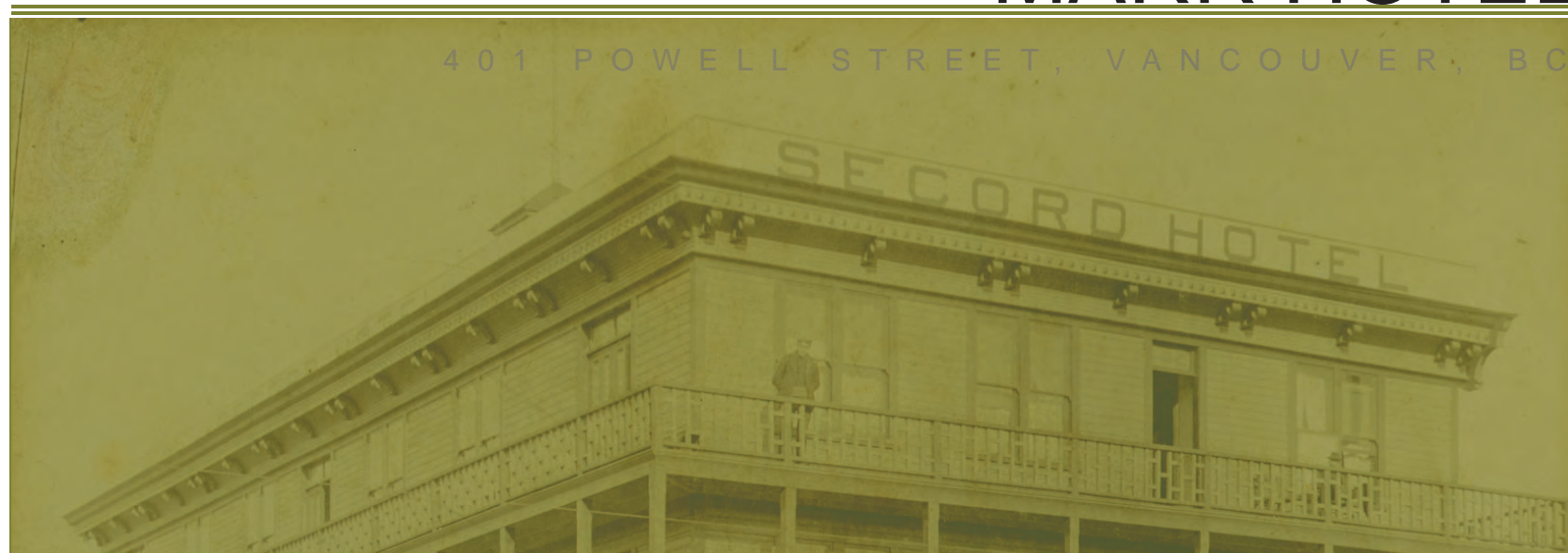




# conservation plan

## MARR HOTEL



McGinn Engineering & Preservation Ltd./  
BARRY MCGINN ARCHITECT

BC Housing's  
"SRO Renewal Initiative"







TABLE OF CONTENTS

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APPENDIX

A1	Statement of Significance
A2	Addenda

1. HERITAGE VALUE ASSESSMENT

1.1 History/Description of the Marr Hotel (Secord Hotel), 401 Powell Street

The Marr Hotel (Secord House) at 403 Powell Street, dating from the late 1880s, is situated on the NE corner of Powell Street and Dunlevy Avenue, kitty corner to Tamura House, a significant early Japantown building designed by Townsend and Townsend in an exuberant Edwardian Commercial Style, incorporating elaborate and overstated roof top pediment features as likely Japanese cultural influences.

According to the City of Vancouver directories, it was originally called the Secord Hotel and became known as the Imperial Hotel in the early to mid-1900s. It later became known as the Marr Hotel. No original drawings are available for the Marr Hotel and the original architect is unknown.

Documentation gathered by local historian Bruce MacDonald suggests that Angus Secord listed in the 1891 census as living in Vancouver as a hotel keeper, and the only Secord on record, could indeed have been the owner/operator of the Marr Hotel (Secord Hotel). Early tenants included labour groups (Canadian Seafarers Association, Vancouver and District Waterfront Workers Association) and a Japanese jujitsu and fencing gym. The hotel was known for housing new arrivals, immigrants and mill workers.

The Marr Hotel (Secord Hotel) was built as a two storey wood frame building. Historic photography from ca. 1890 shows impressive wood framed galleries with articulated balustrade, wrapping all four sides, at the second and third floor. Doorways on both street elevations provided access to the galleries. The storefront had an impressive corner chamfered entry at the SW corner. The photograph shows original wood drop cladding which may still exist, although most likely dilapidated, beneath the stucco rendering. There was a large central rooftop cupola with a flag pole, evident in the



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1890 photograph and a bird's eye drawing from 1898, which has since been removed. The original upper wooden bracketed cornice still exists but the parapet wall with stately signage has since been removed.

Historic photography of the interiors from 1890 shows a women's parlour and hotel reception. Early fire insurance maps show a grocery store on the ground floor and the corner ground floor unit was allegedly a bar.

The removal of the balcony and subsequent patchwork to fill in the doorways that once provided access to the balcony, insensitive alterations to the storefront, replacement of the drop siding with a stucco veneer, and replacement of the wood double hung sash with aluminum fixed/awning sash has rendered this, originally, attractive building a poor facsimile of its former self.

## 1.2 Summary of Heritage Value

The Marr Hotel heritage value can be summarized as follows:

- Built in the late 1800s, it is a significant early building which contributes to the intact urban character of the Powell Street facades in the sub area of Japanese Village of the Downtown-Eastside/Oppenheimer district area,
- It was a significant 1890s pioneer hotel with a lot of historic significance, but unfortunately has lost much of its heritage fabric through insensitive alterations over time.

## 1.3 Character-Defining Elements

The Marr Hotel Character-Defining Elements include:

- Its prominent corner siting, close to property lines, with no setbacks;
- Its rectangular massing and flat roof;
- Its consistent scale and design with the neighbouring properties;
- Surviving wood bracketed cornice on three elevations.



*Secord Hotel, ca. 1890,  
City of Vancouver Archives*



# marr hotel CONSERVATION PLAN

401 POWELL STREET, VANCOUVER, BC





## 2. POLICY FRAMEWORK

### 2.1 Heritage Designation

The building is currently not registered in the Vancouver Heritage Registry.

### 2.2 Zoning and Design Guidelines

The Marr Hotel (Secord House) lies within the DEOD Comprehensive Development District (Downtown-Eastside/Oppenheimer). As stated in the City's zoning code, "the intent of this District .. is to retain existing and provide new affordable housing for the population of the Downtown-Eastside Oppenheimer area, and to provide for compatible commercial and industrial uses in some areas." The Downtown-Eastside Oppenheimer Design Guidelines are a part of this zone's District Schedule and encourage development that recognizes this District's planning objectives. The Marr Hotel (Secord Hotel) lies within the Sub-area 3 - Japanese Village of this zone. The guidelines recognize the value of the Street Facades that developed when this area hosted a high concentration of Japanese business and residents of Japanese ancestry, with many of the facades blending influences of Japanese culture and the west coast culture of the period. One of the objectives of this sub-area is the encouragement of the retention of original heritage fabric and enhancement of the area's heritage character. An additional consideration having bearing on this Conservation Plan is the suggestion in the guidelines that developments should provide greater transparency of street level facades in this sub area.

### 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 Downtown-Eastside/Oppenheimer Design Guidelines. Comments, requested revisions, and further documentation will be implemented



*Women's Parlour Room at the Marr (Secord) Hotel, 1890,  
City of Vancouver Archives*



*Reception at the Marr (Secord) Hotel, 1890, City of Vancouver Archives*



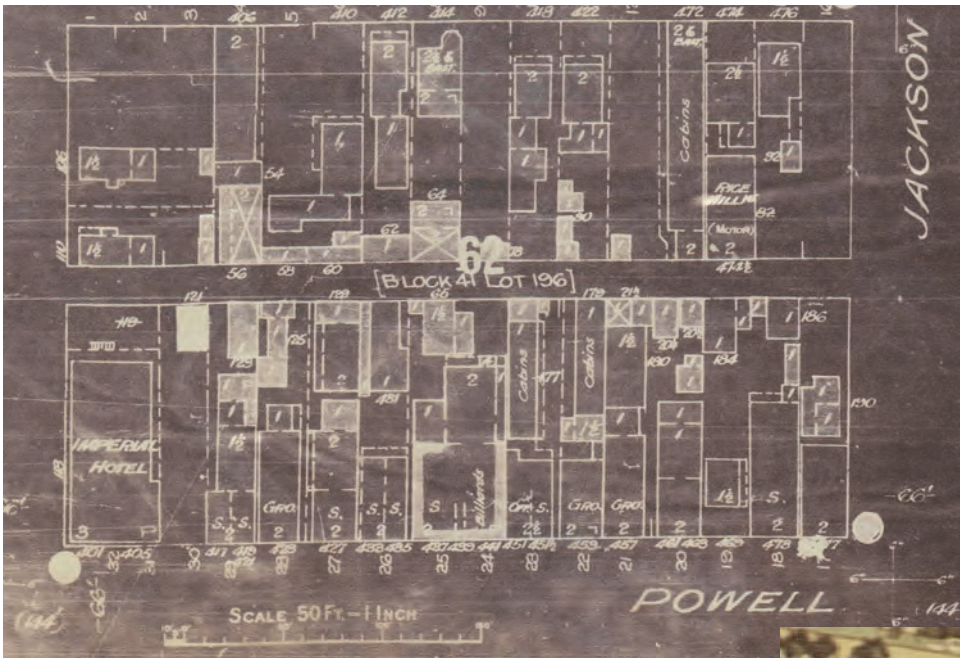
# marr hotel CONSERVATION PLAN

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follow City Review. Once acceptable, this Conservation Plan will be considered the prescriptive heritage conservation requirements and be implemented by the 3P Team with no further substantive amendments.





Fire Insurance Map, 1910, City of Vancouver Archives

Right: Bird's Eye Map showing the central roof cupola with flag mast on the Marr Hotel, 1898, City of Vancouver Archives



3. CONSERVATION ASSESSMENT



3.1 Condition Assessment



Condition Assessment Marr Hotel (Secord Hotel)		
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 Marr Hotel (Secord Hotel)		
Element	Description/Condition	Image Reference
Stucco facade cladding	The stucco cladding has spalled and cracked in a number of isolated areas.	 



