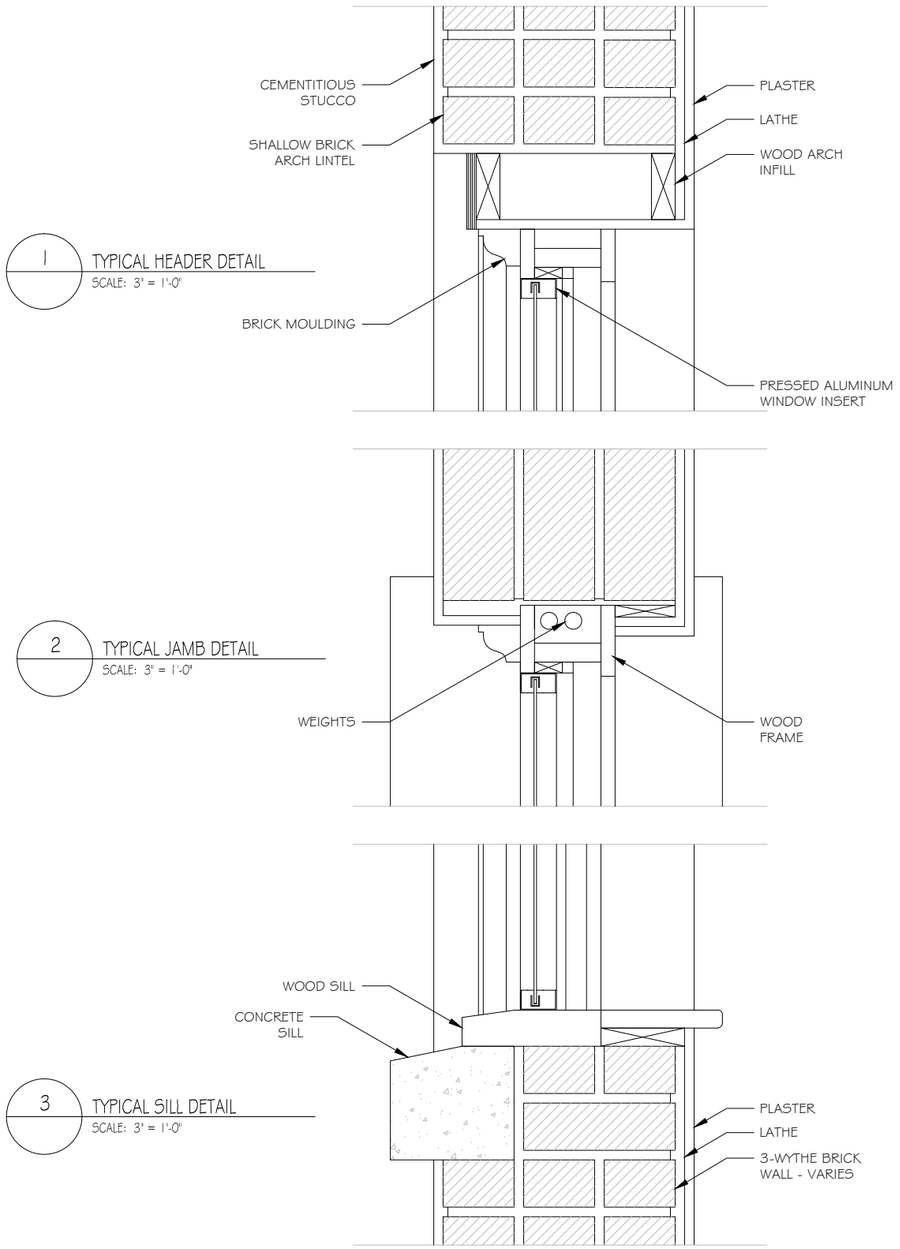
TITLE:

Existing Rear Storefront Details

DRAWN BY: AR
DATE: 2021.09.19
SCALE: 1/2" = 1'-0"

DWG#:

A-EX-402



1 TYPICAL HEADER DETAIL
SCALE: 3" = 1'-0"

2 TYPICAL JAMB DETAIL
SCALE: 3" = 1'-0"

3 TYPICAL SILL DETAIL
SCALE: 3" = 1'-0"

REAR WALL WINDOW DETAILS
SCALE: 3" = 1'-0"

NOTE: SCHEMATIC ASSEMBLY DRAWINGS BASED ON LIMITED DESTRUCTIVE INVESTIGATION, TYPICAL ARCHAIC CONSTRUCTION, AND SOME ASSUMED CONCEALED CONDITIONS

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Barry McGinn Architect.

#803-402 West Pender St.Vancouver, B.C.
Tel: 604-473-9866 Fax: 604-473-9877
Web: www.mcginn-engineering.com

REV	DESCRIPTION	DATE

PROJECT:

SRO Renewal Initiative
CORDOVA ROOMS

54 EAST CORDOVA ST,
VANCOUVER, BC

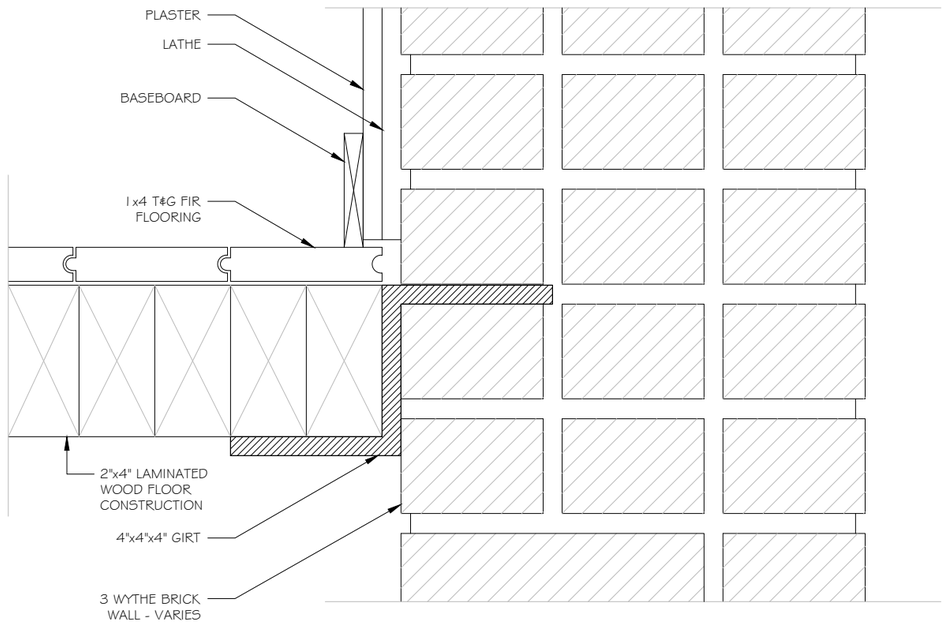
TITLE:

EXISTING REAR WALL WINDOW DETAILS

DRAWN BY: KV
DATE: 2012.03.12
SCALE: 3" = 1'-0"

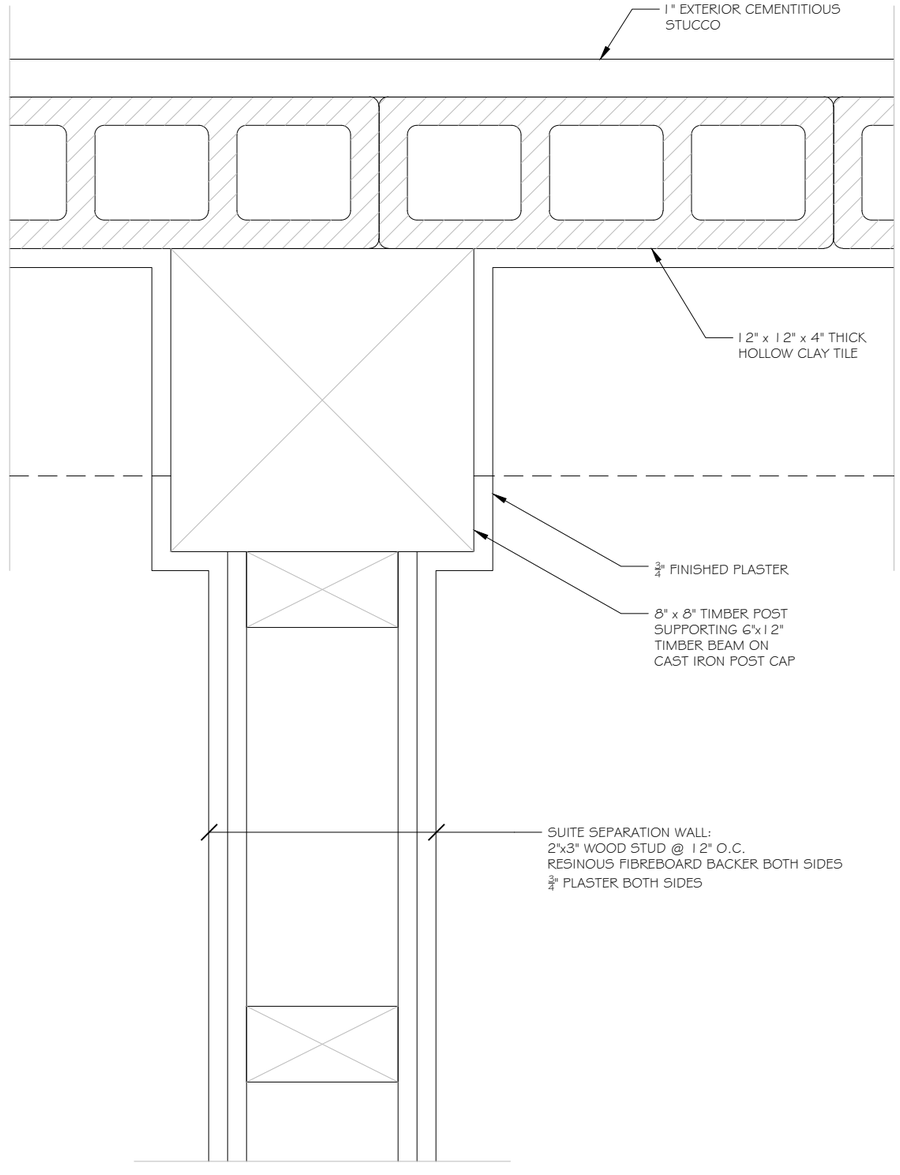
DWG#:

A-EX-403



1 FRONT WALL-FLOOR SUPPORT DETAIL
SCALE: 6" = 1'-0"

NOTE: SCHEMATIC ASSEMBLY DRAWINGS BASED ON LIMITED DESTRUCTIVE INVESTIGATION, TYPICAL ARCHAIC CONSTRUCTION, AND SOME ASSUMED CONCEALED CONDITIONS



2 LIGHTCOURT WALL DETAIL
SCALE: 6" = 1'-0"

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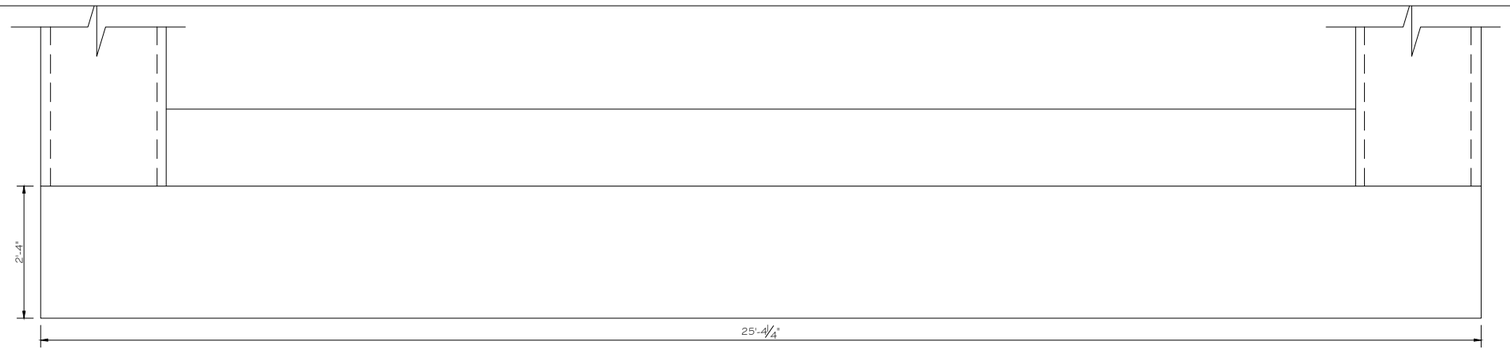
REV | DESCRIPTION | DATE

PROJECT:
SRO Renewal Initiative
CORDOVA ROOMS
54 EAST CORDOVA ST,
VANCOUVER, BC

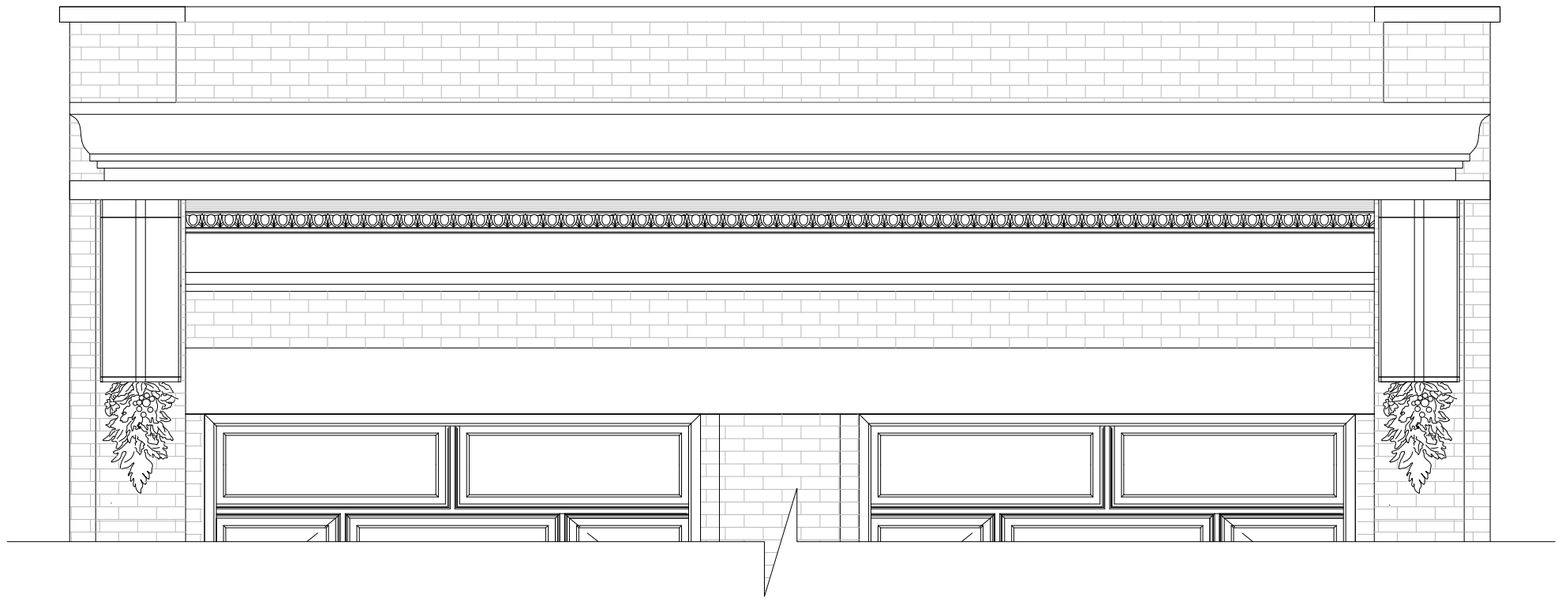
TITLE:
FRONT WALL-FLOOR SUPPORT & LIGHT COURT WALL DETAILS

DRAWN BY: KV
DATE: 2012.03.12
SCALE: 6" = 1'-0"

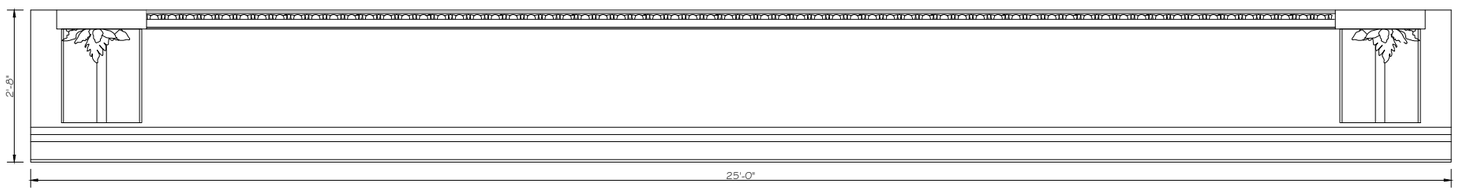
DWG#:
A-EX-404



1 EXISTING UPPER CORNICE PLAN
SCALE: 3/4" = 1'-0"



2 EXISTING UPPER CORNICE ELEVATION
SCALE: 3/4" = 1'-0"



3 EXISTING REFLECTED SOFFIT PLAN
SCALE: 3/4" = 1'-0"

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REV	DESCRIPTION	DATE

PROJECT:

SRO Renewal Initiative
CORDOVA ROOMS

54 EAST CORDOVA ST,
VANCOUVER, BC

TITLE:
EXISTING UPPER CORNICE DETAILS

DRAWN BY: AR
DATE: 2012.05.16
SCALE: 3/4" = 1'-0"

DWG#:

