



conservation plan

RICE BLOCK

404 HAWKS AVENUE, 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 Rice Block (Thistle Rooms), 404 Hawks Avenue

The Rice Block (Thistle Rooms) at 404 Hawks Avenue, dating from 1912, was constructed as a typical Edwardian mixed use rooming house, typical of a number of such structures constructed on East Hastings Street just prior to the economic bust of 1913.

No original drawings are available and the original architect is unknown. Historic photography of this section of East Hastings Street is scarce; this was the very edge of commercial development running out east of Main Street at this time. There is no good historic photography of the building, but there is excellent historic photography of the Woodbine Hotel, which was a near knock-off of the Rice Block (Thistle Rooms). In one historic photograph, viewing east past the Woodbine Hotel, the projecting sheet metal cornice of the Rice Block is visible as a projecting cornice, with a bracket course and an upstand brick parapet with a cap.

The building's pronounced cubic massing was originally relieved by an attractive projecting sheet metal cornice, and an articulated storefront complete with its own sheet metal cornice. The removal of the upper cornice, insensitive alterations to the storefront, painting of the red brick masonry and random replacement of the wood double hung sash with aluminum fixed/slider sash has rendered this, originally, attractive building a poor facsimile of its former self.

The storefront plan has generally remained the same, as the existing storefront brick base and piers are original. Elements of the original clearstory framing, and possibly sash, have survived, but been sheeted-in. It is possible that elements of the storefront cornice, likely in a deteriorated state, have survived behind the existing enclosure as well. The principal retail storefront at the corner of the building is accented with





a chamfered entry and a diagonally positioned entry door, with a square brick pier supporting the corner of the building. The second retail suite is served by a rectangular alcove entry midway down the Hastings Street elevation. A bit unique for this local building type in this period, the residential entry is located a maximum distance from the commercial rental units at the south end of the Hawks Avenue elevation.

The building was built on a concrete foundation wall, with unreinforced multi-wythe brick wall bearing wall construction. The front façade walls are a multi-wythe brick wall with an outer veneer of dark beige face brick (painted red), all supported on a pair of deep steel façade lintel I-beams at the top of the storefront. These I-beams are supported on steel columns, clad in brick, and spaced at intervals along the storefronts on Hastings Street and Hawks Avenue, except for a stretch of solid wall with punched window openings on Hawks Avenue. The interior floor construction is of heavy timber with solid 2"x4" laminated floor construction.

The building responds 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. The two sets of common washrooms and toilet rooms on each floor originally had windows on an interior ventilation/light court, and interior residential rooms have windows on the east light court. It also has a skylight at the top of the exit stair that originally provided daylight down the stair shaft, but has since been built-in at the top floor.

1.2 Summary of Heritage Value

The Rice Block (Thistle Rooms) heritage value can be summarized as follows:

- It is notable for its original chamfered corner retail unit entry alcove and diagonally positioned entry,
- It retains much of its original heritage character, including many original wood windows, elements of



*The Rice Block, 1965,
City of Vancouver Archives.*



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the wrap-around storefront, and it's cubic masonry mass,

- Built in 1912, it is a surviving example of a number of speculative mixed-use blocks constructed on Hastings Street on the several blocks east of Main Street just prior to the collapse of the City's building boom in 1913.

1.3 Character-Defining Elements

The Rice Block's 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 scattering of similarly designed speculative mixed use residential blocks located in this area of East Hastings Street;
- Articulation of its upper façade, including painted dark beige face brick, pattern of fenestration on the first, second and third floors of punched window openings with projecting concrete sills and wood double hung windows,
- Surviving storefront elements including the brick storefront base in its original configuration, the brick-clad steel storefront lintel supports located at regular intervals along the storefront, including the open chamfered corner entry at Hastings and Hawks Street, surviving elements of the clearstory window frames and sash, and enclosed surviving elements of the storefront cornice
- Surviving interior features including the subway tile with ornamental cap wainscot of the residential entry, the wood stair balustrade, and original entry alcove tiling,
- Evidence of advances in functional design, including the provision of natural light with skylights, ventilation/light shafts and open light courts, central heating, and bathrooms.



The Rice Block, 195-, Vancouver Public Library



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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 Rice Block (Thistle Rooms) lies within the M-1 Industrial District. As stated in the City's zoning code, "the intent of this District ... is to permit industrial and other uses that are generally incompatible with residential land use, but are beneficial in that they provide industrial employment opportunities or serve a useful or necessary function in the city. It is not the intent, however, to permit uses that are potentially dangerous or environmentally incompatible when situated near residential districts."