Condition Assessment Marr Hotel (Secord Hotel)		
Element	Description/Condition	Image Reference
Wooden & Sheet Metal Cornice	The wooden cornice elements are in fairly good condition, with select brackets missing. The top portion of the cornice (most likely sheet metal) is missing/boarded over. The end bracket at the east corner on Powell Street is missing and the cornice is exposed and vulnerable to weather ailments and debris collection.	 







Condition Assessment Marr Hotel (Secord Hotel)		
Element	Description/Condition	Image Reference
Storefront	The original storefront with chamfered corner entry has been replaced with an inappropriate substitute and lacks the original heritage character. The barge board on the gabled massing over the front entry has deteriorated and the cedar shake shingles are showing evidence of mold growth and will require select replacement.	 

Condition Assessment Marr Hotel (Secord Hotel)		
Element	Description/Condition	Image Reference
Upper Façade Windows	The original double hung wood windows on the upper façade of both street elevations have recently been replaced with aluminum fixed/awning windows.	 




marr hotel


# CONSERVATION PLAN

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Condition Assessment Marr Hotel (Secord Hotel)		
Element	Description/Condition	Image Reference
Roof Surface	The existing two ply SBS roof surface is fairly new and appears to be in good condition.	
Structure	The original reinforced concrete foundation wall, timber beams and columns supporting the exterior wall, & post and beam framing on the upper floors have all survived in generally good condition.	
Interior Features	Little of the interior character of the building has survived the many interior renovations. Original window casings in the south kitchen will be retained.	



Condition Assessment Marr Hotel (Secord Hotel)		
Element	Description/Condition	Image Reference
Brick Chimney	The existing brick chimney at the rear (NE corner) needs to be repointed and cleaned.	



marr hotel





Condition Assessment Marr Hotel (Secord Hotel)		
Element	Description/Condition	Image Reference
Rear Exit Stair	The rear exit stair was a recent addition, and appears to be in good condition and code compliant.	
Fire Escape	The existing fire escape requires an upgrade.	

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 401 Powell Street, Vancouver, the Marr Hotel (Secord Hotel) 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 Marr Hotel (Secord Hotel). No change of use is being considered, and all work being proposed will keep the building's heritage character and intend to maintain and enhance the building's heritage value. The brick masonry chimney will be restored, interior casing preserved and deteriorated and missing sheet metal and wood cornice elements will be restored.



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### 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 Stucco Façade Rendering

The stucco cladding is showing signs of minor deterioration in areas of high water runoff. It will be patch repaired as necessary on all facades.

### 3.2.3 Sheet Metal & Wood Cornice

The upper sheet metal and wood cornice has deteriorated in select areas and select brackets are missing. The upper portion of the cornice has been removed and/or boarded over. There will be sectional replacement and patching as required. This condition cannot be fully ascertained until full scaffold access is provided and paint stripping initiated, but sectional replacement of brackets and rusting horizontal surfaces is to be anticipated. The sheet metal cornice cap will need to be removed and replaced to allow seismic tie-back/upgrading of the cornice support structure.

### 3.2.4 Storefront

The inappropriate and insensitive storefront alterations over the years (including removal of the chamfered corner entrance) have resulted in a significant loss of heritage character and value. A full restoration of the original storefront is not proposed at this time. Minor repairs will be done to extend the life of the existing storefront, including the replacement of the deteriorated bargeboard on the gabled massing over the front entry and select replacement of the cedar shake shingles.



Marr Hotel at the corner of Powell Street & Dunlevy Avenue- Exterior photo survey, 2011



## marr hotel CONSERVATION PLAN

401 POWELL STREET, VANCOUVER, BC





3.2.5 Upper Street Façade Windows

The second and third floor windows were originally double hung wood windows with twin hopper transoms, on both Powell Street and Dunlevy Avenue. These have since been retrofitted on both street elevations with aluminum windows in a lower fixed/upper awning configuration in the original wood sash. No window replacement is being proposed.

3.2.6 Roof Surface

The existing two ply SBS roof surface is fairly new and has a considerable amount of new service life remaining.

3.2.7 Brick Chimney

The existing brick chimney will be removed.

3.2.8 Structure

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

3.2.9 Rear Exit Stair

The rear exit stair was a recent addition, and appears to be in good condition and code compliant. No work on the exit stair is being proposed at this time.

3.2.10 Fire Escape

The existing fire escape on Dunlevy will be upgraded.

3.2.11 Interior Features

Original interior window casings will be preserved.

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 Marr Hotel (Secord Hotel).

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.	<i>The building is remaining in place and will be sensitively restored, rehabilitated and preserved in a manner that maintains and enhances its heritage character.</i>
2	Conserve changes to a historic place, which over time, have become character-defining elements in their own right.	<i>The contemporary and mediocre quality storefront detracts from the building's heritage character, and cannot be considered character defining elements.</i>
3	Conserve heritage value by adopting an approach calling for minimal intervention.	<i>The proposed interventions will restore the building to its original appearance or allow sensitive rehabilitation in keeping with the buildings heritage value.</i>
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.	<i>Proposed interventions will comply with this standard, but also allow respectful rehabilitation to meet modern standards, if deemed necessary. Excellent historic photography exists to allow the authentic restoration of missing elements.</i>
5	Find a use for a historic place that requires minimal or not change to its character-defining elements.	<i>The proposed continued mixed use of residential and commercial will allow minimal change to the building's character-defining elements.</i>



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CONSERVATION STANDARD		CONSERVATION STRATEGY
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.	<i>The building is generally secure at this time.</i>
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.	<i>This report identifies deficiencies and proposed interventions which retain or restore character-defining elements, or allow respectful rehabilitation to allow continuing use.</i>
8	Maintain character-defining 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.	<i>A maintenance plan in compliance with the Standards will be implemented.</i>
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.	<i>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.</i>
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.	<i>Historic photography, standard period detailing, and 'ghosts' of removed elements will allow restoration of the missing cornice elements.</i>

CONSERVATION STANDARD		CONSERVATION STRATEGY
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.	<i>The proposed interventions do not include any additions.</i>
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.	<i>The proposed interventions do not include any additions.</i>
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.	<i>The proposed intervention approach will comply with this Standard.</i>
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.	<i>Original high quality historic photograph and 'ghosts' of removed elements will allow for restoration of the sheet metal and wooden cornice elements to the original configuration.</i>







## 5. CONSERVATION GUIDELINE ASSESSMENT

The Marr Hotel (Secord Hotel) rehabilitation falls under categories in the Guidelines: *Building and Materials*.

### 5.1 BUILDINGS

Generally, the proposed interventions should meet the intent of this Section of the Guidelines. Particular attention should 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,
- Recreating missing elements that existed during the restoration period, based on documentary and physical evidence.

### 5.2 MATERIALS

Generally, the proposed interventions should 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 as 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 Marr Hotel (Secord Hotel):

- 6.1 **Brick Chimney** – The existing brick chimney will be removed.
- 6.2 **Stucco Cladding** – The rendered wall on all facades will be patch repaired.
- 6.3 **Storefront** - The cedar shingles will be selectively replaced and the bargeboard on the gabled massing over the front entry replaced.
- 6.4 **Wood & Sheet Metal Cornice** – Restoration of the deteriorated original wood bracketed cornice on the three elevations. The sheet metal cornice cap will need to be removed and replaced to allow seismic tie-back/upgrading of the cornice support structure.
- 6.5 **Interior Features** – Original interior window casings will be preserved.
- 6.6 **Structural Stabilization** - Refer to Appendices 3A-3M - Structural Attachments for any structural upgrade requirements.
- 6.7 **Fire Escape** - The existing fire escape on Dunlevy will be upgraded.



# CONSERVATION PLAN

401 POWELL STREET, VANCOUVER, BC



## 7. 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	Patch repair façade rendering as required	Every 5 – 8 years, depending on exposure and condition
Wood Windows	Prepare and paint wood cornice elements	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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City of Vancouver (2009). *Powell Street: Evaluation of Historical & Cultural Significance presentation*. Retrieved January 12, 2012, from [http://vancouver.ca/commsvcs/planning/dtes/pdf/japantown\\_community.pdf](http://vancouver.ca/commsvcs/planning/dtes/pdf/japantown_community.pdf)



Marr Hotel at the corner of Powell Street & Dunlevy Avenue- Interior photo survey, 2011



# CONSERVATION PLAN

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## APPENDIX A2 - REHABILITATION DRAWINGS

A-EX-100 - EXISTING SITE PLAN  
A-EX-101 - EXISTING BASEMENT PLAN  
A-EX-102 - EXISTING GROUND FLOOR PLAN  
A-EX-103 - EXISTING SECOND FLOOR PLAN  
A-EX-104 - EXISTING THIRD FLOOR PLAN  
A-EX-105 - EXISTING ROOF PLAN  
A-EX-201 - EXISTING SOUTH ELEVATION  
A-EX-202 - EXISTING WEST ELEVATION  
A-EX-203 - EXISTING NORTH ELEVATION  
A-EX-204 - EXISTING EAST ELEVATION  
A-EX-301 - EXISTING BUILDING SECTION (A-A)  
A-EX-401 - EXISTING FOUNDATION WALL DETAIL  
A-EX-402 - EXISTING FLOOR/EXT. WALL DETAIL

A-PR-201 - PROPOSED SOUTH ELEVATION  
A-PR-202 - PROPOSED WEST ELEVATION  
A-PR-203 - PROPOSED NORTH ELEVATION  
A-PR-204 - PROPOSED EAST ELEVATION