A-EX-405

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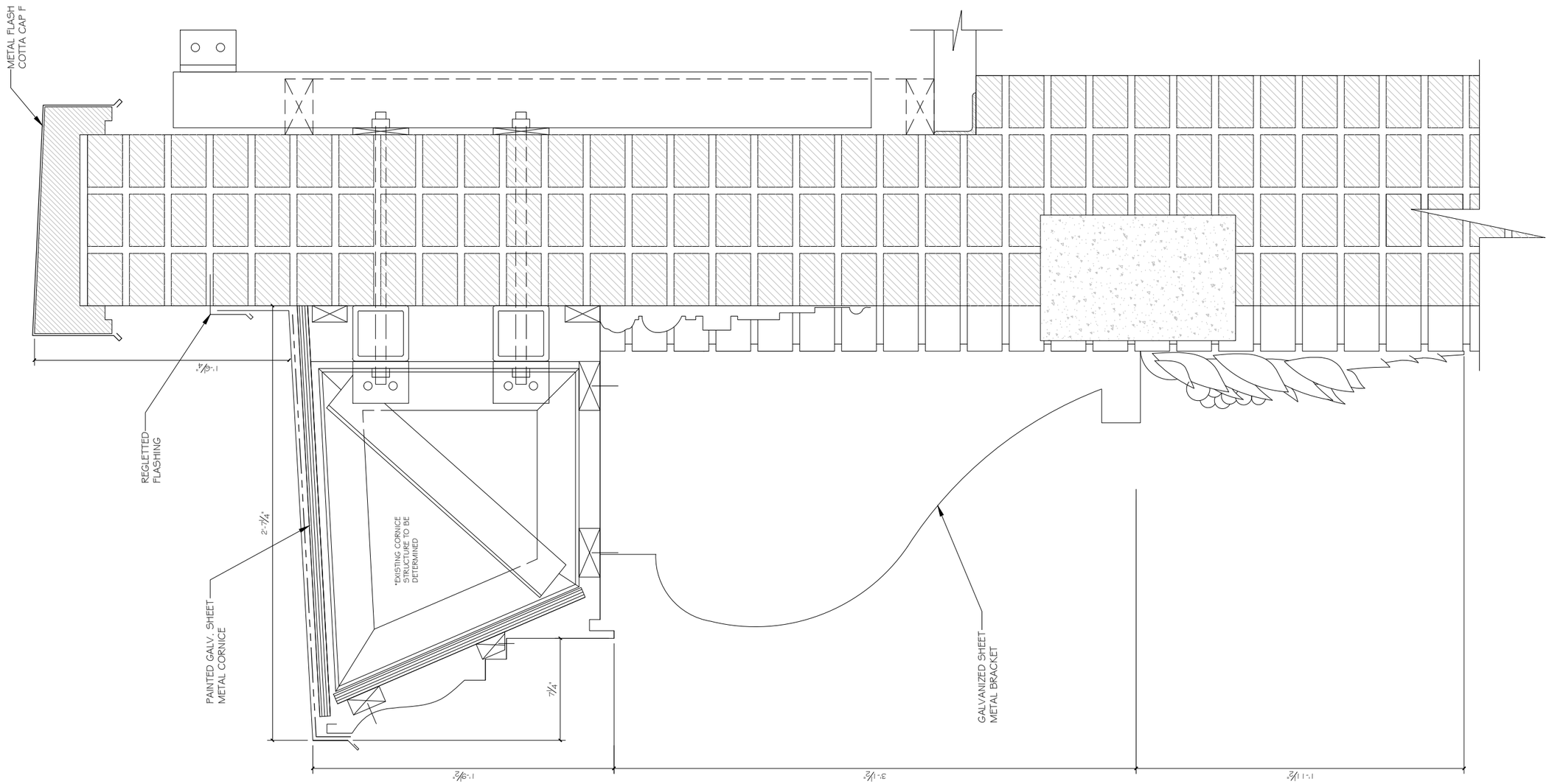

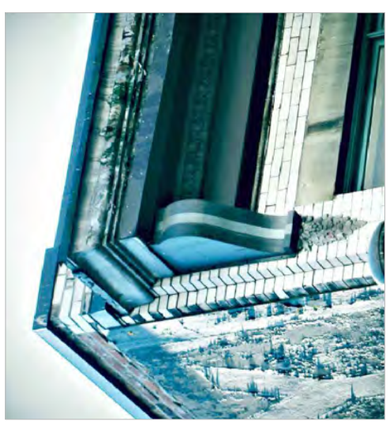

1 EXISTING UPPER CORNICE SECTION
SCALE: 3" = 1'-0"

NOTE: SCHEMATIC ASSEMBLY DRAWINGS BASED ON LIMITED DESTRUCTIVE INVESTIGATION, TYPICAL ARCHAIC CONSTRUCTION, AND SOME ASSUMED CONCEALED CONDITIONS

REV	DESCRIPTION	DATE

PROJECT:
SRO Renewal Initiative
CORDOVA ROOMS
54 EAST CORDOVA ST,
VANCOUVER, BC

TITLE:
Existing Upper
Cornice Section

DRAWN BY: AR
DATE: 2012.05.16
SCALE: 1½" = 1'-0"

DWG#:
A-EX-406

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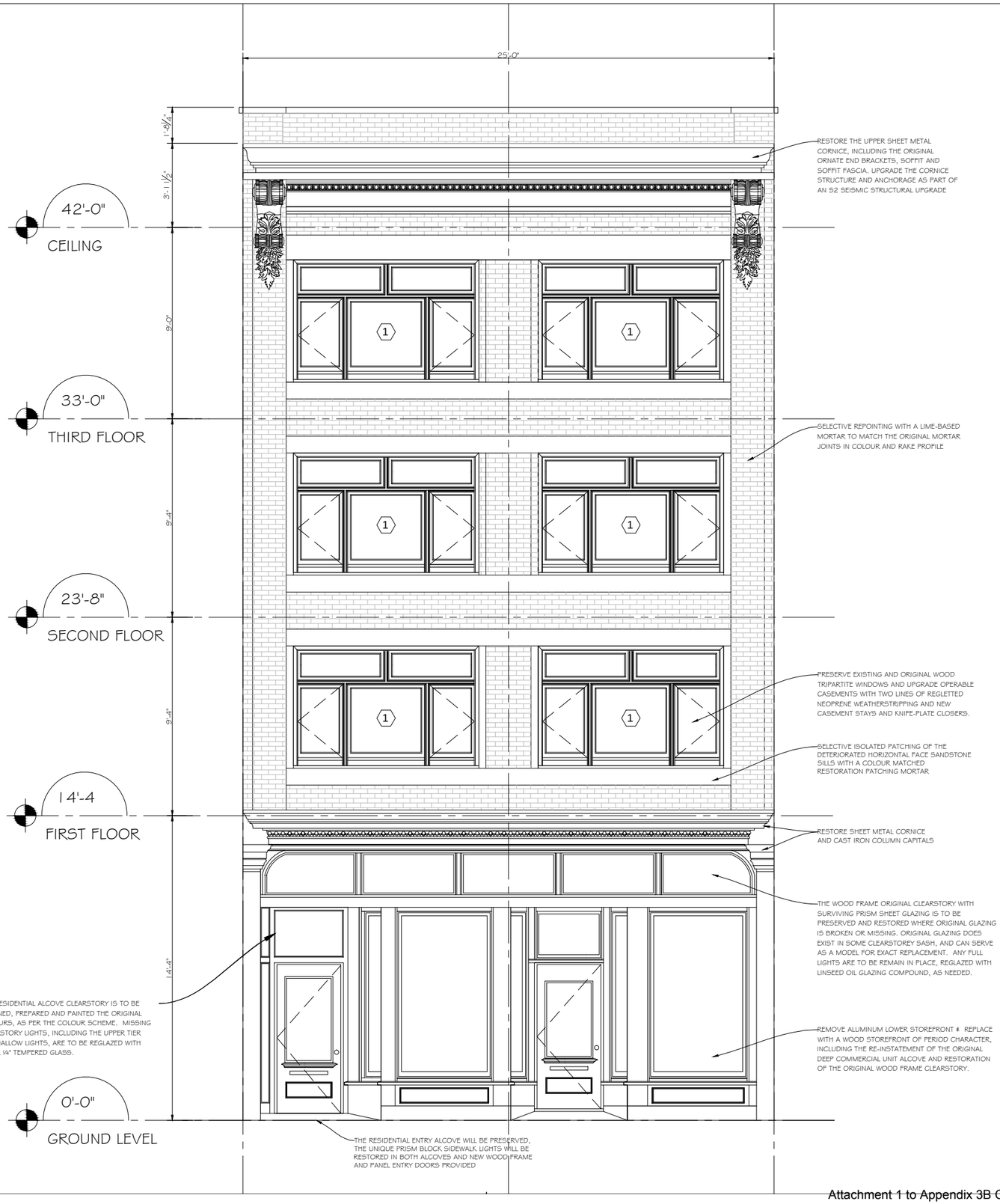


THE RESIDENTIAL ALCOVE CLEARSTORY IS TO BE RETAINED, PREPARED AND PAINTED THE ORIGINAL COLOURS, AS PER THE COLOUR SCHEME. MISSING CLEARSTORY LIGHTS, INCLUDING THE UPPER TIER OF SHALLOW LIGHTS, ARE TO BE REGLAZED WITH CLEAR ¼" TEMPERED GLASS.

1 PROPOSED NORTH ELEVATION

REV	DESCRIPTION	DATE

PROJECT:

SRO Renewal Initiative
CORDOVA ROOMS

54 EAST CORDOVA ST,
VANCOUVER, BC

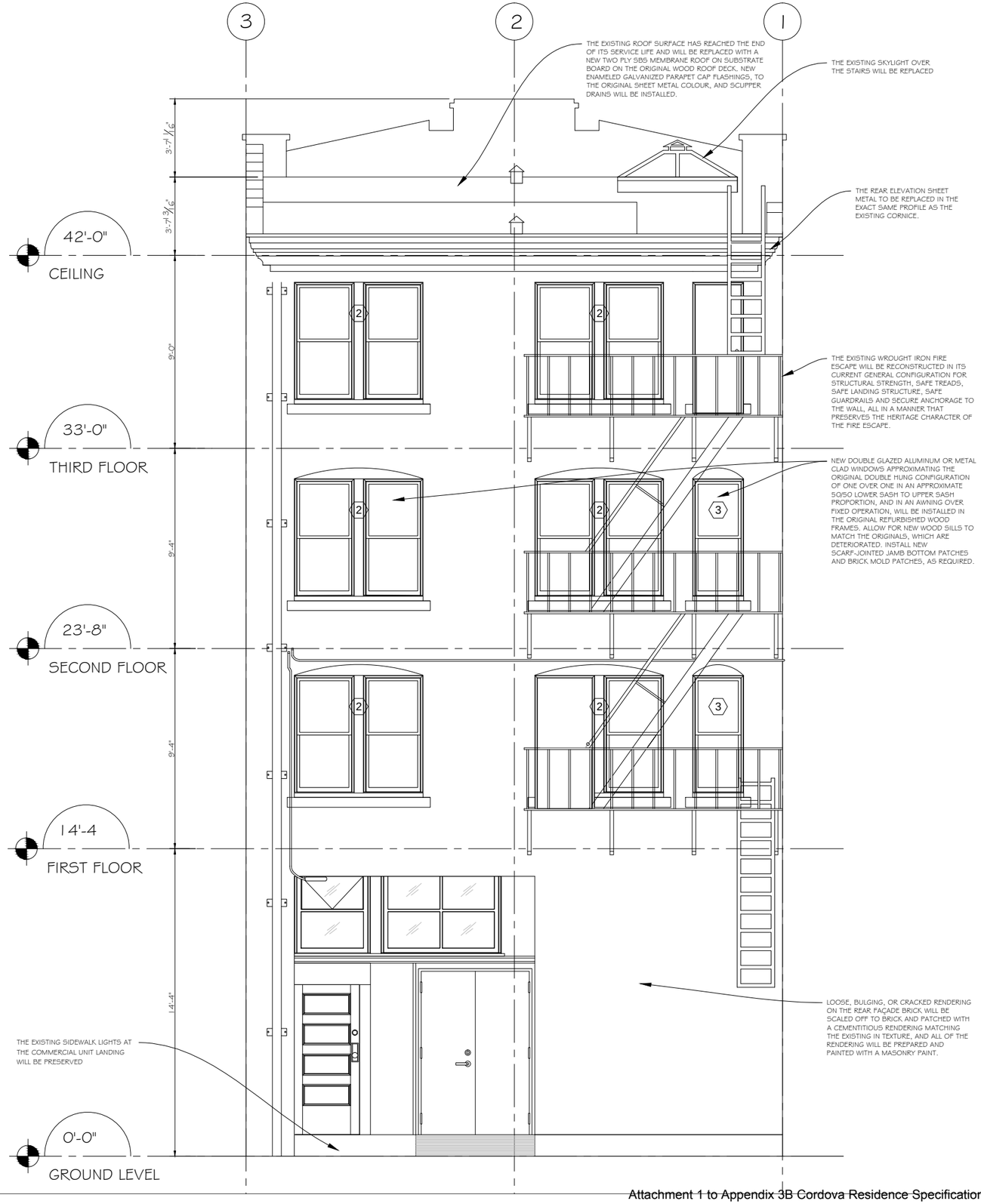
TITLE:

North Elevation - Proposed

DRAWN BY: ST
DATE: 2011.10.28
SCALE: 3/8" = 1'-0"

DWG#:

A-PR-201



1 PROPOSED SOUTH ELEVATION

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REV	DESCRIPTION	DATE

PROJECT:

SRO Renewal Initiative
CORDOVA ROOMS

54 EAST CORDOVA ST,
VANCOUVER, BC

TITLE:

South Elevation - Proposed

DRAWN BY: SET
DATE: 2011.10.28
SCALE: 3/8" = 1'-0"

DWG#:

A-PR-202

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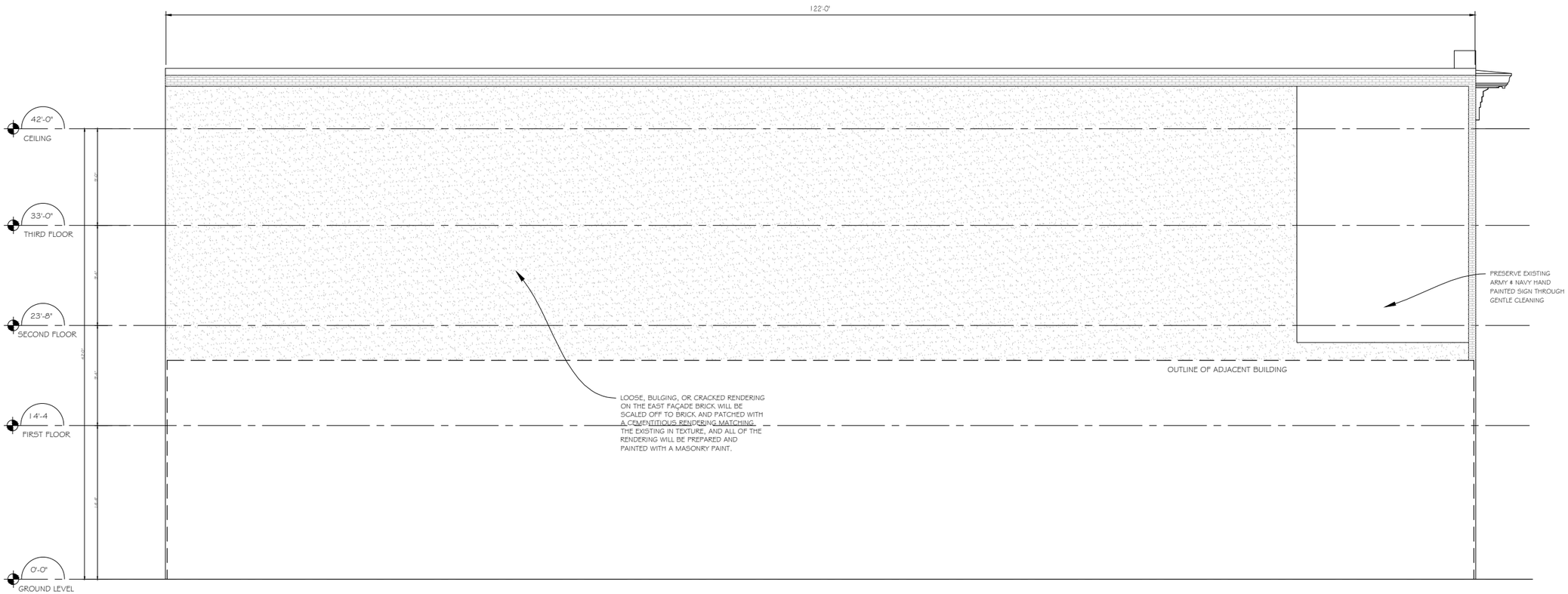

1 PROPOSED EAST ELEVATION

REV	DESCRIPTION	DATE

PROJECT:

SRO Renewal Initiative
CORDOVA ROOMS

54 EAST CORDOVA ST,
VANCOUVER, BC

TITLE:

Proposed East Elevation

DRAWN BY: KV
DATE: 2012.03.08
SCALE: 1/8" = 1'-0"

DWG#:

A-PR-203

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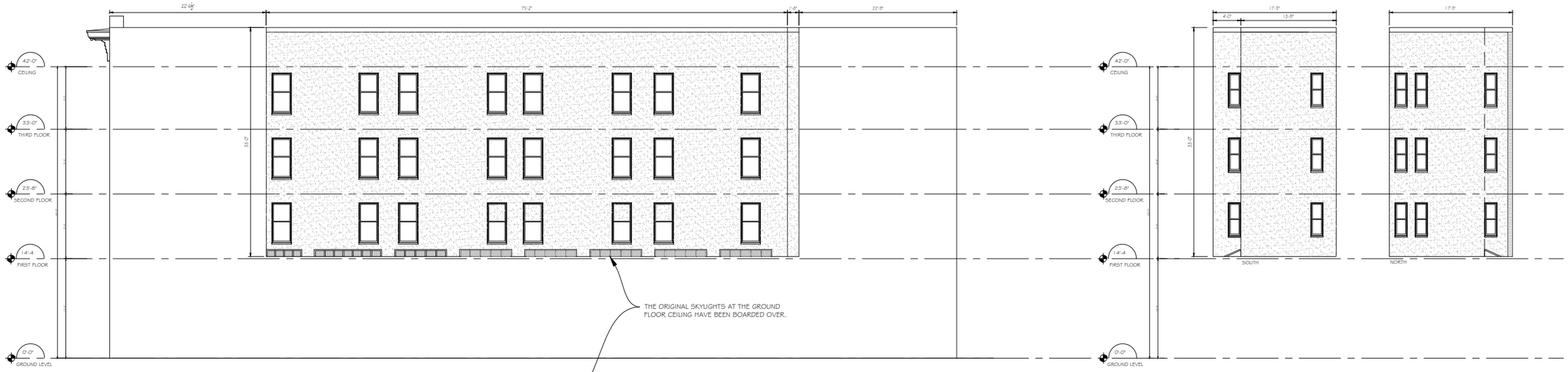
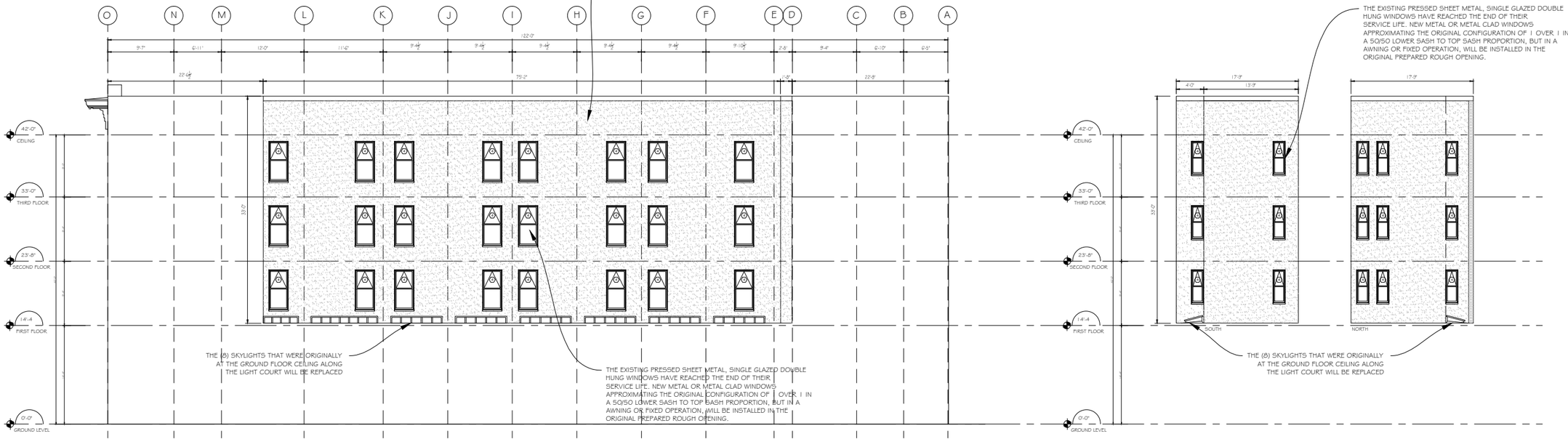


1 EXISTING LIGHT COURT ELEVATIONS

LOOSE, BULGING, OR CRACKED RENDERING ON THE LIGHT COURT FACADE WILL BE SCALED OFF AND PATCHED WITH A CEMENTITIOUS RENDERING MATCHING THE EXISTING IN TEXTURE, AND ALL OF THE RENDERING WILL BE PREPARED AND PAINTED WITH A MASONRY PAINT.



2 PROPOSED LIGHT COURT ELEVATIONS

REV	DESCRIPTION	DATE

PROJECT:

SRO Renewal Initiative
CORDOVA ROOMS

54 EAST CORDOVA ST,
VANCOUVER, BC

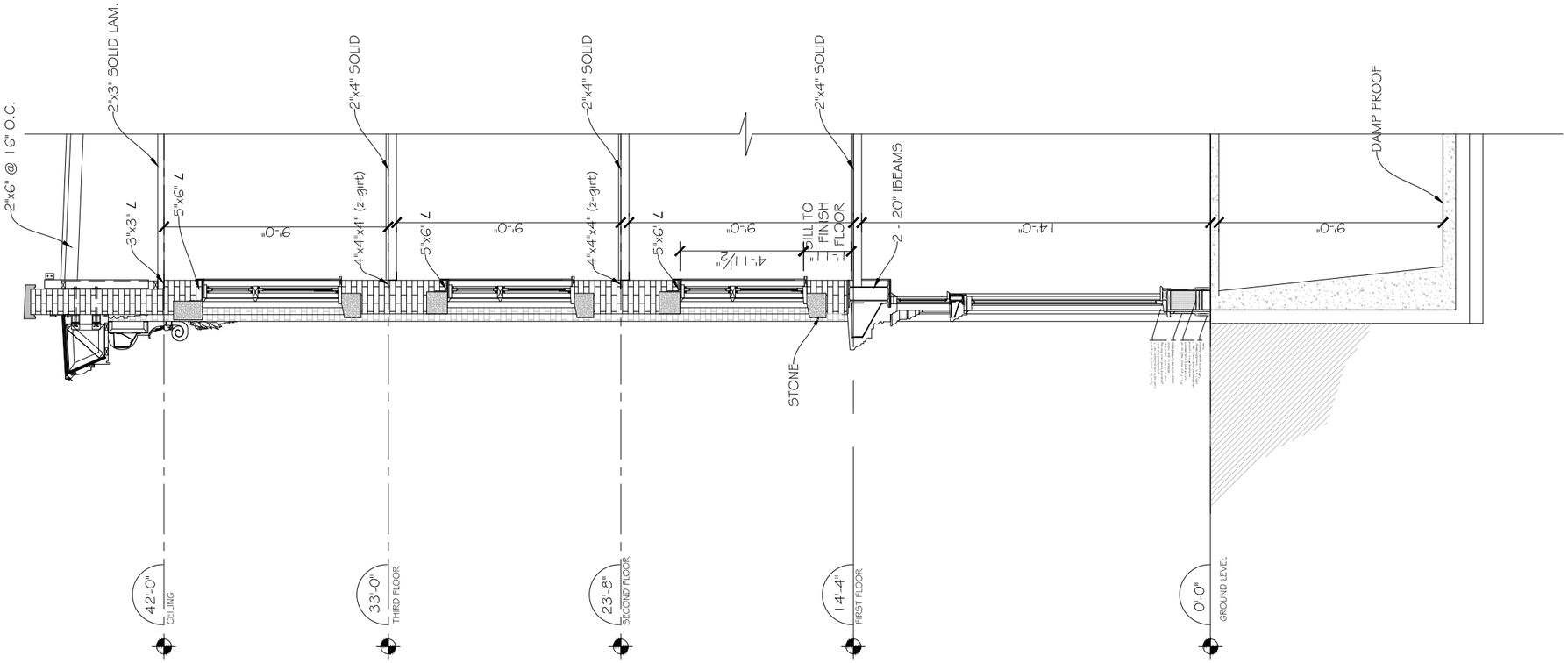
TITLE:

Existing & Proposed
Light Court Elevations

DRAWN BY: KV
DATE: 2012.03.12
SCALE: 1/8" = 1'-0"

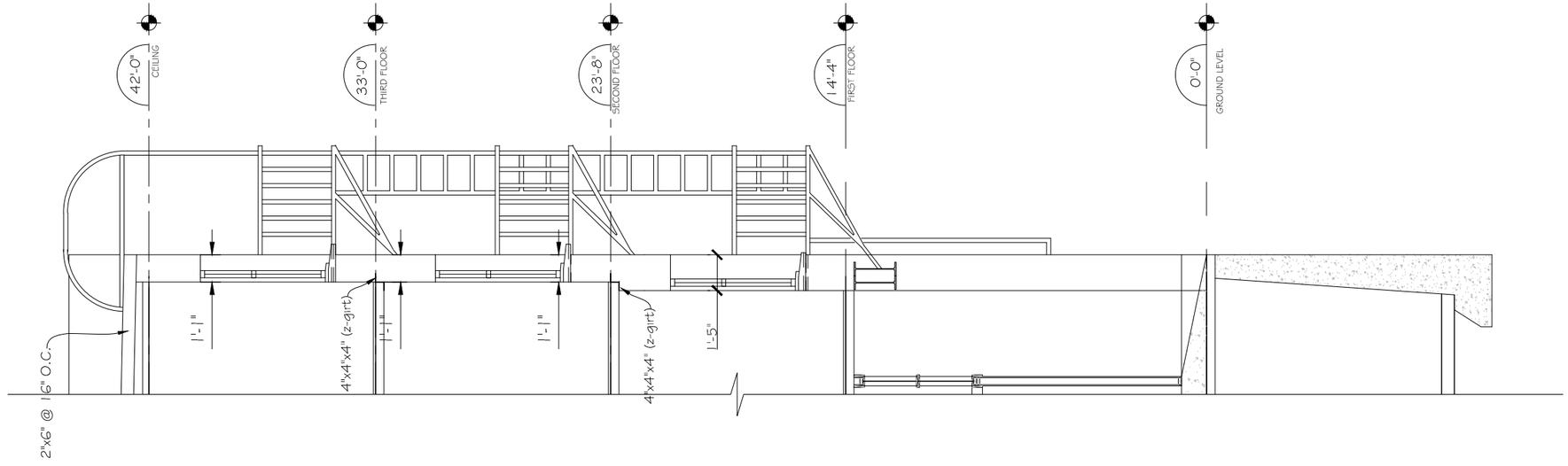
DWG#:

A-PR-204



PARTIAL SECTION B

2



PARTIAL SECTION A

1

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REV	DESCRIPTION	DATE

PROJECT:

SRO Renewal Initiative
CORDOVA ROOMS

54 EAST CORDOVA ST,
VANCOUVER, BC

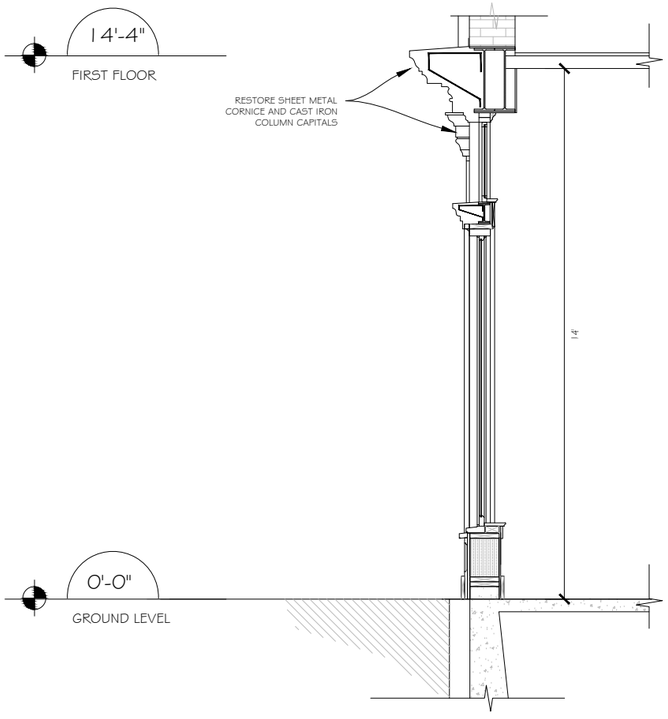
TITLE:

PROPOSED PARTIAL SECTIONS A & B

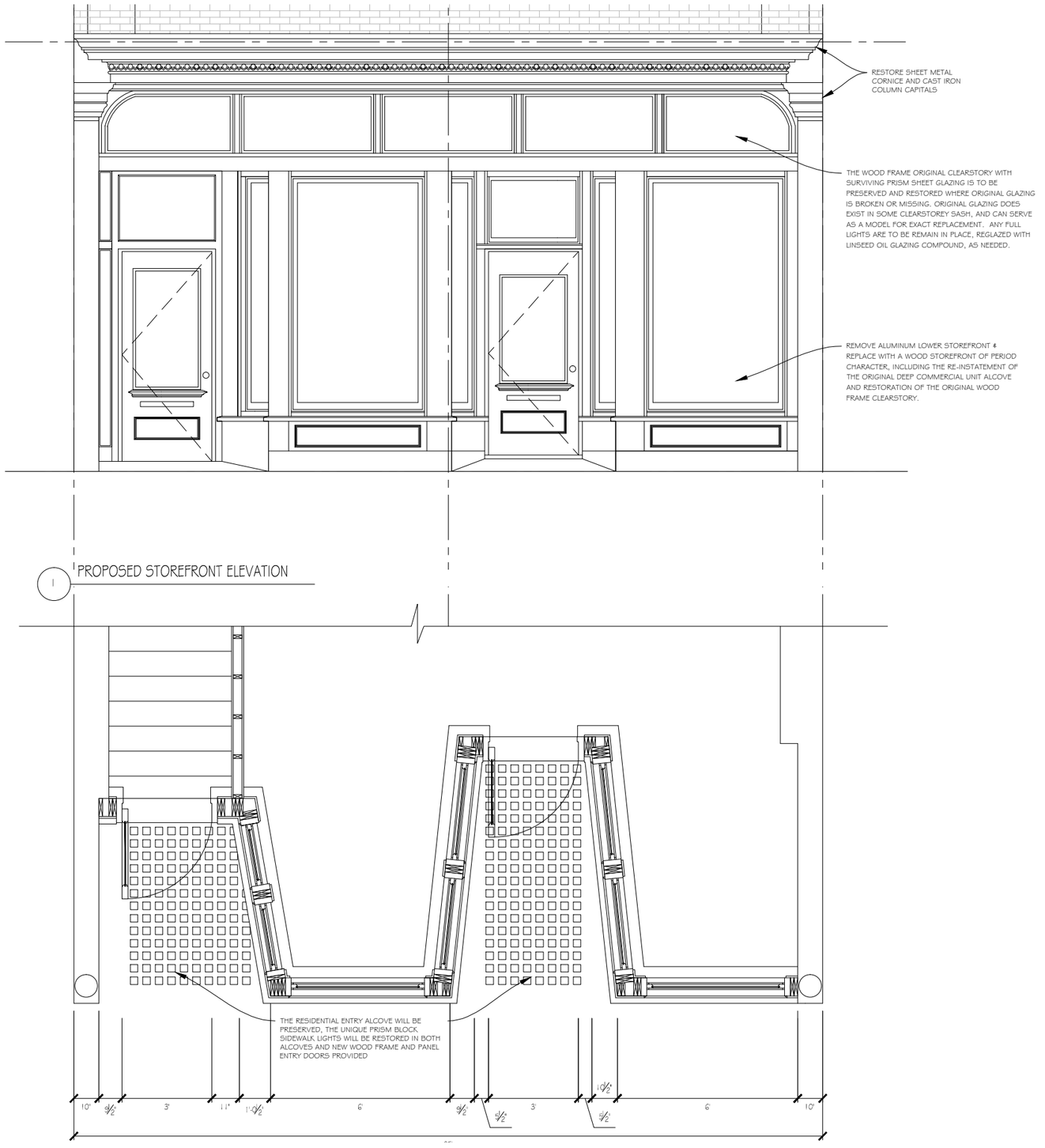
DRAWN BY: AR
DATE: 2012.06.26
SCALE: 1/4" = 1'-0"

DWG#:

A-PR-301



3 PROPOSED STOREFRONT SECTION



1 PROPOSED STOREFRONT ELEVATION

2 PROPOSED STOREFRONT PLAN

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Web: www.mcginn-engineering.com

REV	DESCRIPTION	DATE

PROJECT:

SRO Renewal Initiative
CORDOVA ROOMS

54 EAST CORDOVA ST,
VANCOUVER, BC

TITLE:

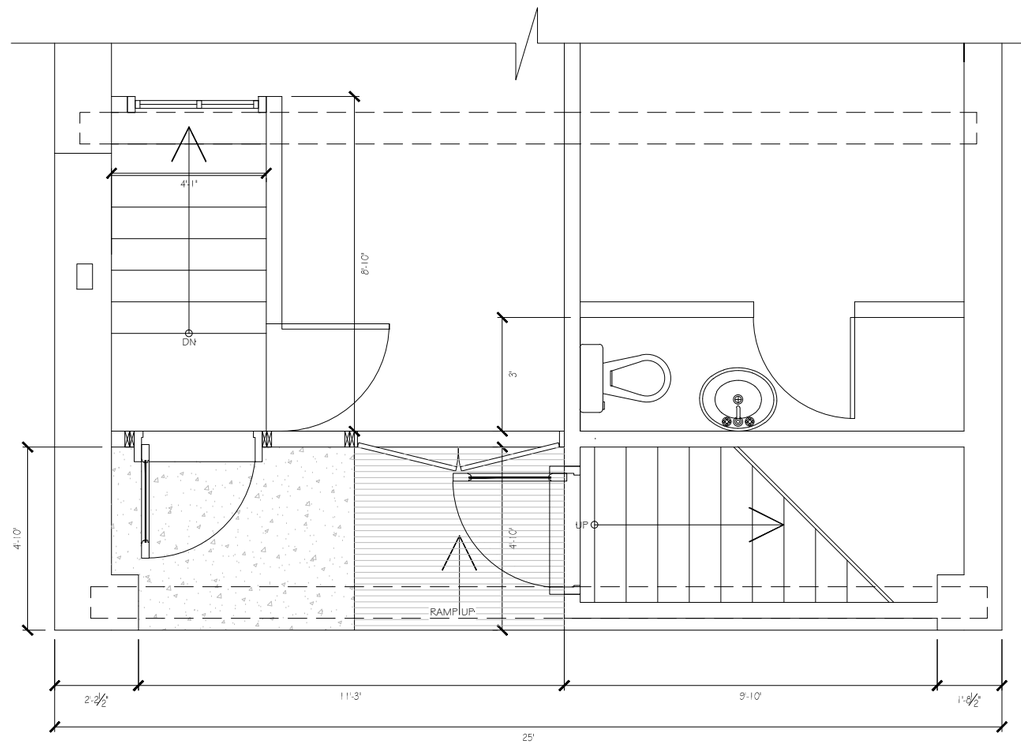
Proposed Storefront Details

DRAWN BY: ST
DATE: 2011.09.19
SCALE: 1/2" = 1'-0"