Although there are no specific Design Guidelines for this portion of Hastings Street, the City of Vancouver's Housing Plan for the Downtown Eastside provides some insights. The plan states: "Homelessness will likely increase if existing low income housing is not preserved or replaced, as the existing low income housing is the most affordable in the City and region. Revitalization without displacement is a City and Vancouver Agreement priority." Rehabilitation of the Rice Block (Thistle Rooms) admirably satisfies the preservation of low income rental housing stock and incremental revitalization of the Downtown Eastside area, without displacement of the low income tenants.

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 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.



Rice Block (left) &
Woodbine Hotel (right)



Woodbine Hotel (Comparable cornice
to the Rice Block), 1965, City of
Vancouver Archives




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3. CONSERVATION ASSESSMENT



3.1 Condition Assessment



Condition Assessment Rice Block (Thistle 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. The east light court will be retained and currently also serves the tenants as an outdoor courtyard.	

Condition Assessment Rice Block (Thistle Rooms)		
Element	Description/Condition	Image Reference
Street Façade Masonry	The original dark beige face brick is in poor to fair condition, and has been painted. Mortar joint deterioration and loss is evident in many areas and there are several attachment holes in the brick.	
	The veneer brick is showing signs of distress and displacement on the Hastings Street façade due to the corrosion of shelf angles at window openings. The shelf angle is rust-jacking the brick veneer, and possibly back brick, resulting in spalling above the shelf angle, diagonal shear cracking and some veneer wythe displacement at a couple of locations.	
	The concrete or rendered sills are in generally good condition, but showing some cracking in areas. The original rock-face granite pier bases have been painted or clad in with wood. Many of the storefront brick piers, which clad structural steel columns, have also been clad-in with wood, and their condition is unknown. The storefront piers that have simply been painted are in reasonable condition.	







Condition Assessment Rice Block (Thistle Rooms)		
Element	Description/Condition	Image Reference
Sheet Metal	The original bracketed sheet metal upper cornice has been removed, and a sheet metal cladding installed in its place. Portions of the storefront cornice may have survived behind the current wood cladding. The original pier capital moldings have survived in a couple of locations. A 1960s image provides a glimpse of the original storefront cornice at the east end of the Hastings Street façade. A 1940s image shows the original upper sheet metal cornice, which projected a fair distance, but was relatively shallow, allowing for a brick parapet at Hastings Street.	 

Condition Assessment Rice Block (Thistle Rooms)		
Element	Description/Condition	Image Reference
Storefront	<p>The original storefront appears to have largely survived behind an array of low quality wood cladding systems. This has preserved the original storefront configuration, with its distinctive chamfered open corner entry, featuring a diagonally positioned entry door.</p> <p>The base was likely brick, but is clad in T&G siding, as are most of the brick piers which clad steel columns supporting the storefront lintel beam. Some of the storefront piers have simply been painted.</p> <p>The original lower storefront window frames, with their robust molded profiles, have survived, although there may be some deterioration beneath the current sill cladding boards. The condition of the clearstorey windows is unknown, as they are clad on both the interior and exterior. The clearstorey sill has survived and is evident. It is likely that the storefront window frames are in place, but the sash have deteriorated or been removed.</p> <p>Assumptions will be made about surviving heritage fabric and conditions, which can be confirmed once the exterior and interior cladding is removed, allowing inspection.</p>	 









Condition Assessment Rice Block (Thistle Rooms)		
Element	Description/Condition	Image Reference
Upper Front Façade Windows	Many of the original wood double hung, single glazed windows have survived, but most of the sashes have reached the end of their service life, and most of the rope and pulley assemblies are not operational. A number of wood sash have been replaced with aluminum fixed/slider window inserts. The original wood frames are in fair condition, but require refurbishing with some sill re-surfacing required. The original brick moldings are still in place, and in reasonable condition.	

Condition Assessment Rice Block (Thistle Rooms)		
Element	Description/Condition	Image Reference
East Light Court Windows	The original pressed metal light court window frames have been replaced with new aluminum windows on the east light court.	





Condition Assessment Rice Block (Thistle Rooms)		
Element	Description/Condition	Image Reference
Rear Window	The single original rear façade pressed metal double hung window has survived, but it is very rusted and at the end of its service life. The pressed metal frame extends to the brick face; there is no brick molding.	
Rear Façade Masonry	The rear façade red back-brick masonry has not been painted, but has been repointed with a harder mortar than appropriate. Nevertheless, apart from liquid tar staining at the upper east corner, it is in good condition.	