## MARR HOTEL

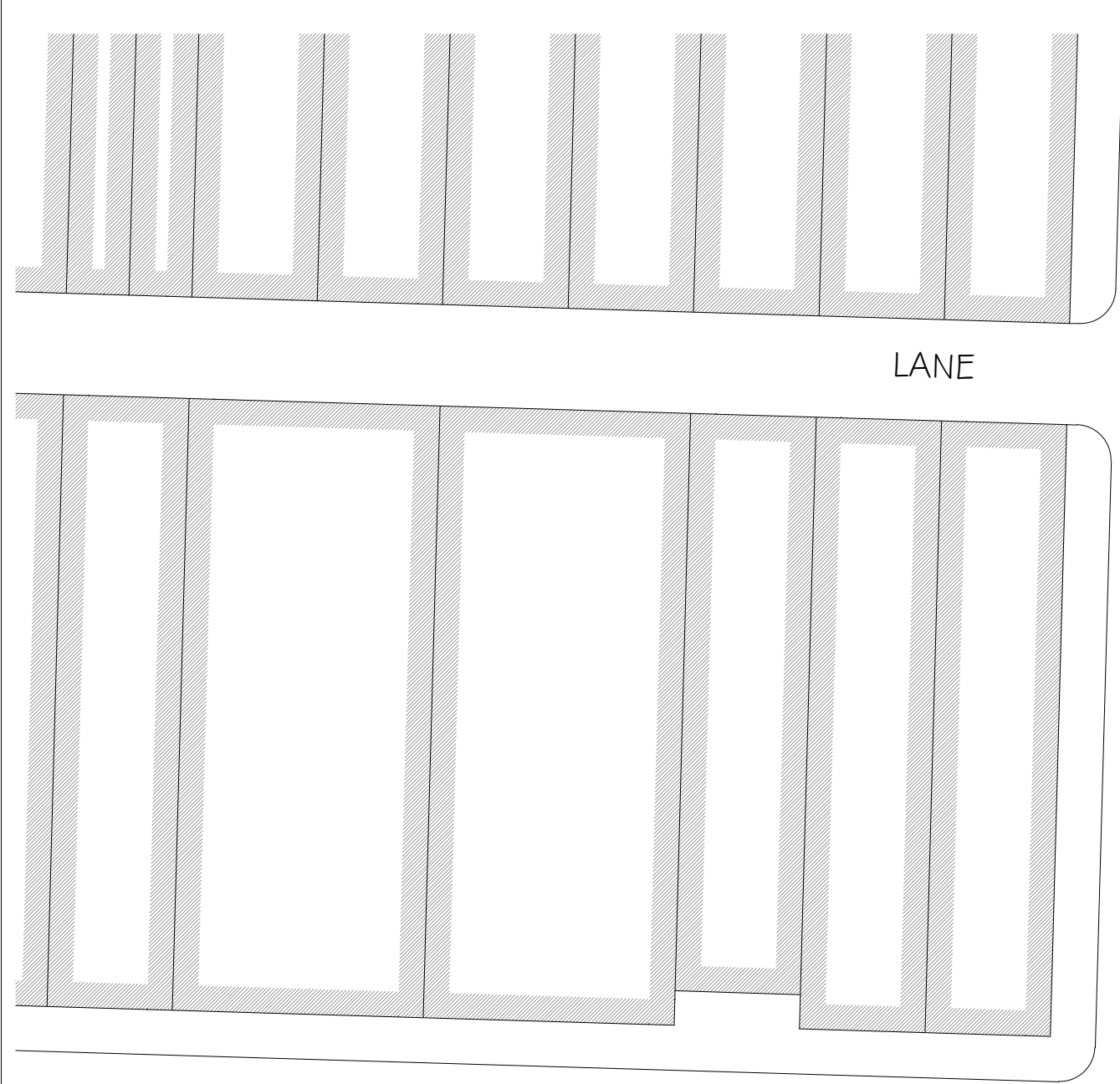


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BC Housing's  
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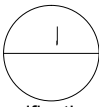




NOTE:  
- - - DENOTES SUBJECT PROPERTY LINE

LEGAL DESCRIPTION:  
MARR HOTEL, LOTS 31 & 32 BLOCK 41,  
PLAN VAP196, DISTRICT LOT VAP196,  
NEW WESTMINSTER LAND DISTRICT.

CIVIC ADDRESS:  
403 POWELL STREET, VANCOUVER, BC  
V6A 1G7



Site Plan  
SCALE: 1/16" = 1'-0"

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Barry McGinn Architect.

#603-402 West Pender St. Vancouver, B.C.  
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REV	DESCRIPTION	DATE

PROJECT: SRO Renewal  
Initiative  
MARR HOTEL  
403 Powell St., Vancouver, BC V6A 1G7

TITLE:  
SITE PLAN

DRAWN BY: AR  
DATE: 2012.01.11  
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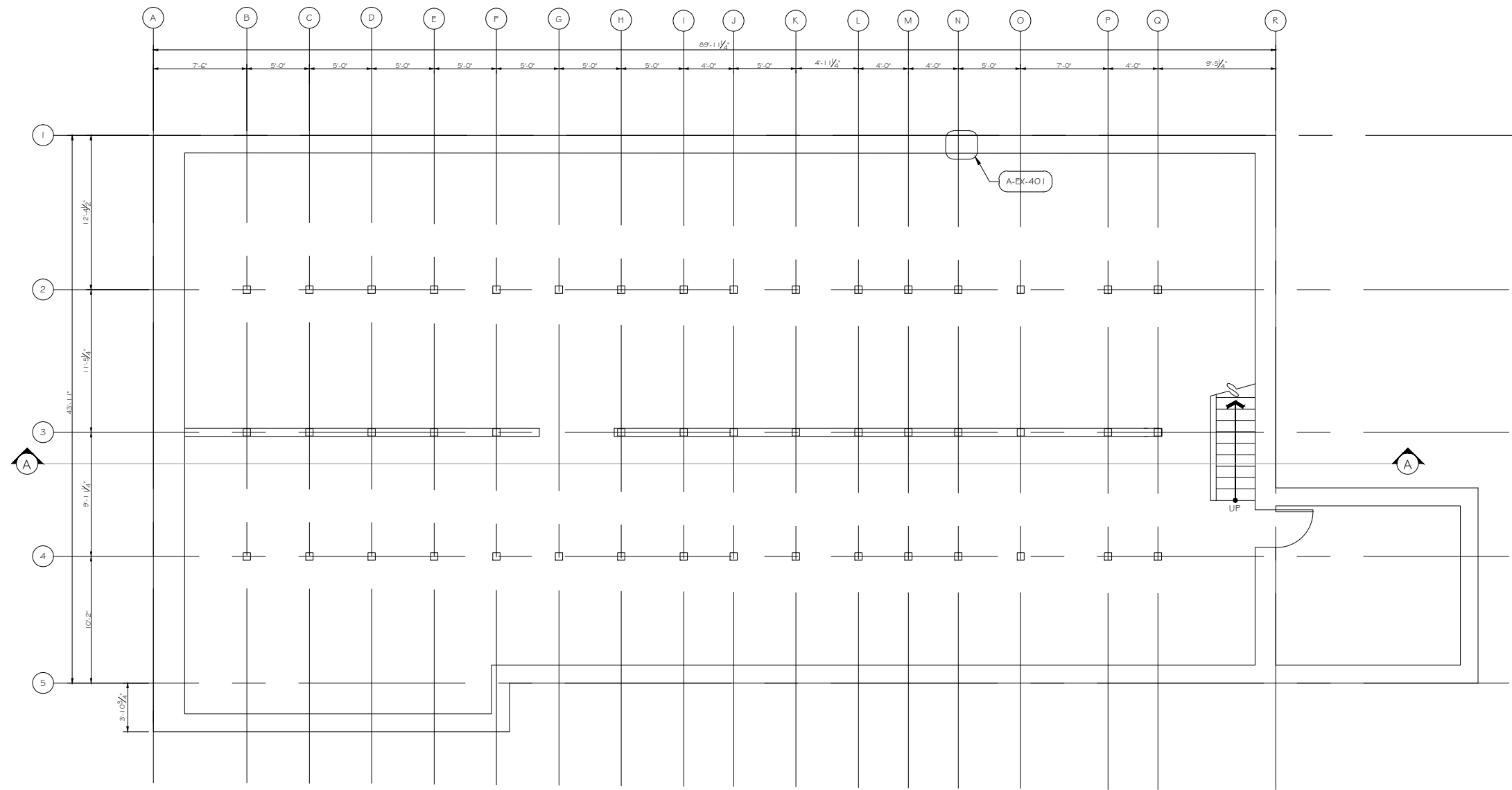
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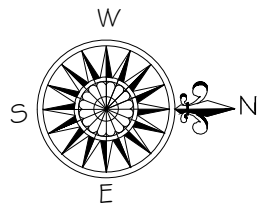
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1 Basement Floor Plan  
SCALE:  $\frac{3}{16}'' = 1'-0''$



REV	DESCRIPTION	DATE

PROJECT: SRO Renewal Initiative  
MARR HOTEL  
403 Powell St., Vancouver, BC V6A 1G7  
TITLE: BASEMENT FLOOR PLAN