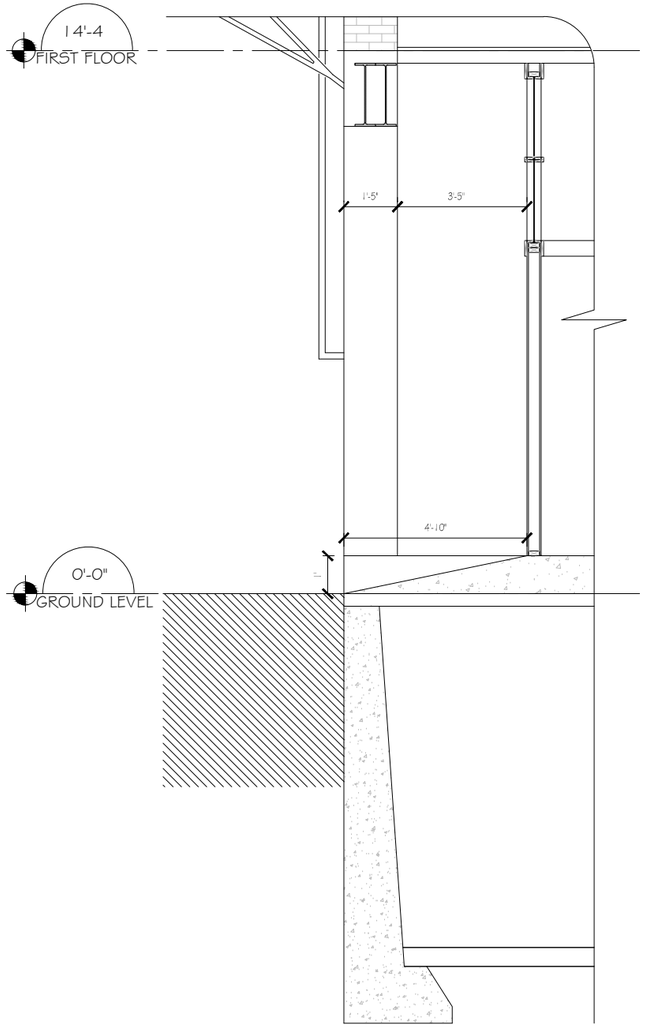
DWG#:

A-PR-401

1 PROPOSED REAR STOREFRONT ELEVATION



2 PROPOSED REAR STOREFRONT PLAN



1 PROPOSED REAR STOREFRONT SECTION

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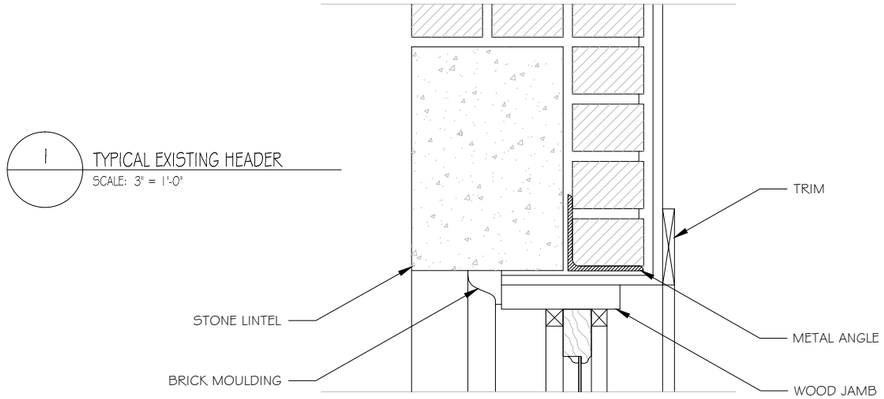
REV | DESCRIPTION | DATE

PROJECT:
SRO Renewal Initiative
CORDOVA ROOMS
54 EAST CORDOVA ST,
VANCOUVER, BC

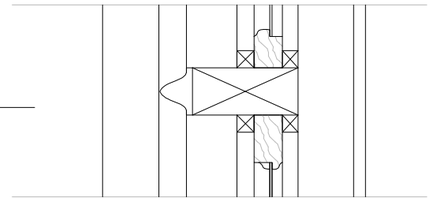
TITLE:
Proposed Rear Storefront Details

DRAWN BY: AR
DATE: 2012.06.13
SCALE: 1/2" = 1'-0"

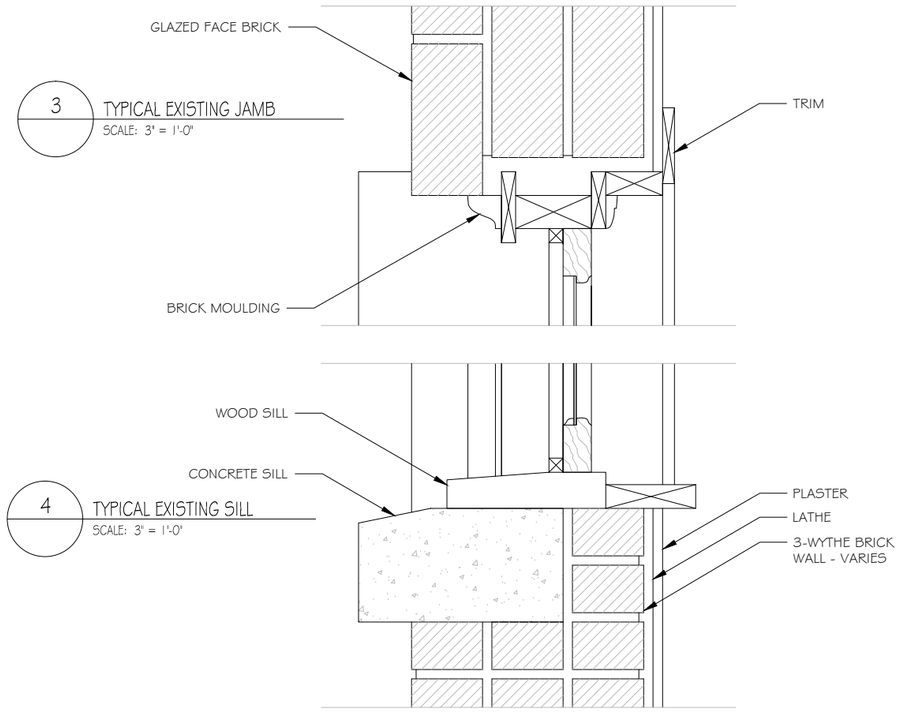
DWG#:
A-PR-402



1 TYPICAL EXISTING HEADER
SCALE: 3" = 1'-0"



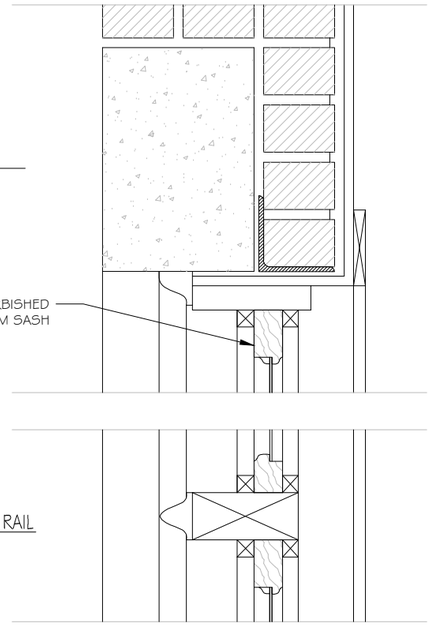
2 TYPICAL EXISTING MULLION
SCALE: 3" = 1'-0"



3 TYPICAL EXISTING JAMB
SCALE: 3" = 1'-0"

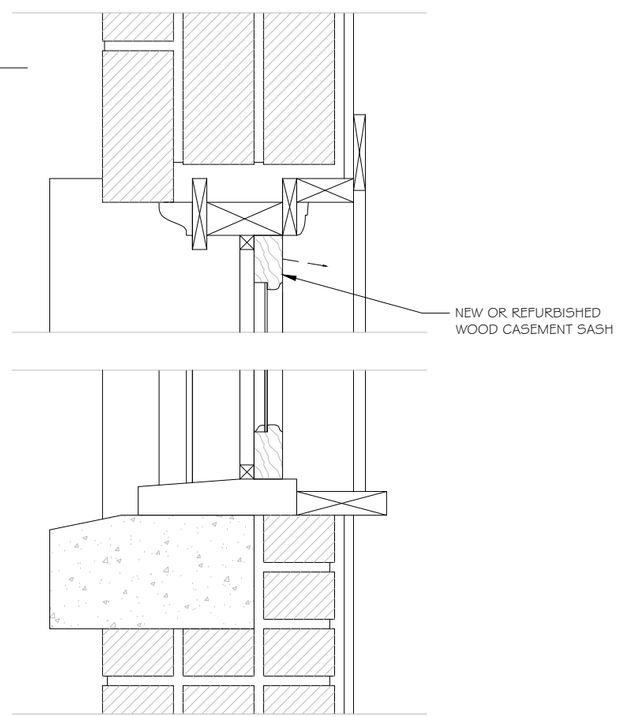
4 TYPICAL EXISTING SILL
SCALE: 3" = 1'-0"

NOTE: SCHEMATIC ASSEMBLY DRAWINGS BASED ON LIMITED DESTRUCTIVE INVESTIGATION, TYPICAL ARCHAIC CONSTRUCTION, AND SOME ASSUMED CONCEALED CONDITIONS



1 TYPICAL PROPOSED HEADER
SCALE: 3" = 1'-0"

2 TYPICAL PROPOSED PARTING RAIL
SCALE: 3" = 1'-0"



3 TYPICAL PROPOSED JAMB
SCALE: 3" = 1'-0"

4 TYPICAL PROPOSED SILL
SCALE: 3" = 1'-0"

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REV | DESCRIPTION | DATE

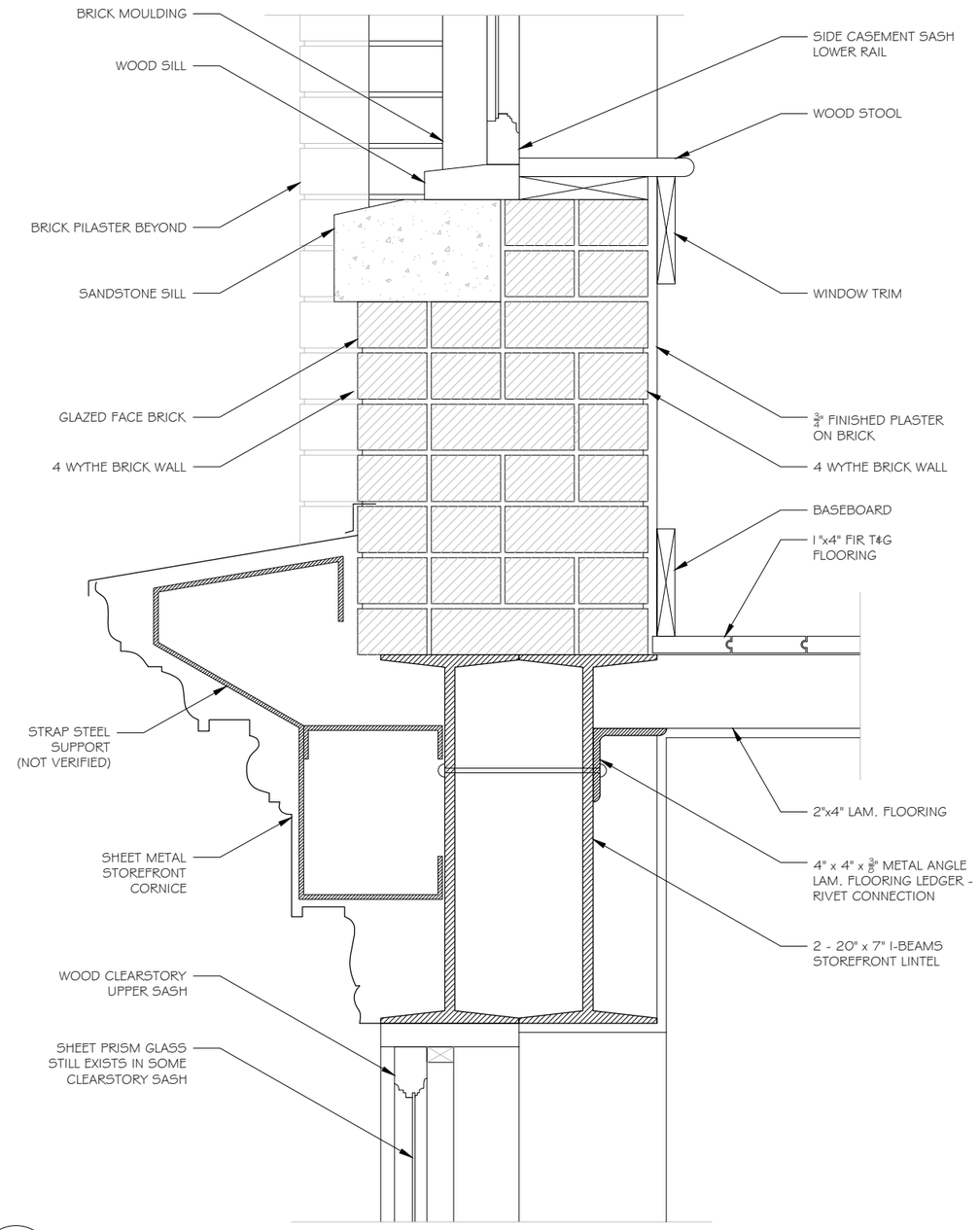
PROJECT:
SRO Renewal Initiative
CORDOVA ROOMS

54 EAST CORDOVA ST,
VANCOUVER, BC

TITLE:
Existing & Proposed
Front Facade
Window Details

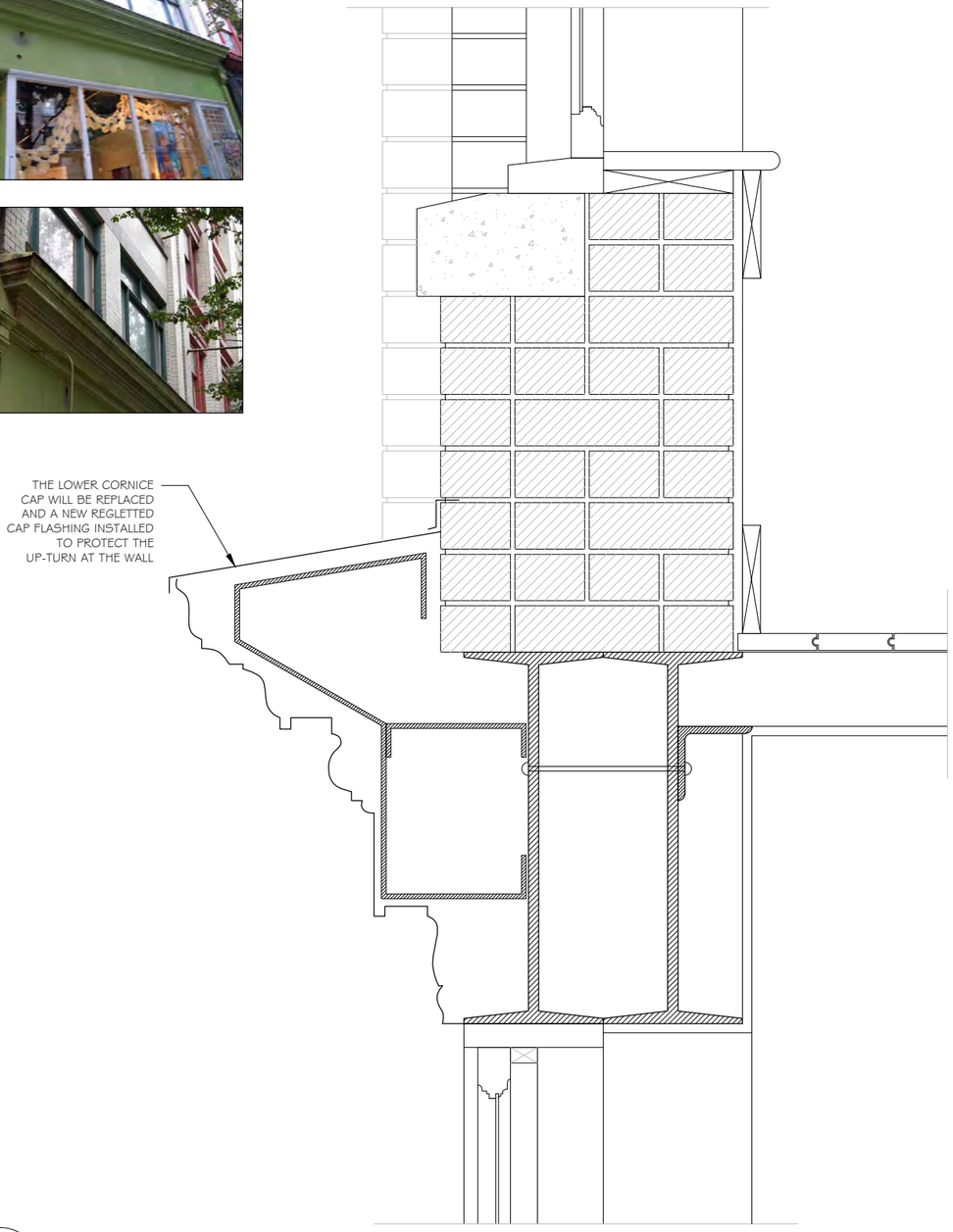
DRAWN BY: KV
DATE: 2012.03.12
SCALE: 3" = 1'-0"

DWG#:
A-PR-403



1 EXISTING LOWER CORNICE DETAIL
SCALE: 3" = 1'-0"

NOTE: SCHEMATIC ASSEMBLY DRAWINGS BASED ON LIMITED DESTRUCTIVE INVESTIGATION, TYPICAL ARCHAIC CONSTRUCTION, AND SOME ASSUMED CONCEALED CONDITIONS



2 PROPOSED LOWER CORNICE DETAIL
SCALE: 3" = 1'-0"

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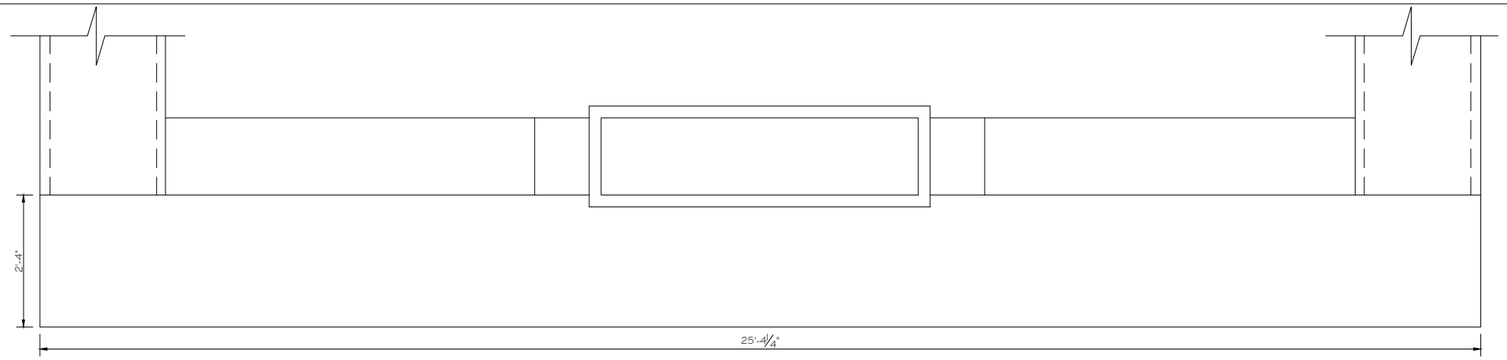
REV | DESCRIPTION | DATE

PROJECT:
SRO Renewal Initiative
CORDOVA ROOMS
54 EAST CORDOVA ST,
VANCOUVER, BC

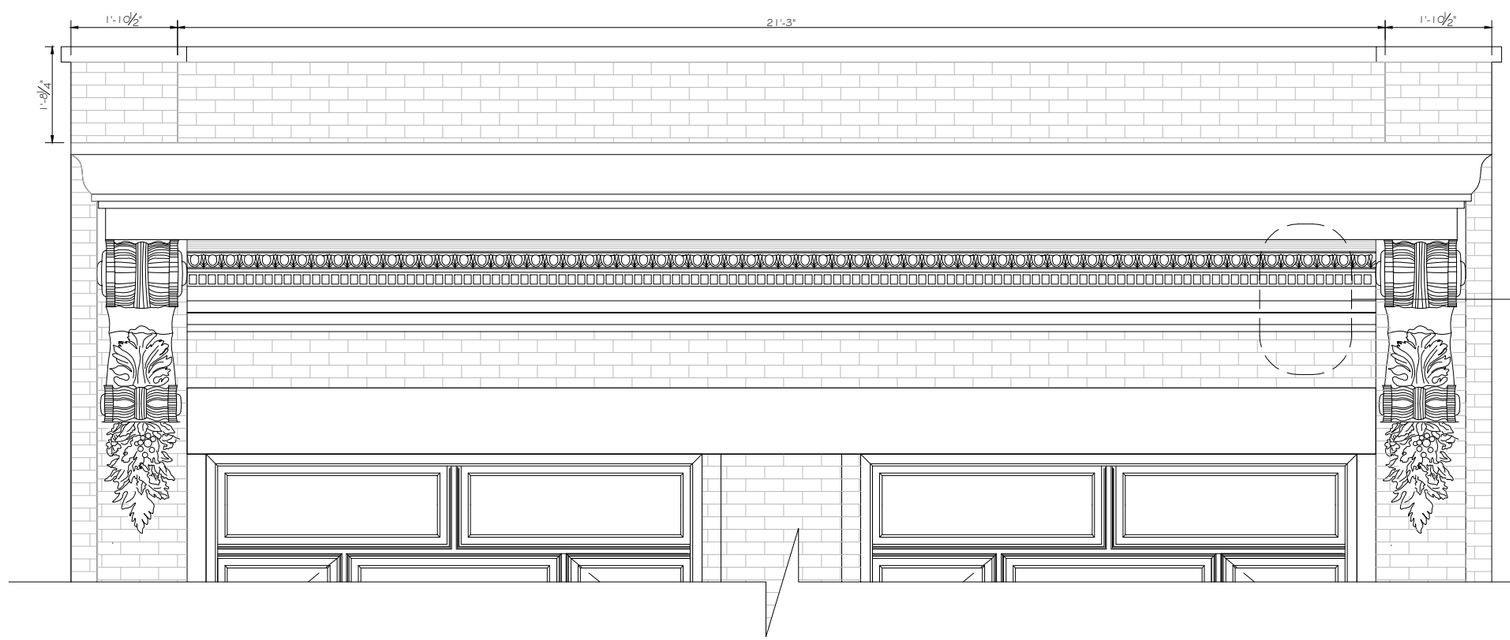
TITLE:
Existing & Proposed Lower Cornice Details

DRAWN BY: KV
DATE: 2012.03.16
SCALE: 3" = 1'-0"

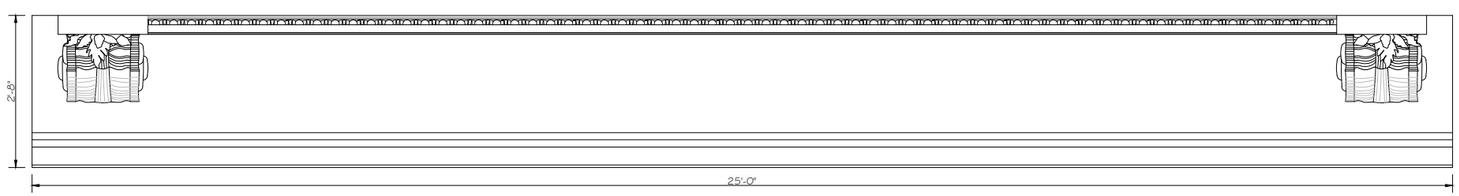
DWG#:
A-PR-404



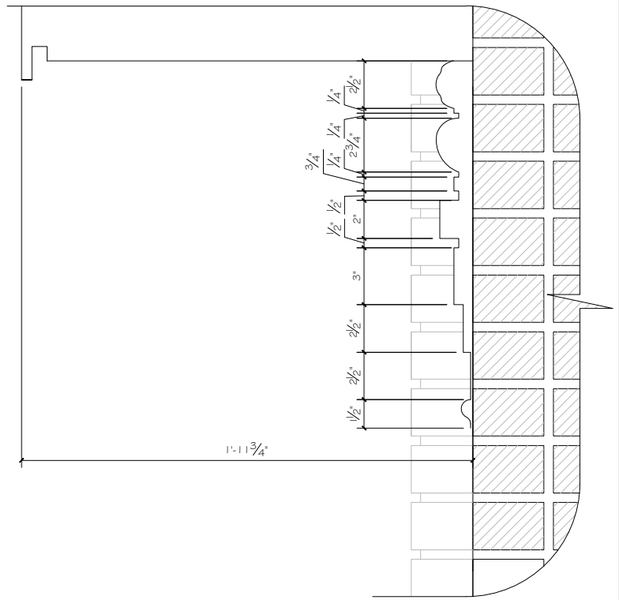
1 PROPOSED UPPER CORNICE PLAN
SCALE: 3/4" = 1'-0"



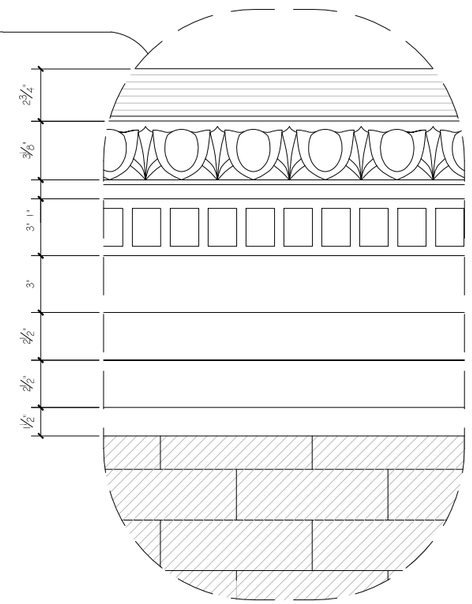
2 PROPOSED UPPER CORNICE ELEVATION
SCALE: 3/4" = 1'-0"



3 PROPOSED REFLECTED SOFFIT PLAN
SCALE: 3/4" = 1'-0"



4 PROPOSED UPPER CORNICE FRIEZE SECTION
SCALE: 3" = 1'-0"



5 PROPOSED UPPER CORNICE FRIEZE ELEVATION
SCALE: 3" = 1'-0"

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REV	DESCRIPTION	DATE

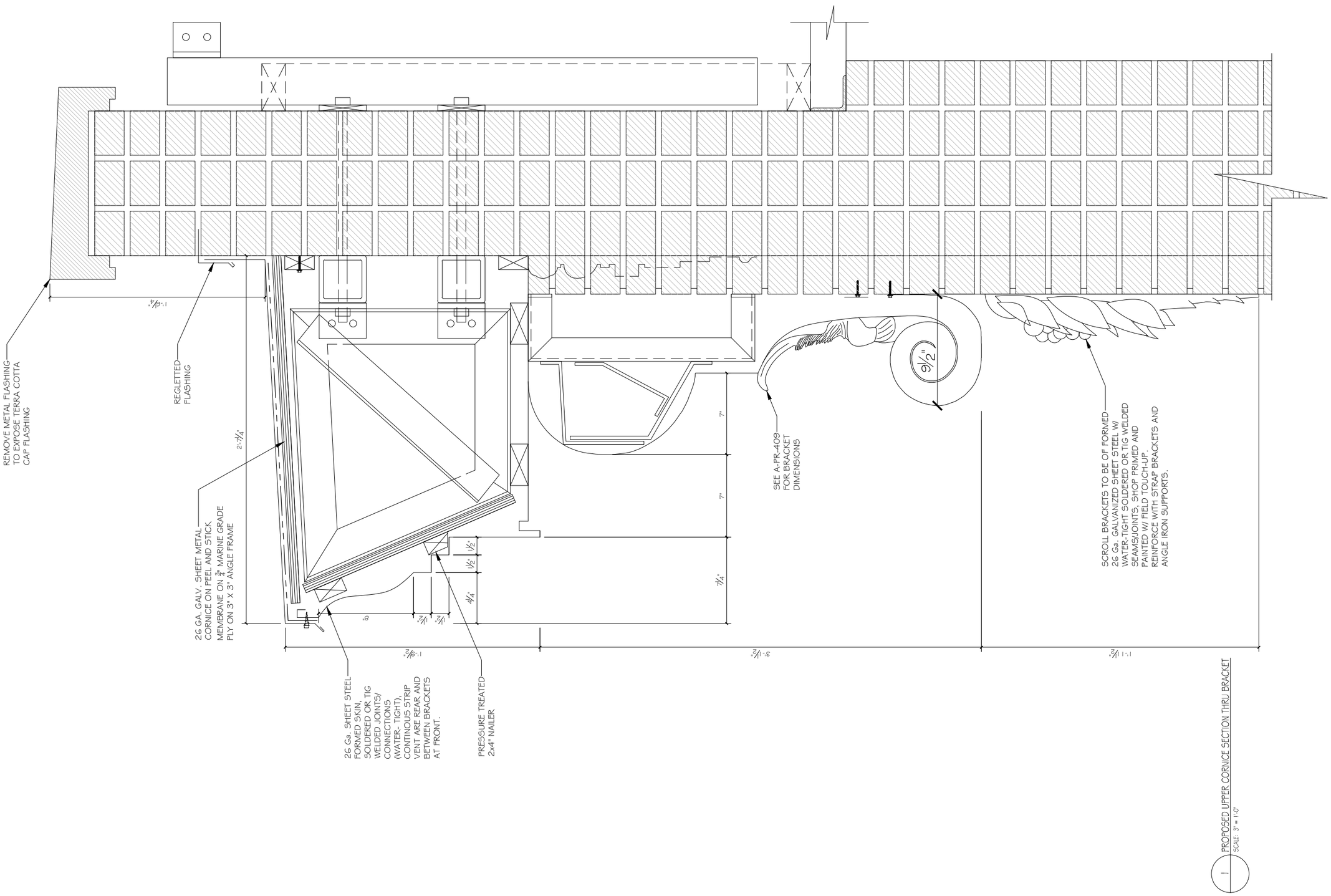
PROJECT:
SRO Renewal Initiative
CORDOVA ROOMS

54 EAST CORDOVA ST,
VANCOUVER, BC

TITLE:
PROPOSED
UPPER CORNICE
DETAILS

DRAWN BY: AR
DATE: 2012.06.12
SCALE: AS SHOWN

DWG#:
A-PR-405



1 PROPOSED UPPER CORNICE SECTION THRU BRACKET
SCALE: 3" = 1'-0"

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REV	DESCRIPTION	DATE

PROJECT:

SRO Renewal Initiative
CORDOVA ROOMS

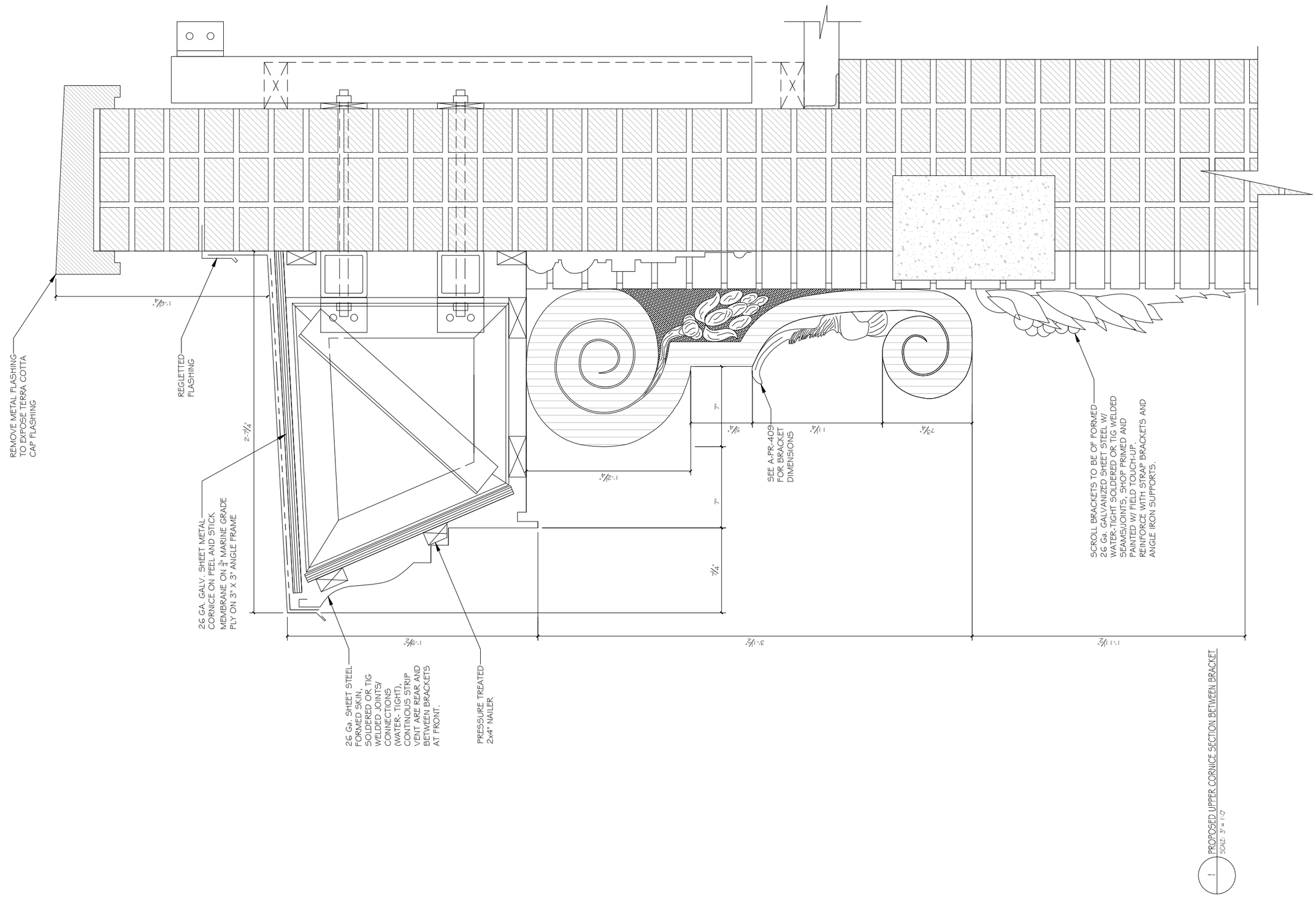
54 EAST CORDOVA ST,
VANCOUVER, BC

TITLE:
Proposed Upper Cornice Section Thru Bracket

DRAWN BY: AR
DATE: 2012.05.16
SCALE: 3" = 1'-0"

DWG#:

A-PR-406



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REV	DESCRIPTION	DATE

PROJECT:

SRO Renewal Initiative
CORDOVA ROOMS

54 EAST CORDOVA ST,
VANCOUVER, BC

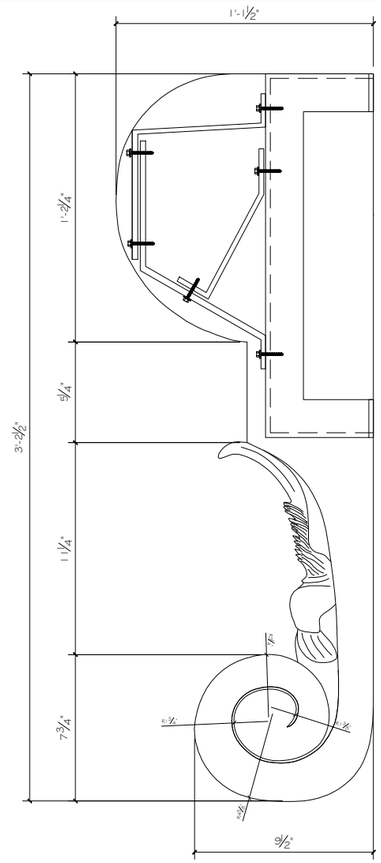
TITLE:

Proposed Upper Cornice Section Between Brackets

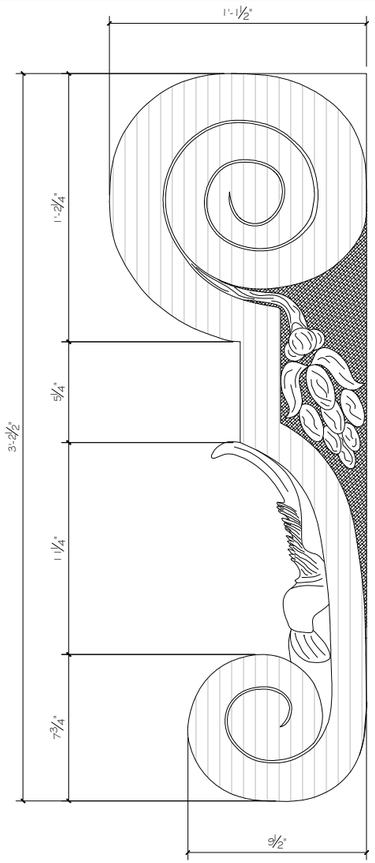
DRAWN BY: AR
DATE: 2012.05.16
SCALE: 1½" = 1'-0"

DWG#:

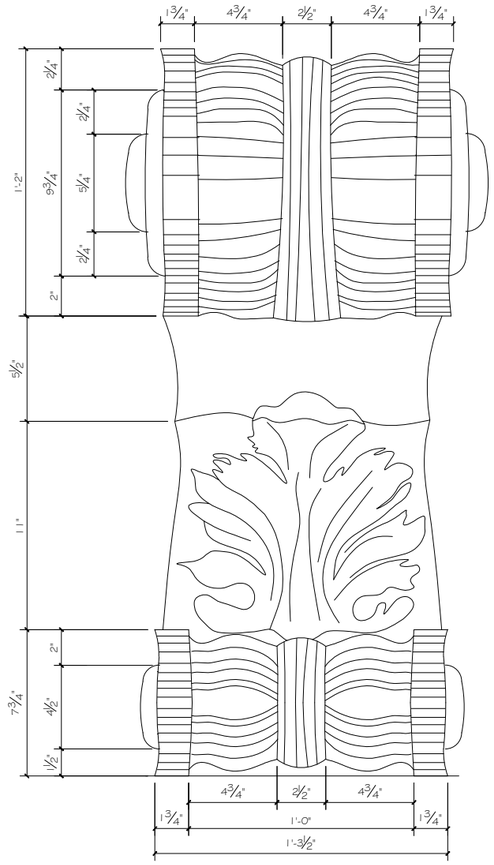
A-PR-407



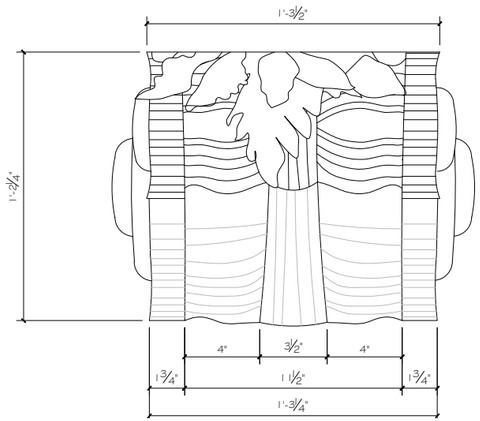
1 PROPOSED UPPER CORNICE BRACKET SECTION
SCALE: 3" = 1'-0"



2 PROPOSED UPPER CORNICE BRACKET SIDE ELEVATION
SCALE: 3" = 1'-0"



3 PROPOSED UPPER CORNICE BRACKET FRONT ELEVATION
SCALE: 3" = 1'-0"



4 PROPOSED UPPER CORNICE BRACKET REFLECTED PLAN
SCALE: 3" = 1'-0"

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REV	DESCRIPTION	DATE

PROJECT:

SRO Renewal Initiative
CORDOVA ROOMS

54 EAST CORDOVA ST,
VANCOUVER, BC

TITLE:

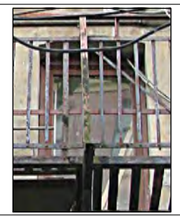
PROPOSED
UPPER CORNICE
BRACKET DETAILS

DRAWN BY: AR
DATE: 2012.05.16
SCALE: 3" = 1'-0"

DWG#:

A-PR-408

WINDOW CATALOGUE - CORDOVA ROOMS

ID	TYPE	LOCATION	EXISTING DESCRIPTION	RESTORED DESCRIPTION	REFERENCE IMAGE	NOTES
1	WOOD TRIPARTITE W/ OPERABLE CASEMENT	FRONT FAÇADE	THE ORIGINAL WOOD TRIPARTITE WINDOWS, CONSISTING OF A FIXED CENTER LIGHT, FLANKING CASEMENT LIGHTS, & TWIN FIXED TRANSOMS EXIST IN GOOD CONDITION. THE ORIGINAL GLAZING ALSO EXISTS. ORIGINAL BRICK MOLDINGS, MULLION CAPS AND TRANSOM SILL ALL EXIST & IN GOOD CONDITION. THE ORIGINAL CASEMENT HARDWARE IS MISSING. SECURITY BARS HAVE BEEN FIXED ACROSS THE LOWER SASH OF THE FIRST FLOOR WINDOWS.	PRESERVE EXISTING & ORIGINAL WOOD TRIPARTITE WINDOWS & UPGRADE OPERABLE CASEMENTS W/ TWO LINES OF REGLETTED NEOPRENE WEATHER-STRIPPING & NEW CASEMENT STAYS & KNIFE-PLATE CLOSERS.		
2	BIPARTITE SET OF DOUBLE GLAZED ALUMINUM OR METAL CLAD WINDOWS W/ THE ORIGINAL DOUBLE HUNG	REAR FAÇADE	THE ORIGINAL REAR TWINNED WOOD DOUBLE HUNG WINDOWS EXIST, BUT ARE IN A STATE OF ADVANCED DECAY. MOST SASH JOINTS ARE DETERIORATED & MOST OF THE SILLS HAVE ROTTED AWAY.	NEW BIPARTITE SET OF DOUBLE GLAZED ALUMINUM OR METAL CLAD WINDOWS APPROXIMATING THE ORIGINAL DOUBLE HUNG CONFIGURATION OF ONE OVER ONE IN AN APPROXIMATE 50/50 LOWER SASH TO UPPER SASH PROPORTION, & IN AN AWNING OVER FIXED OPERATION, TO BE INSTALLED IN THE ORIGINAL REFURBISHED WOOD FRAMES. ALLOW FOR NEW WOOD SILLS TO MATCH THE ORIGINALS, WHICH ARE DETERIORATED. INSTALL NEW SCARF-JOINTED JAMB BOTTOM PATCHES & BRICK MOLD PATCHES, AS REQUIRED.		
3	DOUBLE GLAZED ALUMINUM OR METAL CLAD WINDOWS W/ THE ORIGINAL DOUBLE HUNG	REAR FAÇADE	THE ORIGINAL REAR TWINNED WOOD DOUBLE HUNG WINDOWS EXIST, BUT ARE IN A STATE OF ADVANCED DECAY. MOST SASH JOINTS ARE DETERIORATED & MOST OF THE SILLS HAVE ROTTED AWAY.	NEW DOUBLE GLAZED ALUMINUM OR METAL CLAD WINDOWS APPROXIMATING THE ORIGINAL DOUBLE HUNG CONFIGURATION OF ONE OVER ONE IN AN APPROXIMATE 50/50 LOWER SASH TO UPPER SASH PROPORTION, & IN AN AWNING OVER FIXED OPERATION, TO BE INSTALLED IN THE ORIGINAL REFURBISHED WOOD FRAMES. ALLOW FOR NEW WOOD SILLS TO MATCH THE ORIGINALS, WHICH ARE DETERIORATED. INSTALL NEW SCARF-JOINTED JAMB BOTTOM PATCHES & BRICK MOLD PATCHES, AS REQUIRED.		
4	METAL OR METAL CLAD WINDOWS W/ DOUBLE HUNG	LIGHT COURT	THE EXISTING PRESSED SHEET METAL, SINGLE GLAZED DOUBLE HUNG WINDOWS HAVE REACHED THE END OF THEIR SERVICE LIFE.	NEW METAL OR METAL CLAD WINDOWS APPROXIMATING THE ORIGINAL CONFIGURATION OF 1 OVER 1 IN A 50/50 LOWER SASH TO TOP SASH PROPORTION, BUT IN A AWNING OR FIXED OPERATION, WILL BE INSTALLED IN THE ORIGINAL PREPARED ROUGH OPENING.		

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REV | DESCRIPTION | DATE

PROJECT:
SRO Renewal Initiative
CORDOVA ROOMS

54 EAST CORDOVA ST,
VANCOUVER, BC

TITLE:
Window Catalogue

DRAWN BY: AR
DATE: 2011.04.24
SCALE:

DWG#:
A-PR-501

60 East Cordova Street

60 East Cordova Street, Vancouver, British Columbia, V6A, Canada

Front facade

OTHER NAME(S)

Cordova Rooms

60 East Cordova Street

LINKS

n/a

CONSTRUCTION DATE(S)

1912/01/01

STATEMENT OF SIGNIFICANCE

DESCRIPTION OF HISTORIC PLACE

The historic place at 60 East Cordova Street is a four-storey, purpose-built, white enamelled brick, stone and iron, hotel and store, located in Vancouver's historic Gastown.

HERITAGE VALUE

The former hotel at 60 East Cordova Street is of value as an essay in Edwardian building construction, as a good example of a hotel whose design responded to the City's strict new lodging house building code, for its association with Vancouver's pre-World War I building boom, for its continuing use as rooms for low income single persons, and more recently for its role in a significant inner-city employment initiative of the provincial government.

The former Cordova Rooms, a hotel built in 1912 to designs of architect Hugh Braunton as a speculative development for D. Campbell, is an excellent example of cutting edge, Edwardian building technology and design.

The building, much of whose original arrangements survive, is of value for illustrating the reforms of the City of Vancouver's 1910 Lodging House By-Law, combined with the realities of speculative real estate investment. These by-laws were not unique, but rather formed the local response to a pattern of urban reform that swept across western Europe and North America in the early twentieth century. In the context of housing, these reforms emphasize the provision of fresh air, natural light, bathrooms, and fire escapes. Valuable features of the design that survive include the means of escape for fire, and provision of fresh air and natural light in every bedroom from a long deep light well; equipment of every room with a radiator, a wash-basin, and cupboard, and each floor with a bathroom and toilets. Braunton also apprehended the difficulty of maintaining the windows in the light well, and used metal frames.

The significance of this building is amplified by its location adjacent to 42 and 54 East Cordova Street, both hotels designed the same year by Hugh Braunton, and possessing very similar architectural treatment.

The hotel was built at a time when there was pressure for both short- and long-term accommodation in Vancouver - a product of the booming economy that attracted people and investment to the City and civic initiatives - which had closed sub-standard lodging houses and hotels. The building at 50 East Cordova Street is a product of all these factors.

The recent use of the building as a government-funded lodging house, and its association with the federal Ministry of Human Resources (Canadian Job Strategy) and the Provincial Ministry of Employment and Investment, BC 21 Community Project, whereby inner city residents were trained in the operation of a bottle and can refund depot, add to the building's significance.

Source: City of Vancouver Heritage Planning Program

CHARACTER-DEFINING ELEMENTS

The character defining elements of 50 East Cordova Street include:

- Location in Vancouver's historic Gastown district
- Occupation of entire lot
- Similarity to neighbouring buildings
- Design features, including long corridors terminating in escape doors on every floor, arrangements of rooms, bathrooms and toilets, and the light well
- Materials of construction, including the white enamelled bricks on the front elevation, the stone pilaster bases, projecting strings and caps, the stone window sills, the metal cornice, and the metal components of the window frames
- The articulation of the East Cordova Street elevation, including the division of the facade into two bays by prominent pilasters, and the treatment of the ground floor as a building-wide shop front with side door to upper floors
- The elaborate metal cornice, its anthemion corbels, and the remains of the urn shaped termini atop the cornice over each pilaster
- The fenestration, including the surviving finished woodwork, glazing and paint remnants of the storefront and the shallow bay windows of the upper floors, including their sash assemblies and panelled transoms

RECOGNITION

JURISDICTION

British Columbia

RECOGNITION AUTHORITY

City of Vancouver

RECOGNITION STATUTE

Vancouver Charter, s.582

RECOGNITION TYPE

Community Heritage Register

RECOGNITION DATE

1986/09/23

HISTORICAL INFORMATION

SIGNIFICANT DATE(S)

n/a

THEME - CATEGORY AND TYPE

Developing Economies

Trade and Commerce

FUNCTION - CATEGORY AND TYPE

CURRENT

Residence

Multiple Dwelling

HISTORIC

Commerce / Commercial Services

Hotel, Motel or Inn

Commerce / Commercial Services

Shop or Wholesale Establishment

ARCHITECT / DESIGNER

Hugh Braunton

BUILDER

n/a

ADDITIONAL INFORMATION

LOCATION OF SUPPORTING DOCUMENTATION

City of Vancouver Heritage Conservation Program

CROSS-REFERENCE TO COLLECTION

FED/PROV/TERR IDENTIFIER

DhRs-462

STATUS

Published

RELATED PLACES

n/a

NEARBY PLACES

Chinese Freemasons Building
6 West Pender Street, Vancouver, British Columbia

Merchants Bank
1 West Hastings Street, Vancouver, British Columbia

Granville Hotel
24-26 Water Street, Vancouver, British Columbia

CORDOVA HOTEL: 54 East Cordova St., Vancouver

Gastown Historic District National Historic Site of Canada

STATEMENT OF SIGNIFICANCE

DESCRIPTION OF HISTORIC PLACE

Gastown Historic District National Historic Site of Canada is located on the south side of Burrard Inlet in downtown Vancouver, British Columbia. The district is positioned on a grid layout that follows the Inlet's curvature. The 141 buildings within the site, built mostly between 1886 and 1914, comprise a homogeneous commercial district of three- to six-storey stone and brick warehouses, commercial stores, hotels and taverns. Masonry construction is seen throughout the site, with an emphasis on solid brick and stone façades punctuated by regular window openings above glassed-in storefronts. Official recognition refers to the 1971 boundary of the district, excluding the parking lot on West Cordova Street.

HERITAGE VALUE

Gastown Historic District was designated as a national historic site of Canada in 2009 because:
- it is an intact urban area of business and commercial buildings dating for the most part from 1886 to 1914, representing, through the visual qualities of the buildings, an early Western Canadian city core and the economic flowering of the Western Canadian economy in the late 19th and early 20th centuries;
- it is an exceptional group of commercial buildings that displays, as a whole, the architectural styles of the late 19th and early 20th centuries, and is a rare, harmonious group of buildings in terms of materials, scale and architectural detailing;
- as an early legally protected historic district, it illustrates the activist heritage movement that emerged in Canada's urban centres in the years around 1970, and the creation of local organizations intent on protecting the historic fabric of cities and reorienting urban redevelopment.

Gastown Historic District began to develop in the late-19th century, on the south side of Burrard Inlet in downtown Vancouver. Gastown was constructed on a grid pattern that follows the Inlet's curvature on flat land near sea level. The layout and location of the district reflects an early period of Vancouver's development as an important and prosperous transhipment point and wholesale district for goods transferred between the Prairies and the Pacific Rim. The Canadian Pacific Railway (CPR), set adjacent to the townsite, was responsible for the rapid development and transformation of the townsite into a commercial district. Power and telephone lines run along the laneways of the district instead of the street, which is a typical example of Vancouver's early urban development.

In the 1970s, the district went through a process of "beautification" in response to the activist heritage movement that was emerging in Canada's urban centres. Local organizations protected the historic fabric of the district by adding historic elements to urban spaces. These include the bollards along Water Street and around Maple Leaf Square, the bronze statue of "Gassy" Jack Deighton, the landscaping features of Gaoler's Mews, the red-brick paving on Water Street and the ornate lamp fixtures.

After the provincial government designated Gastown as a heritage area in 1971, the district gradually became distinct from surrounding neighbourhoods on the downtown peninsula. The area is now characterized by commercial and office space (with some live/work lofts interspersed), many with shops and restaurants on the ground floors. Within the district are approximately 141 buildings constructed before 1914. These buildings range from two- to six-storeys, with details in a variety of styles, ranging from the Victorian Italianate style of the late-19th century buildings; the Victorian Romanesque Revival style used in the early-20th century buildings, and the more austere, industrial style used in the pre-First World War buildings. Only six buildings have been constructed in the district since 1914.

Sources: Historic Sites and Monuments Board of Canada, Minutes, 1971, 2008.

CHARACTER-DEFINING ELEMENTS

Key elements that contribute to the heritage character of the site include:
- its location on the south site of Burrard Inlet in downtown Vancouver, British Colombia;
- its setting adjacent to the Canadian Pacific Railways (CPR) rail yard;
- its grid pattern layout that follows the Inlet's curvature on flat land near sea level;
- the two-to-six-storey massing of the buildings with stone and brick construction;
- the main exterior features including, the placement of regularly-spaced window openings set above glassed-in storefronts;
- elements from the mid-1880-1890s buildings, characterized by their brick and wood construction, stone and iron accents, Victorian Italianate style of decorative detailing exhibited in strong cornice lines and flat roofs, the emphasis on the eaves, corbels, bay windows, and decorative window surrounds, as well as a mix of colours and materials;
- elements from the early-1900s buildings, characterized by their greater height, larger volumes, and less decorative styles, as well as their Victorian Romanesque style solid massing of stone and brick, with wide, arched windows and a strong emphasis on the belt courses along each storey;
- the elements from the late-1900s-1910s buildings which reflect the higher density sought in the district and feature early skyscraper designs and cubic volume;
- the lane typology elements that are physical examples of Vancouver's early urban development,

including the two lanes, T-junctions, narrow triangular lots, and power and telephone lines that run along the laneways instead of along the streets;
- the streetscape elements relating to the "beautification" of the district, including the bollards along Water Street and around Maple Leaf Square, the bronze statue of "Gassy" Jack Deighton, the landscaping features of Gaoler's Mews, the red-brick paving on Water Street and the ornate lamp fixtures;
- the open views northward from each of the north-south streets, to the mountain wall on the North Shores of Burrard Inlet.