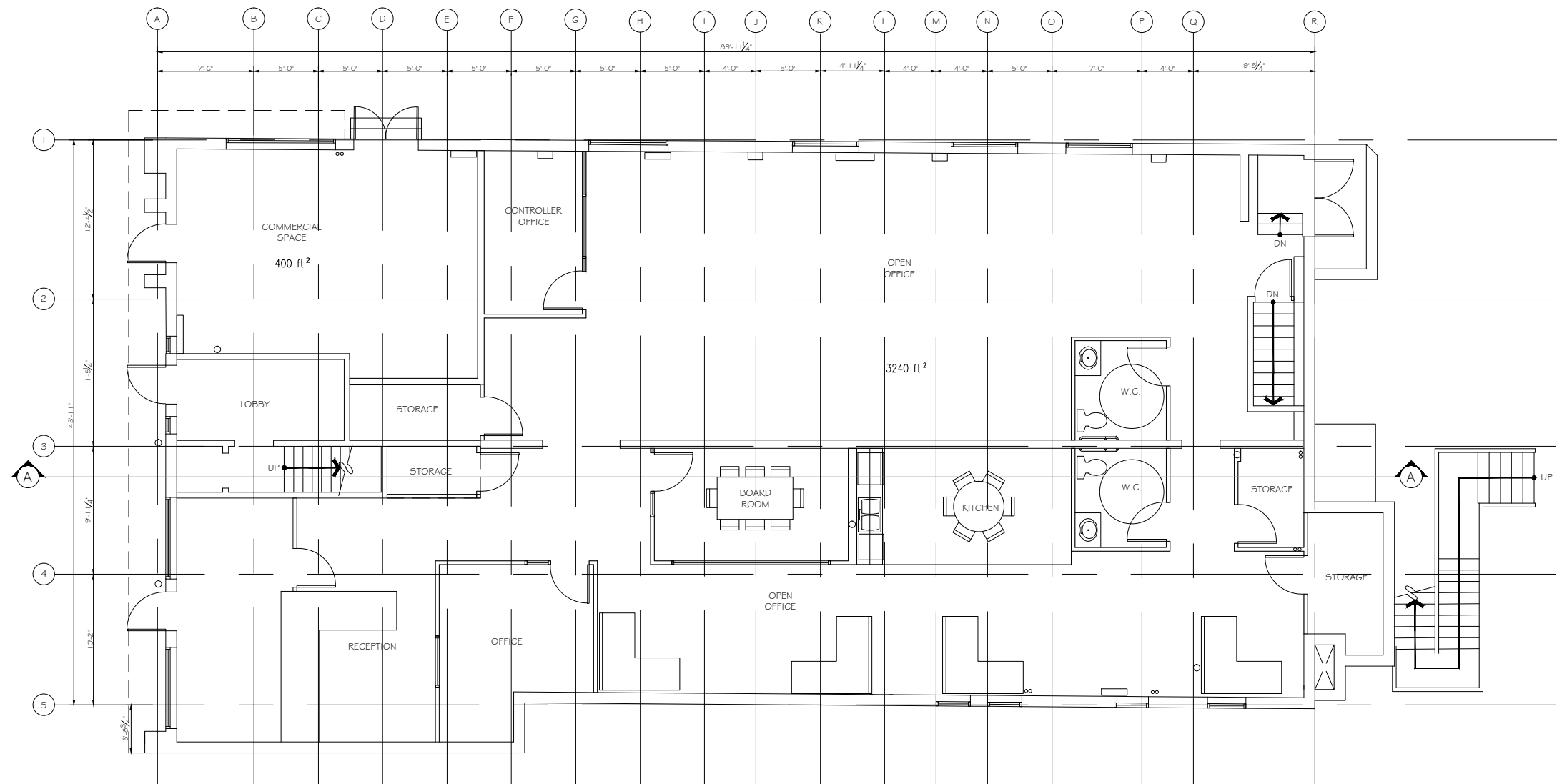
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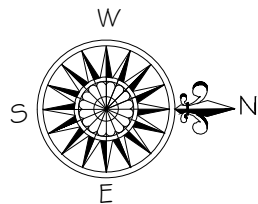
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1 First Floor Plan  
SCALE:  $\frac{3}{16}'' = 1'-0''$



REV	DESCRIPTION	DATE

PROJECT: SRO Renewal Initiative  
MARR HOTEL  
403 Powell St., Vancouver, BC V6A 1G7  
TITLE:

FIRST FLOOR PLAN

DRAWN BY: AR  
DATE: 2012.01.24  
SCALE:  $\frac{3}{16}'' = 1'-0''$

DWG#:

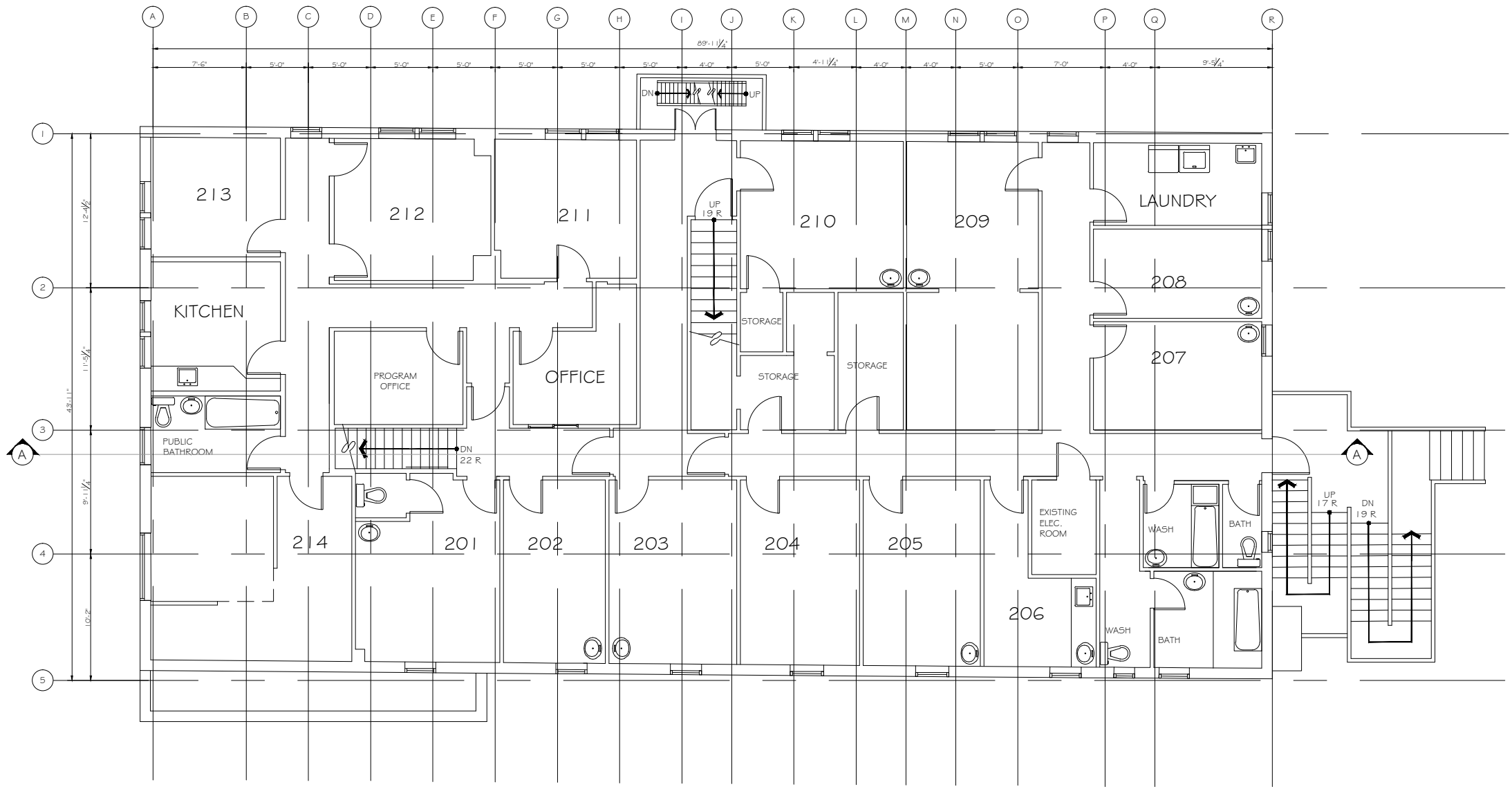
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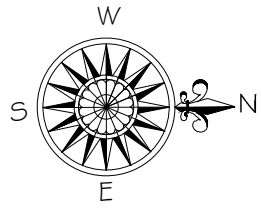
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1 Second Floor Plan  
SCALE:  $\frac{3}{16}'' = 1'-0''$



REV	DESCRIPTION	DATE

PROJECT: SRO Renewal Initiative  
MARR HOTEL  
403 Powell St., Vancouver, BC V6A 1G7

TITLE:  
SECOND FLOOR PLAN

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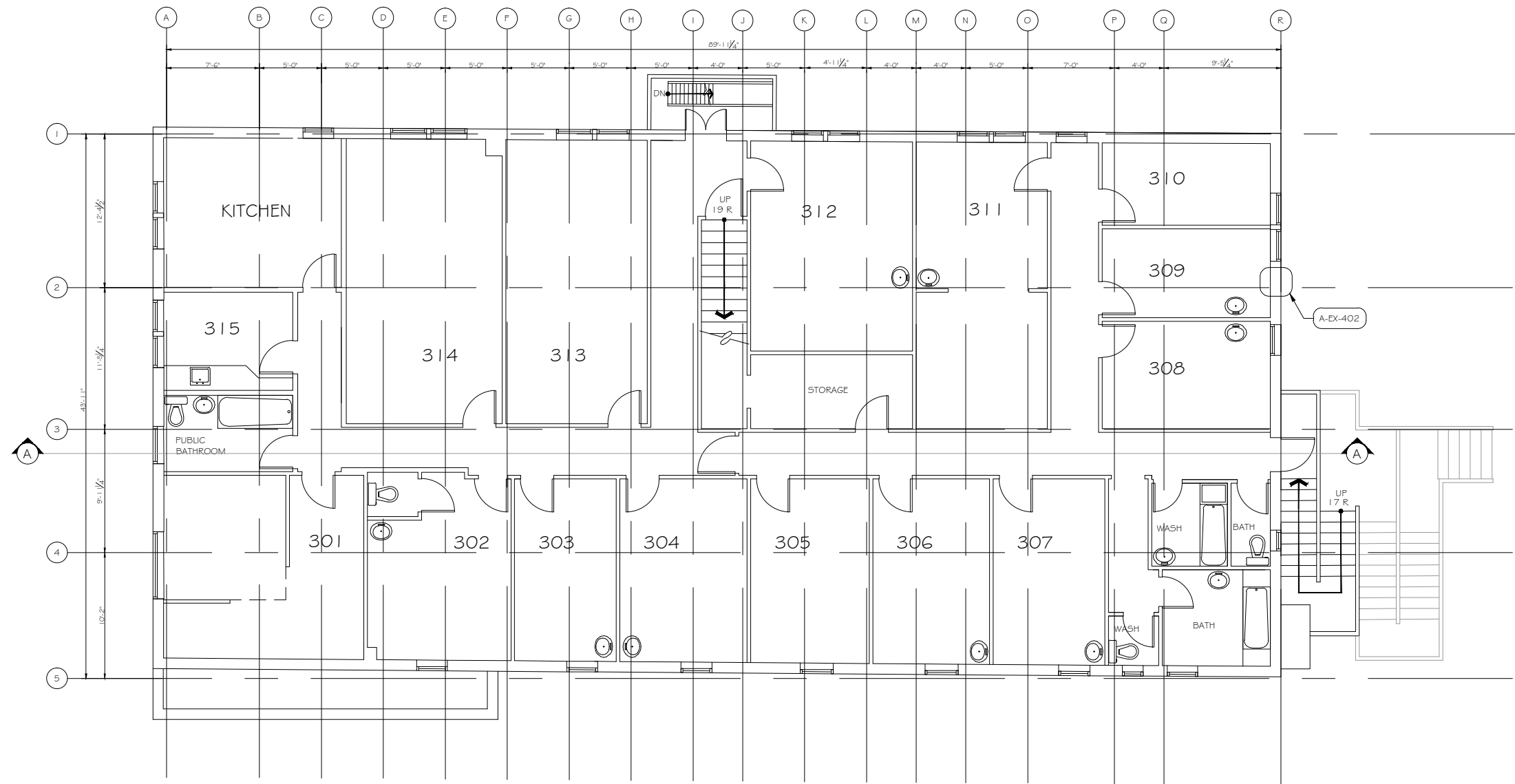
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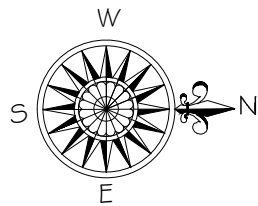
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Third Floor Plan  
SCALE:  $\frac{3}{16}'' = 1'-0''$