BOUNDARIES

The boundary of the district, as identified in Figure 3, Submission Report 2008-40, is triangular in shape, with a north, east and an angled southwest side. It follows the 1971 provincial designation, except for the exclusion of a parking lot on West Cordova Street. The description of the boundary begins at the corner of Water and Richard streets and follows in a clockwise direction back to the starting point. On the map in Figure 3, the beginning of the description is marked as point "A."

Northern Boundary of the District: The boundary runs north from point "A" on Figure 3 to the northeast corner of 375 Water Street. The boundary runs east along the north side of the Water and Alexander street properties to the northeast corner of 176 Alexander Street, which is the property adjacent to Wendy Poole Park.

Eastern Boundary of the District: The boundary runs south from the northeast corner of 176 Alexander Street to the laneway which runs parallel to Main and Columbia streets. The boundary runs south along the laneway which runs parallel between Main and Columbia streets to the junction with the laneway running between East Cordova and East Hastings streets. The boundary runs west along the laneway between East Cordova and East Hastings streets to the northeast corner of 334 Carrall Street. The boundary runs south from the northwest corner of 334 Carrall Street, traversing East Hastings Street, and running between 12 and 16 East Hastings Street. The boundary runs west along the laneway which is parallel to East Hastings and West Pender streets to Carrall Street.

Southwestern Boundary of the District: The boundary runs south from the west side of Carrall Street to the southeast corner of 425 Carrall Street. The boundary runs west along the south side of 425 Carrall Street to a laneway, which is a former CPR spur line. The boundary runs northeast along the former CPR spur line laneway and then turns west at the laneway which runs parallel to West Hastings and West Pender streets. The boundary runs north from the laneway between West Pender and West Hastings streets between 20 and 18 West Hastings Street to West Hastings Street. The boundary runs north across West Hastings Street, and runs north along the east property line of 15 West Hastings Street to the laneway which runs parallel to West Hastings and West Cordova streets. The boundary runs west along the laneway between West Hastings and West Cordova streets to Abbott Street. The boundary runs west across Abbott Street and turns north to the junction of Abbott and West Cordova streets. The

boundary runs west on West Cordova Street to the laneway between 160 West Cordova and 351 Abbott streets. The boundary runs south along the laneway to the property line between 151 West Hastings and 351 Abbott streets. The boundary runs along the property line between 151 West Hastings Street and 351 Abbott Street to West Hastings Street. The boundary runs west along West Hastings Street, crossing Cambie Street, to the property line between 207 Cambie Street and 313 West Hastings Street. The boundary runs north-east between 207 Cambie Street and 313 West Hastings Street to the laneway between West Hastings and West Cordova streets. The boundary runs north-west, then north-east and again north-west along the laneway to Homer Street. The boundary runs north-east on Homer Street to the intersection of Homer and West Cordova streets. The boundary runs northwest along West Cordova Street to the southwest corner of Water and Richards streets. The boundary runs north, returning to point "A" in Figure 3. The total area of the historic district measures approximately 250,000 m2 .

Confirmation of Contributing Status

1. Located at 54 East Cordova Street, the Cordova Hotel falls within the boundaries of the Gastown National Historic Site of Canada.
2. The Cordova Hotel contributes to the Heritage Value of the Gastown NHSC as follows:
   - built in 1912, it contributes to the intact urban area of business and commercial buildings dating for the most part from 1886 to 1914;
   - as an example of the emerging Chicago style, it helps to illustrate the architectural styles of the late 19th and early 20th centuries, creating , together with the other buildings in the district, a rare, harmonious group of buildings in terms of materials, scale and architectural detailing;
   - it is part of an early legally protected historic district, illustrating the activist heritage movement that emerged in Canada's urban centres in the yeas around 1970, and the creation of local organizations intent on protecting the historic fabric of cities and reorienting urban redevelopment.

The Cordova Hotel, 54 East Cordova St., Vancouver, B.C., satisfies the criteria for evaluation of contributing status of properties within the Gastown Historic District NHSC and is deemed to be a Contributing Property.

STATEMENT OF VALUES

Description

The Cordova Hotel is a four-storey masonry hotel building located on Cordova Street in the Gastown Historic District National Historic Site of Canada.

Heritage Value

The Cordova Hotel contributes to the Heritage Value of the Gastown NHSC as follows:

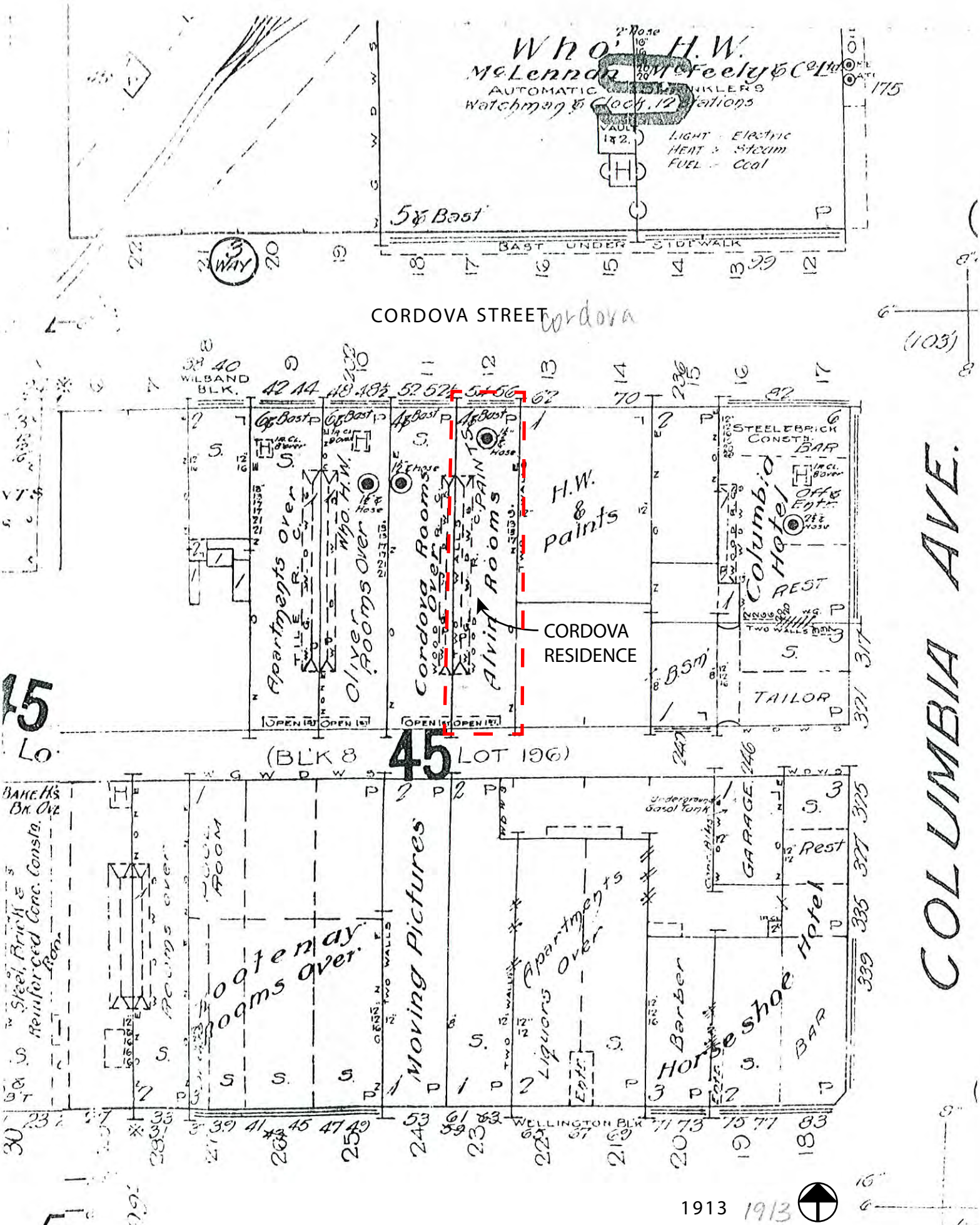
- built in 1912, it contributes to the intact urban area of business and commercial buildings dating for the most part from 1886 to 1914;
- as an example of the emerging Chicago style, it helps to illustrate the architectural styles of the late 19th and early 20th centuries, creating , together with the other buildings in the district, a rare, harmonious group of buildings in terms of materials, scale and architectural detailing;
- it is part of an early legally protected historic district, illustrating the activist heritage movement that emerged in Canada's urban centres in the yeas around 1970, and the creation of local organizations intent on protecting the historic fabric of cities and reorienting urban redevelopment.

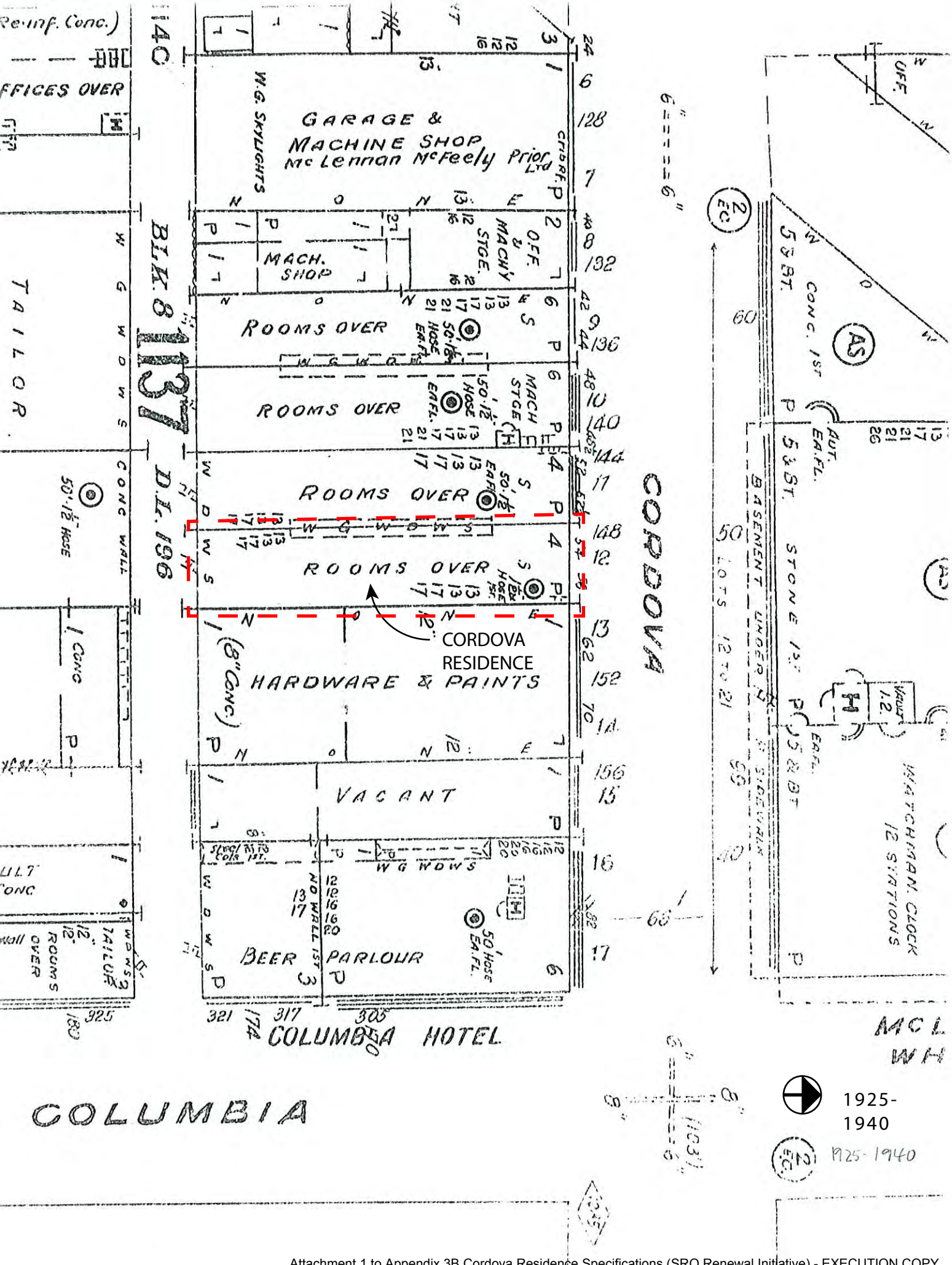
Designed by architect Hugh Braunton and built in 1912 as a mixed-use hotel building with street- level commercial frontage, the building was originally named the Alvin Rooms. The building reflects new City building codes designed to improve on former sub-standard living accommodation. It also has been officially recognized by the City of Vancouver.

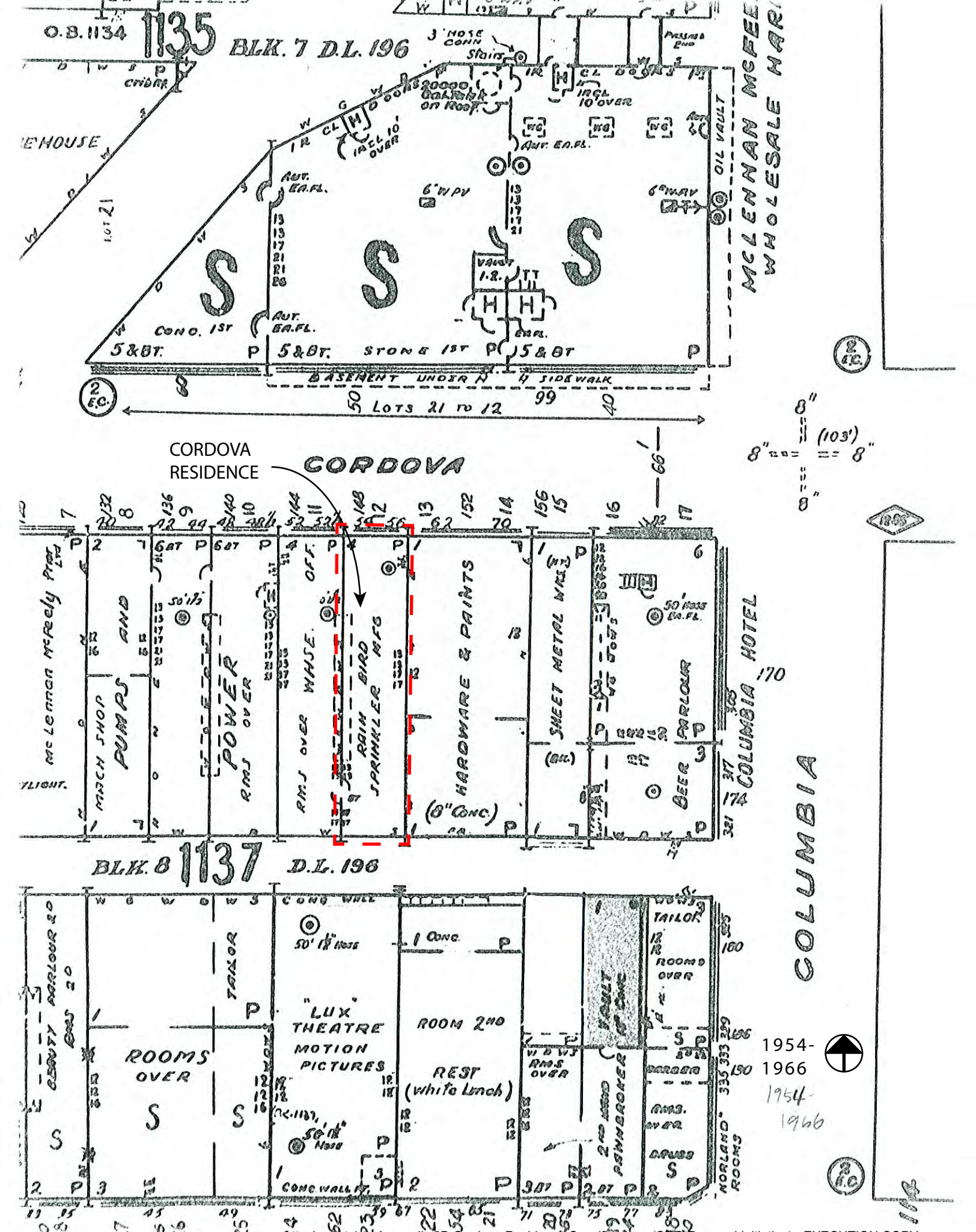
Character-Defining Elements

The character-defining elements of the Cordova Hotel include:

- its siting, close to the property lines, with no setbacks;
- its rectangular massing and flat roof;
- its consistent scale with neighbouring properties;
- the articulation of its façade, detailed with white, glazed brick pilasters defining two three-storey bays of tripartite sash windows above a commercial store front;
- surviving evidence of its original ground floor entry and commercial store front;
- the extensive use of metal on the façade, including pilaster capitals, spandrels, window surrounds, and elaborated cornice;
- evidence of advances in functional design, including the use of fire-escapes, provision of natural light, central heating, and bathrooms.