REV	DESCRIPTION	DATE

PROJECT: SRO Renewal Initiative  
MARR HOTEL  
403 Powell St., Vancouver, BC V6A 1G7  
TITLE:

THIRD FLOOR PLAN

DRAWN BY: KV  
DATE: 2012.01.24  
SCALE:  $\frac{3}{16}'' = 1'-0''$

DWG#:

A-EX-104



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I Roof Plan  
SCALE:  $\frac{3}{16}'' = 1'-0''$


REV	DESCRIPTION	DATE
-----	-------------	------

PROJECT: SRO Renewal Initiative  
MARR HOTEL  
403 Powell St., Vancouver, BC V6A 1G7

TITLE:  
ROOF PLAN

DRAWN BY: KV  
DATE: 2012.01.24  
SCALE:  $\frac{3}{16}'' = 1'-0''$

DWG#:

A-EX-105

Attachment 1 to Appendix 3G Marr Hotel Specifications (SRO Renewal Initiative) - EXECUTION COPY



THE WOODEN CORNICE ELEMENTS ARE IN FAIRLY GOOD CONDITION, WITH SELECT BRACKETS MISSING. THE TOP PORTION OF THE CORNICE (MOST LIKELY SHEET METAL) IS MISSING/BOARDED OVER. THE END BRACKET AT THE EAST CORNER ON POWELL STREET IS MISSING AND THE CORNICE IS EXPOSED AND VULNERABLE TO WEATHER AILMENTS AND DEBRIS COLLECTION.

86'-9"  
3RD FLOOR

76'-10"  
3RD FLOOR

65'-10"  
2ND FLOOR

53'-0"  
GROUND FLOOR



1 EXISTING SOUTH ELEVATION  
SCALE:  $\frac{1}{4}" = 1'-0"$



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REV	DESCRIPTION	DATE

PROJECT: SRO Renewal Initiative  
MARR HOTEL  
403 Powell St., Vancouver, BC V6A 1G7  
TITLE: EXISTING SOUTH ELEVATION (POWELL ST.)

DRAWN BY: AR  
DATE: 2012.01.11  
SCALE:  $\frac{1}{4}" = 1'-0"$

DWG#:

A-EX-201





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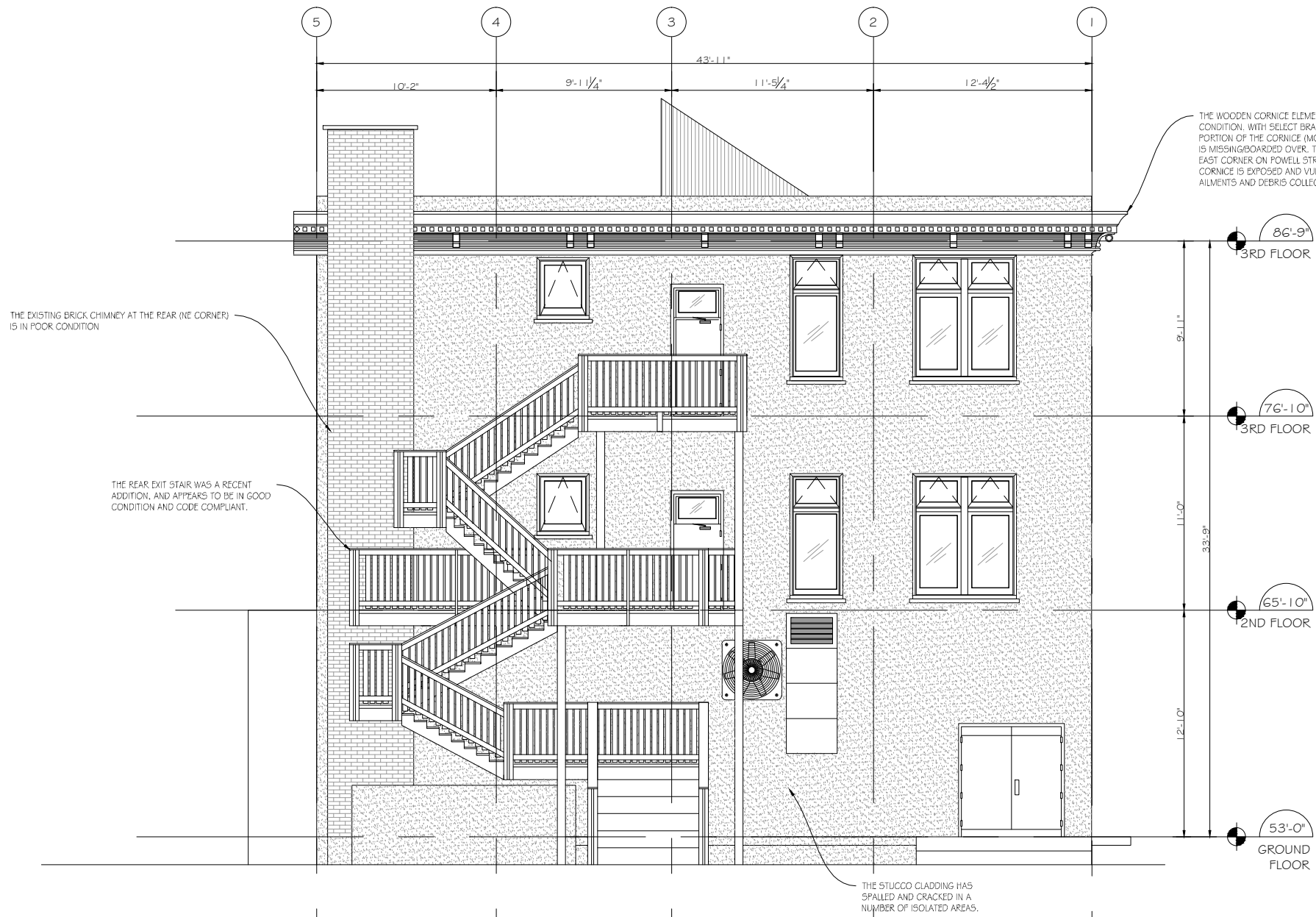
REV	DESCRIPTION	DATE

PROJECT: SRO Renewal Initiative  
MARR HOTEL  
403 Powell St., Vancouver, BC V6A 1G7  
TITLE: EXISTING WEST ELEVATION (DUNLEVY AVE.)

DRAWN BY: AR  
DATE: 2012.01.11  
SCALE: 1/4" = 1'-0"  
DWG#:

A-EX-202





EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

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REV	DESCRIPTION	DATE

PROJECT: SRO Renewal Initiative  
MARR HOTEL  
403 Powell St., Vancouver, BC V6A 1G7  
TITLE: EXISTING NORTH ELEVATION (ALLEY)

DRAWN BY: AR  
DATE: 2012.03.21  
SCALE: 1/4" = 1'-0"

DWG#:

A-EX-203



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REV	DESCRIPTION	DATE

PROJECT: SRO Renewal Initiative  
MARR HOTEL  
403 Powell St., Vancouver, BC V6A 1G7  
TITLE:  
EXISTING EAST ELEVATION

DRAWN BY: KV  
DATE: 2012.03.28  
SCALE: 1/4" = 1'-0"

DWG#:

A-EX-204

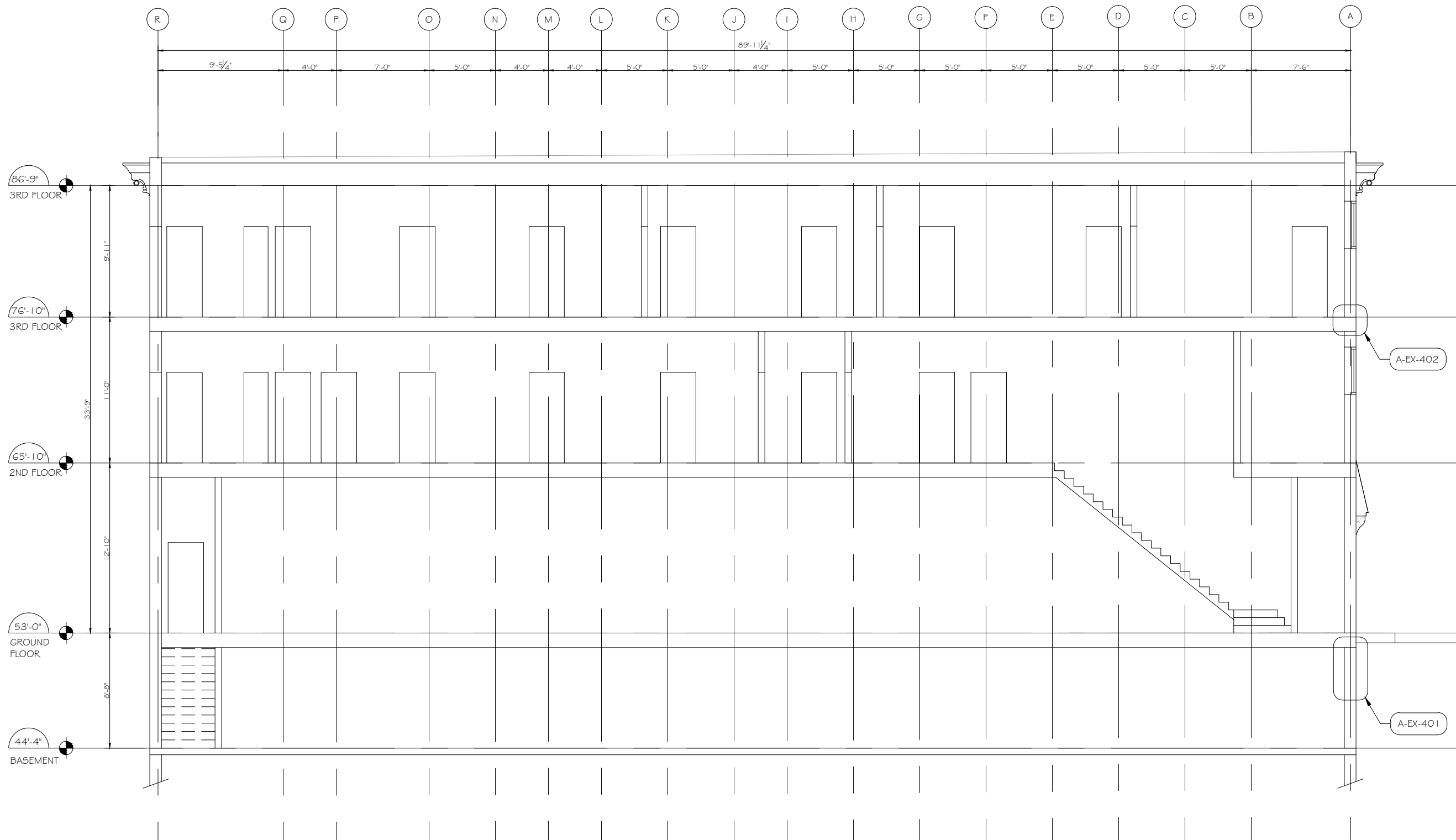
EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"



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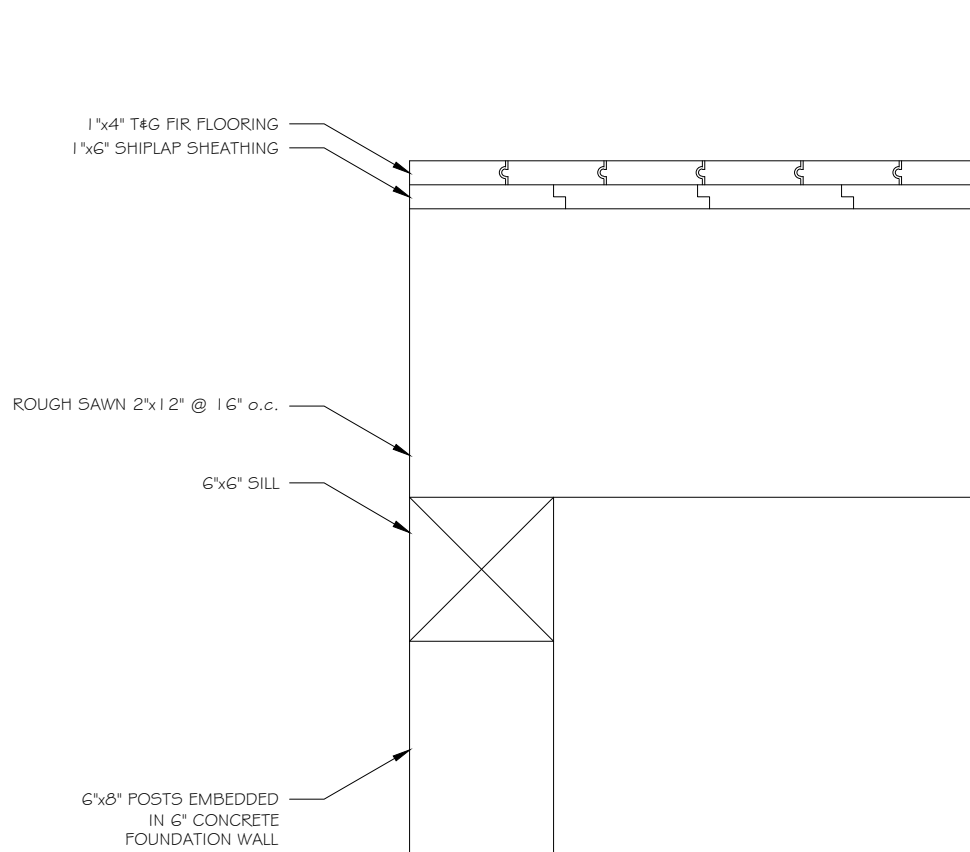
SECTION A-A  
SCALE: 1/4" = 1'-0"

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

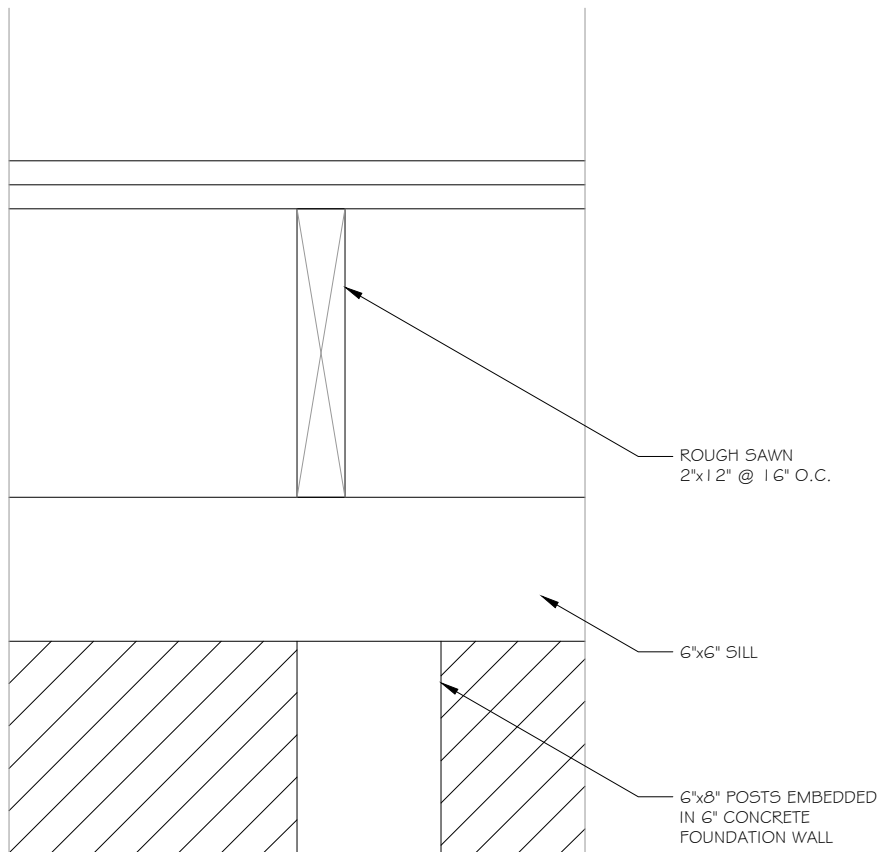
REV	DESCRIPTION	DATE

PROJECT:	SRO Renewal Initiative MARR HOTEL 403 Powell St., Vancouver, BC V6A 1G7
TITLE:	EXISTING BUILDING SECTION A-A
DRAWN BY:	KV
DATE:	2012.03.28
SCALE:	1/4" = 1'-0"
DWG#:	A-EX-301





1 SECTION  
SCALE: 3" = 1'-0"



1 ELEVATION  
SCALE: 3" = 1'-0"



REV	DESCRIPTION	DATE

PROJECT: SRO Renewal  
Initiative  
MARR HOTEL  
403 Powell St., Vancouver, BC V6A 1G7

TITLE:  
EXISTING FOUNDATION  
WALL DETAIL

DRAWN BY: KV  
DATE: 2012.03.27  
SCALE: 3" = 1'-0"

DWG#:

A-EX-401

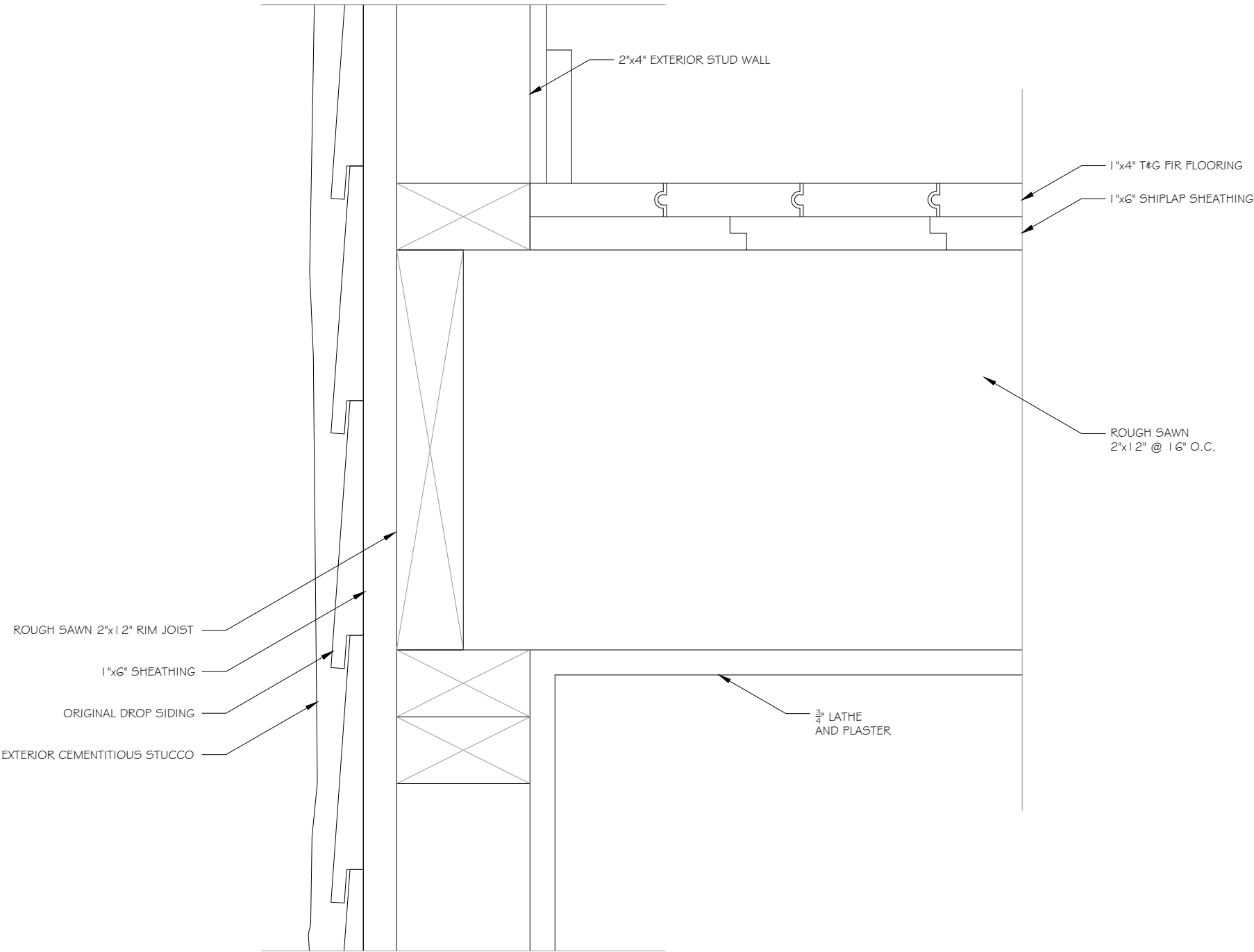
## FOUNDATION WALL DETAIL

### NOTES

1. SOME ORIGINAL GROUND FLOOR FRAMING IS  
DOUBLE 2"x6" @ 12" O.C. SET ON BLOCKING AT  
THE PERIMETER WOOD SILL.

2. SOME EXISTING EMBEDDED FOUNDATION WALL  
POSTS HAVE BEEN CHANGED OUT TO TREATED  
6"x6" POSTS AS RECENT REPAIRS.

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



1 TYPICAL UPPER FLOOR EXTERIOR WALL DETAIL  
SCALE: 6" = 1'-0"

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

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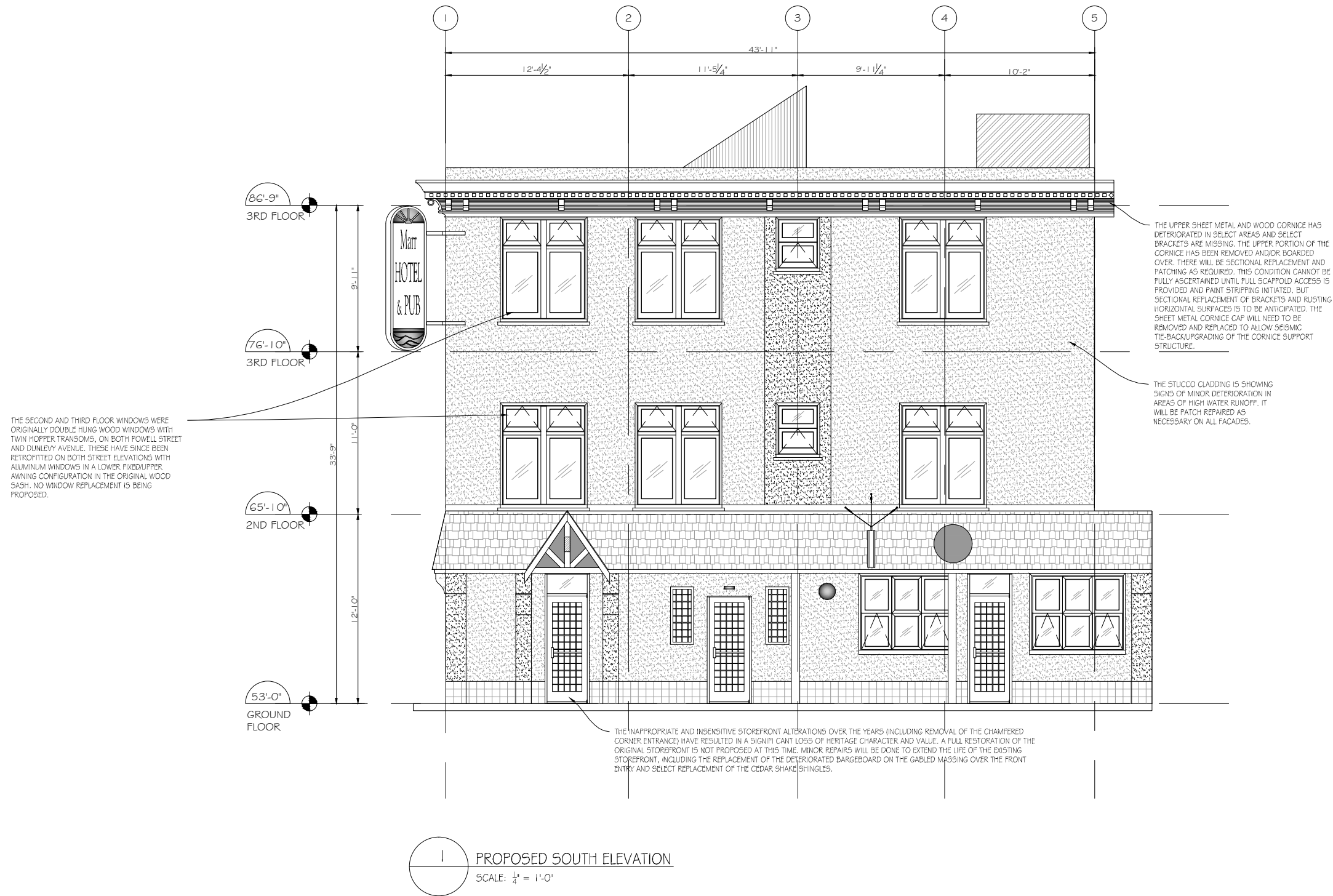
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REV	DESCRIPTION	DATE

PROJECT: SRO Renewal  
Initiative  
MARR HOTEL  
403 Powell St., Vancouver, BC V6A 1G7  
TITLE:  
EXISTING UPPER  
FLOOR/EXTERIOR  
WALL DETAIL  
DRAWN BY: KV  
DATE: 2012.03.27  
SCALE: 6" = 1'-0"  
DWG#:

A-EX-402





REV	DESCRIPTION	DATE

PROJECT: SRO Renewal Initiative  
MARR HOTEL  
403 Powell St., Vancouver, BC V6A 1G7

TITLE: PROPOSED SOUTH ELEVATION (POWELL ST.)

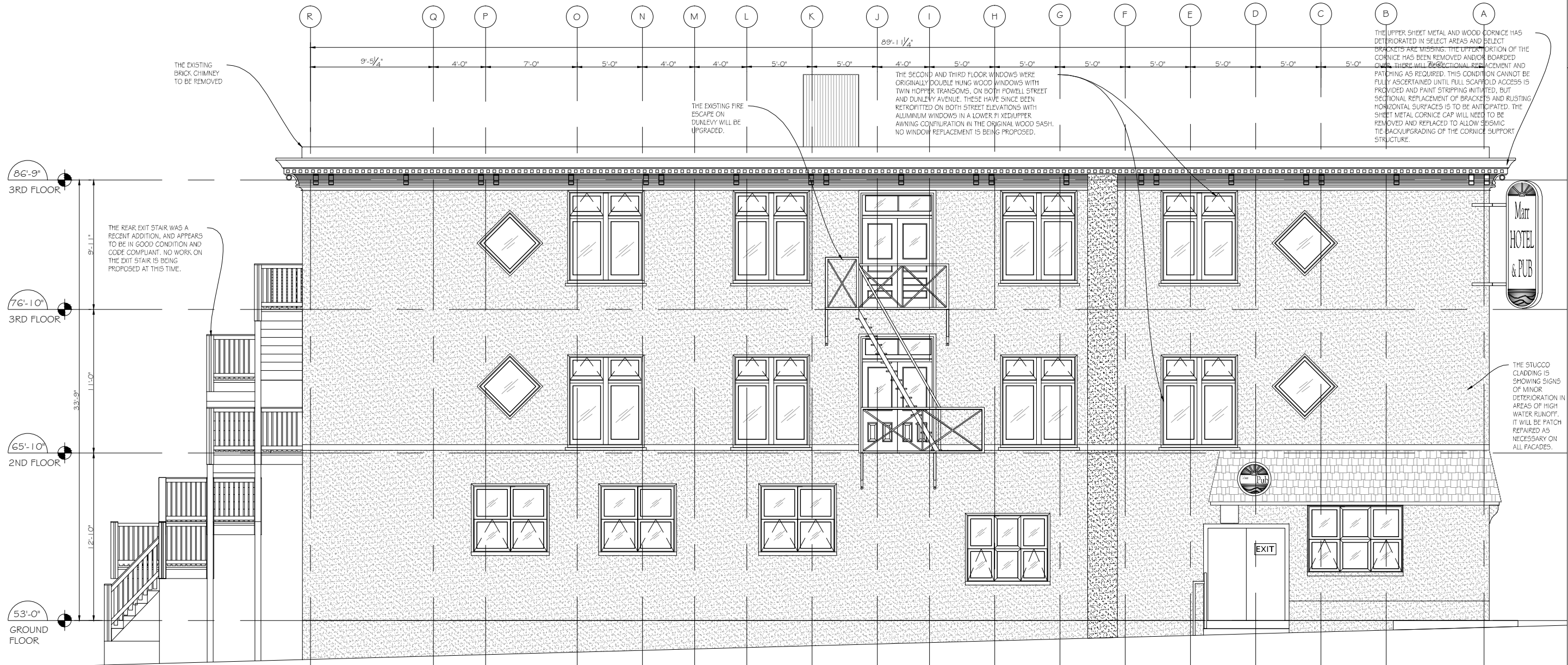
DRAWN BY: AR  
DATE: 2012.04.18  
SCALE:  $\frac{1}{4}" = 1'-0"$

DWG#:

A-PR-201



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1 PROPOSE WEST ELEVATION  
SCALE:  $\frac{1}{4}'' = 1'-0''$