CORDOVA STREET
CORDOVA RESIDENCE
COLUMBIA AVE.
(BLK 8 45 LOT 196)
Who's H.W.
McLennan McFeely & Co Ltd
AUTOMATIC SPRINKLERS
Watchman & Clocks, 12 Stations
LIGHT - Electric
HEAT - Steam
FUEL - Coal
5 & Basement
EAST UNDER SIDEWALK
WILBAND BLK.
Apartments over
Oliver's Rooms over
Cordova Rooms over
Alvin Rooms over
H.W. & paints
Columbia Hotel
STEEL BRICK CONSTN.
BAR
REST
TAILOR
Lodgeway Rooms over
Moving Pictures
Apartments over Liquors
Barber
Horseshoe Hotel
BAR
GARAGE
Rest
POOL ROOM
WELLINGTON BLK
1913


GARAGE & MACHINE SHOP
McLennan McFeely Prior Ltd
W.G. SKYLIGHTS
OFF. & MACH'Y STGE.
MACH. SHOP
ROOMS OVER
ROOMS OVER
MACH STGE
ROOMS OVER
ROOMS OVER
CORDOVA RESIDENCE
HARDWARE & PAINTS
VACANT
BEER PARLOUR
COLUMBIA HOTEL
BLK. 8
D.L. 196
CORDOVA
5 & ST.
STONE
WATCHMAN. CLOCK
12 STATIONS
TAILOR
COLUMBIA
1925-1940


CORDOVA RESIDENCE
CORDOVA
COLUMBIA
O.B. 1134
1135
BLK. 7 D.L. 196
1137
BLK. 8 D.L. 196
McLENNAN McFEE WHOLESALE HARDWARE & PAINTS
SHEET METAL WKS
RAIN BIRD SPRINKLER MFG
POWER
PUMPS AND MACH SHOP
RMS OVER WHSE.
OFF.
BEER PARLOUR
COLUMBIA HOTEL
ROOMS OVER
"LUX" THEATRE MOTION PICTURES
ROOM 2ND
REST (White Lunch)
TAILOR
BEAUTY PARLOUR
NORLAND ROOMS
50 LOTS 21 TO 12
99
66
170
174
(103')
1954-1966
1954-1966

McGinn Engineering and Preservation / Barry McGinn Architect
#803-402 West Pender Street
Vancouver, BC V6B 1T6
Tel: 604-473-9866
Fax: 604-473-9877
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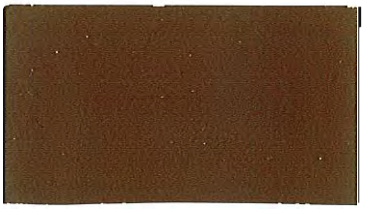
Cordova Residence Conservation Plan
Colour Analysis

February 28, 2012

Front Façade Trim – Original and Base Paint Layer - Recommended Colour

Trim (window frames/sash, sheet metal)

Benjamin Moore
2106-10
Java



Record of Subsequent Paint Layers

Second Layer

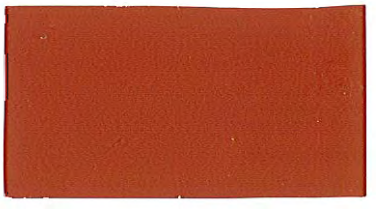
Benjamin Moore
2127-10
Twilight Zone

Second Layer
(sash only – followed
By Twilight zone above)

Benjamin Moore
2162-60
Mystic Beige

Third layer

Benjamin Moore
CC-94
Northern Fire



Fourth layer	Benjamin Moore HC-125 Cushing Green	
Fifth layer	Benjamin Moore 2122-70 Snow White	
Top layer	Benjamin Moore HC-133 Yorktowne Green	

Methodology

1 – No historic imagery is available for this building.

2 – Paint samples were collected from existing wood elements.

3 – Microscopic analysis revealed multiple layers of paint in the sample. A dark brown colour was determined to be the original and matched to a Benjamin Moore colour sample.

4 – Based on historic precedent, sheet metal on similar Edwardian masonry blocks was the window trim colour. Colour samples to be collected (currently difficult access) to confirm.

BC HOUSING'S
SINGLE ROOM OCCUPANCY RENEWAL INITIATIVE

REQUEST FOR ACCEPTANCE OF DEVIATION FROM APPROVED HERITAGE CONSERVATION PLAN

SUMMARY *for* Cordova Residence

Addendum #:	Summary of Requested Deviation:	Conservation Plan Reference:
1	**Change in placement of doors at storefront for commercial entry side**	**3.2.10 Entry Doors**
2	**Relocation of prism block sidewalk lights restored in the relocated entry alcove as per the above addendum**	**3.2.11 Prism Block Entry Sidewalk Lights**
3	**Change in placement of doors at storefront for commercial entry side**	**3.2.4 Storefront**
4	**Retention of stair *if possible.***	**3.2.13 Open Stair**
5	**Some skylights and their configuration at ground floor may be modified/deleted as required to accommodate VBBL requirements**	**3.2.15 Skylights**

BC HOUSING'S
SINGLE ROOM OCCUPANCY RENEWAL INITIATIVE

REQUEST FOR ACCEPTANCE OF DEVIATION FROM APPROVED HERITAGE CONSERVATION PLAN

Cordova Residence	54 East Cordova Street	November 5, 2012
Building Name	Building Address	Date

APPLICANT INFORMATION

Addendum #: 1

Proponent: Habitat Housing Initiative Phone: (604) 661-9610

Contact : Daniel Reidy Brookfield Financial Corp. Fax: (604) 687-3419

Address: Suite 458, 550 Burrard Street, Vancouver, BC V6C 2B5 Email: Daniel.Reidy@Brookfield.com

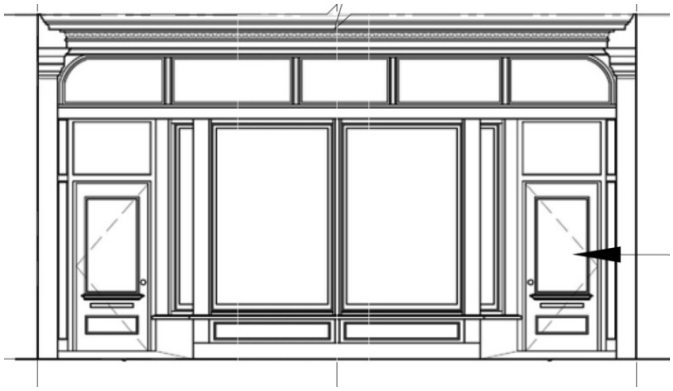
CONSERVATION PLAN REFERENCE(S) :	SUMMARY OF CONSERVATION PLAN REFERENCE:
3.2.10	The wood 2-1/4" stainable fir frame and panel ¾" light entry doors will be fabricated and installed as per the restoration drawings, at the residential entry and the commercial entry. The doors will be glazed in ½"tempered, laminated glazing.

SUMMARY OF DEVIATION(S) FROM CONSERVATION PLAN:

Storefront and entry reconfiguration shown in the Proposal Extracts is acceptable pending finalization of heritage aspects with Authority. (*Modification required by HHI design.)*

ORIGINAL CONSERVATION PLAN DRAWING REFERENCE:

PROPOSED DEVIATION FROM CONSERVATION PLAN DRAWING REFERENCE:



PROPOSED REQUEST FOR ACCEPTANCE OF EXISTING CONDITION IS:

☑ ACCEPTABLE ACCEPTABLE (Subject to condition(s) noted below) REFUSED (For the reason(s) noted below)

Barry McGinn		November 5, 2012
BCH HERITAGE CONSULTANT NAME	**BCH HERITAGE CONSULTANT SIGNATURE**	**DATE**

BC HOUSING'S
SINGLE ROOM OCCUPANCY RENEWAL INITIATIVE

REQUEST FOR ACCEPTANCE OF DEVIATION FROM APPROVED HERITAGE CONSERVATION PLAN

Cordova Residence	54 East Cordova Street	November 5, 2012
Building Name	Building Address	Date

APPLICANT INFORMATION

Proponent: Habitat Housing Initiative Phone: (604) 661-9610

Contact : Daniel Reidy Brookfield Financial Corp. Fax: (604) 687-3419

Address: Suite 458, 550 Burrard Street, Vancouver, BC V6C 2B5 Email: Daniel.Reidy@Brookfield.com

Addendum #: 2

CONSERVATION PLAN REFERENCE(S) :

3.2.11

SUMMARY OF CONSERVATION PLAN REFERENCE:

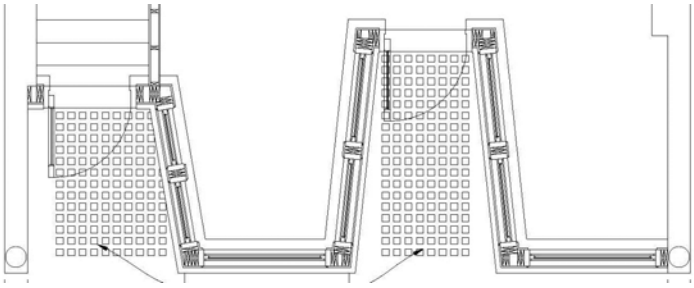
The original entry prism block sidewalk lights will be restored at the residential entry and the commercial entry. The doors will be glazed in ½" tempered, laminated glazing.

SUMMARY OF DEVIATION(S) FROM CONSERVATION PLAN:

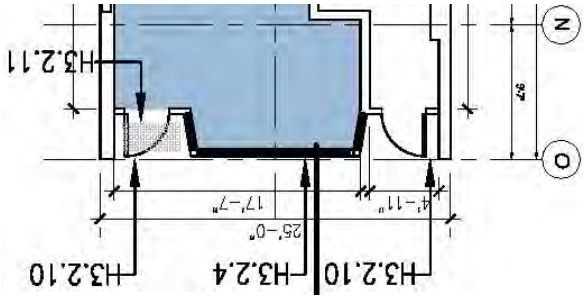
Unless alternative solution is applied and rejected by the Authority having Jurisdiction, the original entry prism lights and their steel frames will be salvaged and re-installed in the entry alcoves of the proposed new re-configured storefront. Pursue an alternative solution under the VBBL to address code compliance. It is acceptable to have the prism grid run under the reconfigured storefront alcove walls, as is currently the case. Procure replacement block from glass manufacturers as required. The storefront glazing and doors will be glazed in ½" tempered laminated glazing.

HHI noted that prism entry lights may not be able to be retained in order to create a code conforming exit path.

ORIGINAL CONSERVATION PLAN DRAWING REFERENCE:



PROPOSED DEVIATION FROM CONSERVATION PLAN DRAWING REFERENCE:



PROPOSED REQUEST FOR ACCEPTANCE OF EXISTING CONDITION IS:

☑ ACCEPTABLE ACCEPTABLE (Subject to condition(s) noted below) REFUSED (For the reason(s) noted below)

Barry McGinn		November 5, 2012
BCH HERITAGE CONSULTANT NAME	**BCH HERITAGE CONSULTANT SIGNATURE**	**DATE**

BC HOUSING'S
SINGLE ROOM OCCUPANCY RENEWAL INITIATIVE

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Cordova Residence	54 East Cordova Street	November 5, 2012
Building Name	Building Address	Date

APPLICANT INFORMATION	Addendum #:
Proponent: Habitat Housing Initiative Phone: (604) 661-9610	
Contact : Daniel Reidy Brookfield Financial Corp. Fax: (604) 687-3419	3
Address: Suite 458, 550 Burrard Street, Vancouver, BC V6C 2B5 Email: Daniel.Reidy@Brookfield.com	

CONSERVATION PLAN REFERENCE(S) :	SUMMARY OF CONSERVATION PLAN REFERENCE:
3.2.13	The original stair and wood balustrade will be retained. Pipe rail extensions to provide code compliant balustrade heights will be installed to improve the life safety aspect of these original stairs.

SUMMARY OF DEVIATION(S) FROM CONSERVATION PLAN:

(HHI noted that original open stair may not be able to be retained in order to create a code conforming stair.)

The original stair and wood balustrade will be retained **if possible. If retaining original stair is not possible, salvage and reinstall the original heritage balustrade and new post in the new code compliant stair**. Pipe rail extensions to provide code compliant balustrade heights will be installed to improve the life safety aspect of these original stairs. **If retaining original stair is not possible, recreate a design that is consistent with the original heritage balustrade design intent and detail.**

ORIGINAL CONSERVATION PLAN DRAWING REFERENCE:	PROPOSED DEVIATION FROM CONSERVATION PLAN DRAWING REFERENCE:
N/A	N/A

PROPOSED REQUEST FOR ACCEPTANCE OF EXISTING CONDITION IS:

☑ ACCEPTABLE ACCEPTABLE (Subject to condition(s) noted below) REFUSED (For the reason(s) noted below)

Barry McGinn		November 5, 2012
BCH HERITAGE CONSULTANT NAME	**BCH HERITAGE CONSULTANT SIGNATURE**	**DATE**

BC HOUSING'S
SINGLE ROOM OCCUPANCY RENEWAL INITIATIVE

REQUEST FOR ACCEPTANCE OF DEVIATION FROM APPROVED HERITAGE CONSERVATION PLAN

Cordova Residence	54 East Cordova Street	November 5, 2012
Building Name	Building Address	Date

APPLICANT INFORMATION	Addendum #:
Proponent: Habitat Housing Initiative Phone: (604) 661-9610	
Contact : Daniel Reidy Brookfield Financial Corp. Fax: (604) 687-3419	4
Address: Suite 458, 550 Burrard Street, Vancouver, BC V6C 2B5 Email: Daniel.Reidy@Brookfield.com	

CONSERVATION PLAN REFERENCE(S):	SUMMARY OF CONSERVATION PLAN REFERENCE:
3.2.4	The wood frame original clearstory with surviving prism sheet glazing is to be preserved and restored where original glazing is broken or missing. Original glazing does exist in some clearstory sash, and can serve as a model for exact replacement. Any full lights are to remain in place, reglazed with linseed oil glazing compound, as needed. The residential alcove clearstory is to be retained, prepared and painted the original colours, as per the colour scheme. Missing clearstory lights, including the upper tier of shallow lights, are to be reglazed with clear ¼" tempered glass. The existing glazed subway tile and bullnose cap are to retained and preserved by cleaning and sealing the grout. A new wood frame base and lower window frame system, with fixed sash, to the original alcove plan and glazed in ½" tempered laminated glazing is to be constructed as per restoration drawings and details.

SUMMARY OF DEVIATION(S) FROM CONSERVATION PLAN:

Storefront and entry reconfiguration shown in the Proposal Extract is acceptable pending finalization of heritage aspects with Authority. The following will be done if possible: The wood frame original clearstory with surviving prism sheet glazing is to be preserved and restored where original glazing is broken or missing. Original glazing does exist in some clerestory sash, and can serve as a model for exact replacement. Any full lights are to remain in place, re-glazed with linseed oil glazing compound, as needed. The residential alcove clerestory is to be retained, prepared and painted the original colours, as per the colour scheme. Missing clerestory lights, including the upper tier of shallow lights, are to be re-glazed with clear ¼" tempered glass. The existing glazed subway tile and bullnose cap are to be retained and preserved by cleaning and sealing the grout. A new wood frame base and lower window frame system, with fixed sash, to the original alcove plan and glazed in ½" tempered laminated glazing is to be constructed as per restoration drawings and details.

ORIGINAL CONSERVATION PLAN DRAWING REFERENCE:	PROPOSED DEVIATION FROM CONSERVATION PLAN DRAWING REFERENCE:
N/A	N/A

PROPOSED REQUEST FOR ACCEPTANCE OF EXISTING CONDITION IS:

☑ ACCEPTABLE ACCEPTABLE (Subject to condition(s) noted below) REFUSED (For the reason(s) noted below)

Barry McGinn		November 5, 2012
BCH HERITAGE CONSULTANT NAME	BCH HERITAGE CONSULTANT SIGNATURE	DATE

BC HOUSING'S
SINGLE ROOM OCCUPANCY RENEWAL INITIATIVE

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Address: Suite 458, 550 Burrard Street, Vancouver, BC V6C 2B5 Email: Daniel.Reidy@Brookfield.com

Addendum #: 5

CONSERVATION PLAN REFERENCE(S) :

3.2.15

SUMMARY OF CONSERVATION PLAN REFERENCE:

The existing skylights over the stairs will be replaced. The eight skylights that were originally at the ground floor ceiling along the light court will also be replaced. The glazed portions of skylights are to be replaced in new skylights consisting of aluminum frames and tempered laminated glazing, while the existing louvered bases of the ventilator-type skylights are to be refurbished, through preparation, painting and replacement in kind of any deteriorated elements. Engineered shop drawings are to be provided for all new construction. In addition, the eight skylights that were originally at the ground floor ceiling along the light court will be re-insulated on new wood frame and membrane curbs and glazed with impact-resistant glazing.

SUMMARY OF DEVIATION(S) FROM CONSERVATION PLAN:

The existing skylights over the stairs will be replaced. The eight skylights that were originally at the ground floor ceiling along the light court will also be replaced. The glazed portions of skylights are to be replaced in new skylights consisting of aluminum frames and tempered laminated glazing, while the existing louvered bases of the ventilator-type skylights are to be refurbished, through preparation, painting and replacement in kind of any deteriorated elements.

Engineered shop drawings are to be provided for all new construction. In addition, the eight skylights that were originally at the ground floor ceiling along the light court will be re-insulated on new wood frame and membrane curbs and glazed with impact-resistant glazing. **Some skylights and their configuration at ground floor may be modified/deleted as required to accommodate VBBL requirements. Reconfiguration shown in the Proposal Extracts is acceptable pending finalization of heritage aspects with Authority.** *Modification required by HHI design for code-conformance.*

ORIGINAL CONSERVATION PLAN DRAWING REFERENCE:	PROPOSED DEVIATION FROM CONSERVATION PLAN DRAWING REFERENCE:
N/A	N/A

PROPOSED REQUEST FOR ACCEPTANCE OF EXISTING CONDITION IS:

☑ ACCEPTABLE ACCEPTABLE (Subject to condition(s) noted below) REFUSED (For the reason(s) noted below)

Barry McGinn		November 5, 2012
BCH HERITAGE CONSULTANT NAME	**BCH HERITAGE CONSULTANT SIGNATURE**	**DATE**