REV	DESCRIPTION	DATE

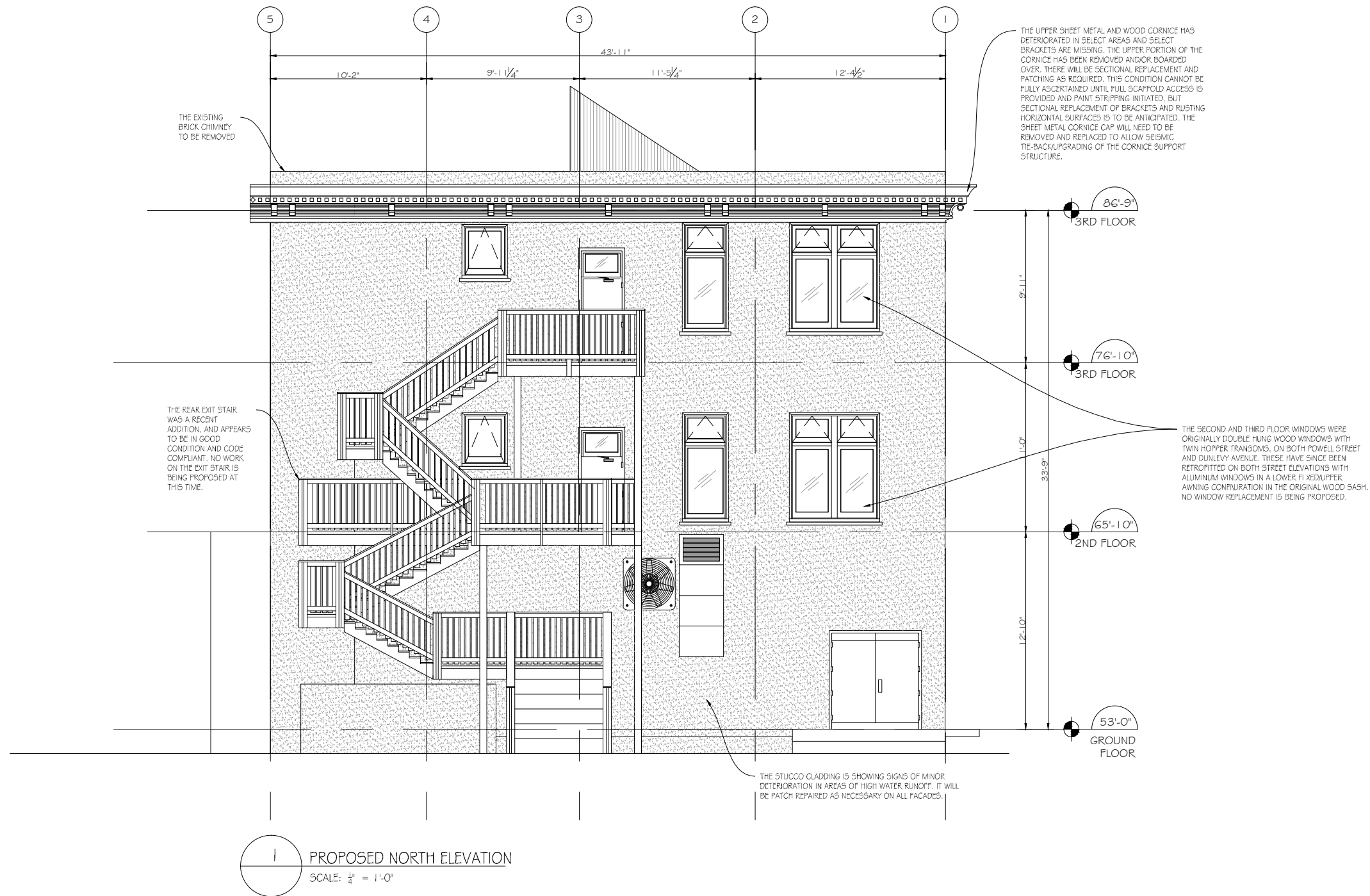
PROJECT: SRO Renewal Initiative  
MARR HOTEL  
403 Powell St, Vancouver, BC V6A 1G7  
TITLE: PROPOSED WEST ELEVATION (DUNLEVY AVE.)

DRAWN BY: AR  
DATE: 2012.04.19  
SCALE:  $\frac{1}{4}'' = 1'-0''$

DWG#:

A-PR-202





REV	DESCRIPTION	DATE

PROJECT: SRO Renewal Initiative  
MARR HOTEL  
403 Powell St., Vancouver, BC V6A 1G7  
TITLE:  
PROPOSED NORTH ELEVATION (ALLEY)

DRAWN BY: AR  
DATE: 2012.04.19  
SCALE:  $\frac{1}{4}" = 1'-0"$

DWG#: A-PR-203

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89'-1 1/4"

7'-6" 5'-0" 5'-0" 5'-0" 5'-0" 5'-0" 5'-0" 5'-0" 4'-0" 5'-0" 5'-0" 4'-0" 4'-0" 5'-0" 7'-0" 4'-0" 9'-5/4"

86'-9" 3RD FLOOR

76'-10" 3RD FLOOR

65'-10" 2ND FLOOR

53'-0" GROUND FLOOR

9'-11" 33'-9" 11'-0" 12'-10"

THE SECOND AND THIRD FLOOR WINDOWS WERE ORIGINALLY DOUBLE HUNG WOOD WINDOWS WITH TWIN HOPPER TRANSOMS. ON BOTH POWELL STREET AND DUNLEVY AVENUE. THESE HAVE SINCE BEEN RETROFITTED ON BOTH STREET ELEVATIONS WITH ALUMINUM WINDOWS IN A LOWER FT XEDUPPER AWNING CONFIGURATION IN THE ORIGINAL WOOD SASH. NO WINDOW REPLACEMENT IS BEING PROPOSED.

THE EXISTING BRICK CHIMNEY TO BE REMOVED

THE REAR EXIT STAIR WAS A RECENT ADDITION, AND APPEARS TO BE IN GOOD CONDITION AND CODE COMPLIANT. NO WORK ON THE EXIT STAIR IS BEING PROPOSED AT THIS TIME.

THE STUCCO CLADDING IS SHOWING SIGNS OF MINOR DETERIORATION IN AREAS OF HIGH WATER RUNOFF. IT WILL BE PATCH REPAIRED AS NECESSARY ON ALL FACADES.

PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"

REV	DESCRIPTION	DATE

PROJECT: SRO Renewal Initiative  
MARR HOTEL  
403 Powell St., Vancouver, BC V6A 1G7

TITLE:  
PROPOSED EAST ELEVATION

DRAWN BY: KV  
DATE: 2012.03.28  
SCALE: 1/4" = 1'-0"

DWG#:  
A-PR-204

Attachment 1 to Appendix 3G Marr Hotel Specifications (SRO Renewal Initiative) - EXECUTION COPY



# Statement of Significance: Marr Hotel

401 Powell Street, Vancouver, British Columbia, V6A 1G7

## Other Name(s)

Secord Hotel  
Imperial Hotel

## Construction Dates

Late 1800s (1890?)

## Description of Historic Place

The Marr Hotel is a three-storey, light-timber, mixed-use, commercial building on the Northeast corner of Powell Street and Dunlevy Avenue in the Downtown Eastside Area.

## Heritage Value

The Marr Hotel is valued as a significant early building which contributes to the intact urban character of the Powell Street facades in the sub area of Japantown. The building illustrates the large Japanese immigrant population in the late nineteenth and early twentieth centuries. Hotels such as this provided both short and long term lodging, serving primarily those who worked in the seasonal resource trades such as fishing and logging. However, the Marr Hotel has lost much of its heritage fabric through insensitive alterations over time.

## Character-Defining Elements

The character-defining elements of the Marr Hotel include:

- Its prominent corner siting, close to property lines, with no setbacks;
- Its rectangular massing and flat roof;
- Its consistent scale and design with the neighbouring properties;
- Surviving wood bracketed cornice on three elevations.

## Recognition

Not Recognized

## Function – Current/Historic

Commerce/Commercial Services  
Hotel, Motel or Inn

## Architect

unknown

## Builder

unknown

## Additional Information

### Location of Supporting Documentation

City of Vancouver Archive  
Vancouver Public Library

**KV | 03 July 2012**



**BC HOUSING'S  
SINGLE ROOM OCCUPANCY RENEWAL INITIATIVE**

**REQUEST FOR ACCEPTANCE OF DEVIATION FROM APPROVED  
HERITAGE CONSERVATION PLAN**

**SUMMARY *for* Marr Hotel**

Addendum #:	Summary of Requested Deviation:	Conservation Plan Reference:
<b>1</b>	<b>Existing Stucco to be replaced with new rainscreen stucco instead of patch repair</b>	<b>3.2.2 Stucco Façade Rendering 6.2 Stucco Facade</b>





## BC HOUSING'S SINGLE ROOM OCCUPANCY RENEWAL INITIATIVE

### REQUEST FOR ACCEPTANCE OF DEVIATION FROM APPROVED HERITAGE CONSERVATION PLAN


Marr Hotel  
Building Name

403 Powell Street  
Building Address

November 5, 2012  
Date

APPLICANT INFORMATION		Addendum #:  <b>1</b>
Proponent: <u>Habitat Housing Initiative</u> Phone: <u>(604) 661-9610</u>		
Contact: <u>Daniel Reidy Brookfield Financial Corp.</u> Fax: <u>(604) 687-3419</u>		
Address: <u>Suite 458, 550 Burrard Street, Vancouver, BC V6C 2B5</u> Email: <u>Daniel.Reidy@Brookfield.com</u>		
DESCRIPTION OF DEVIATION:  Stucco Rendering	SUMMARY OF CONSERVATION PLAN REFERENCE:  3.2.2 Stucco Facade Rendering The stucco cladding is showing signs of minor deterioration in areas of high water runoff. It will be patch repaired as necessary on all facades.  6.2 Stucco Cladding – The rendered wall on all facades will be patch repaired.	
CONSERVATION PLAN REFERENCE(S) :  3.2.2, 6.2		
SUMMARY OF DEVIATION(S) FROM CONSERVATION PLAN:  3.2.2 Stucco Facade Rendering The stucco cladding is showing signs of <b>deterioration. All facades will be replaced with rainscreen stucco.</b>  6.2 Stucco Cladding – <b>The stucco wall on all facades will be replaced with rainscreen stucco.</b>		

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

PROPOSED REQUEST FOR ACCEPTANCE OF EXISTING CONDITION IS:		
<input checked="" type="checkbox"/> ACCEPTABLE	ACCEPTABLE (Subject to condition(s) noted below)	REFUSED (For the reason(s) noted below)
<hr/>		
<hr/>		
<u>Barry McGinn</u> HERITAGE CONSULTANT NAME	 HERITAGE CONSULTANT SIGNATURE	<u>November 5, 2012</u> DATE