Condition Assessment Rice Block (Thistle Rooms)		
Element	Description/Condition	Image Reference
Roof Surfaces	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 SBS roof surface is fairly new, as are the parapet cap flashings and scupper drains. The light court roof surface leaks and requires replacement.	
Light Court Wall	The east light court wall has been replaced fairly recently with a new rainscreen stucco system with through wall flashings, and appears to be functioning well.	



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Condition Assessment Rice Block (Thistle Rooms)		
Element	Description/Condition	Image Reference
Structure	The original reinforced concrete foundation wall, timber beams, steel I-beams and columns supporting the exterior wall, post and beam framing on the upper floors, and the wood laminated floor structure have all survived in generally good condition.	

Condition Assessment Rice Block (Thistle Rooms)		
Element	Description/Condition	Image Reference
Interior Features	The glazed subway tile hotel entry wainscot has survived at the hotel entry. The wood balustrade of the interior stair is in good condition and quite handsome, and it has survived.	 



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Condition Assessment Rice Block (Thistle Rooms)		
Element	Description/Condition	Image Reference
Skylights	The skylight over the open stair is in good condition and appears to be functioning well. The ventilator skylight that was originally mounted on the internal ventilation/light shaft will need to be re-instated.	 

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 façade restoration of 404 Hawks Avenue, Vancouver, the Rice Block (Thistle Rooms) 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 Rice Block (Thistle Rooms). While no change of use is being considered, storefront rehabilitation and street façade window rehabilitation, 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 and stone masonry will be restored, original unglazed tile entry alcove surfaces will be restored and original wood entry doors will be restored.





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 dark beige brick masonry will be restored through paint stripping and full repointing, minor patching for attachment holes and spalls, and cleaning. The rock-faced granite storefront pier bases will be repointed and cleaned. Most of the shelf angle lintels supporting the Hastings Street elevation will be removed and replaced with new hot dip galvanized shelf angles, and cracked and broken face bricks replaced.

The original brick piers supporting the storefront lintel will be stripped of their wood cladding or paint and restored.

The rear brick façade will be selectively repointed and the liquid tar stains removed at the upper east corner.

The southern portion of the east façade wall is older cementitious rendering on the common brick and is showing significant spalls in some locations and cracks in others. This building face will be clad in a rainscreen corrugated metal cladding system. The northern portion of the wall on the east elevation is currently clad in corrugated sheet metal, which has seen many years of service. Although this likely still has some service life remaining, it will be changed out in a matching rainscreen corrugated sheet metal cladding system to match the southern portion of wall on this elevation.

The light court wall has been recently clad in a rainscreen sheet metal cladding system, and is in good condition.

3.2.3 Sheet Metal



Rice Block at the corner of East Hastings Street & Hawks Avenue, Vancouver, 2012



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The upper sheet metal cornice will be restored to its original configuration and detail, complete with a brick parapet and parapet cap. The upper sheet metal cornice will wrap the Hastings Street, Hawks Avenue and rear elevations.

The original storefront sheet metal cornice likely exists in a deteriorated condition beneath the existing wood cladding and coverings. Although quite typical of the period, the bracket features at each storefront pier impart a quiet beauty and order to the storefront. Due to the nature of sheet metal cornice corrosion, little of this original cornice is likely reusable, but it can serve as a reliable model for this cornice restoration. The current restoration design drawings are based on a 1960s historic photograph, and may be subject to minor revisions once the actual surviving cornice (if it has survived) is examined in detail. A good example of the original sheet metal pier capitals has survived and will be suitable as a model for restoration of this element.

A short stretch of this storefront cornice would also have graced the Hawks Avenue residential entry, and this will be restored.

3.2.4 Storefront

Although concealed by much wood cladding and board covers, it would appear that much of the original storefront is in place, although the concealed clearstorey window framing and sash may be in poor condition.

A significant upgrade for this building will be to restore the storefront, which has been inappropriately altered over the years. Originally, twinned lintel beams over all of the storefront areas, allowed for a highly glazed corner storefront on Hastings Street and a portion of Hawks Avenue. A unique aspect of this storefront was the generously chamfered corner entry at Hawks Avenue and Hastings Street. The original



Existing storefront details at the Rice Block,
Vancouver, 2012



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brick or tile storefront base is in its original location, but has been cladded over. The original fixed lower storefront windows still have their robustly molded exterior stops, painted many times over. The clearstorey has been clad on the inside and out, so the condition of the clearstorey framing and sash are not known. The 1960's image provides a good image of the Hastings Street storefront, showing the mullioned lower fixed sash, and the clearstorey, with its multiple sashes per bay.

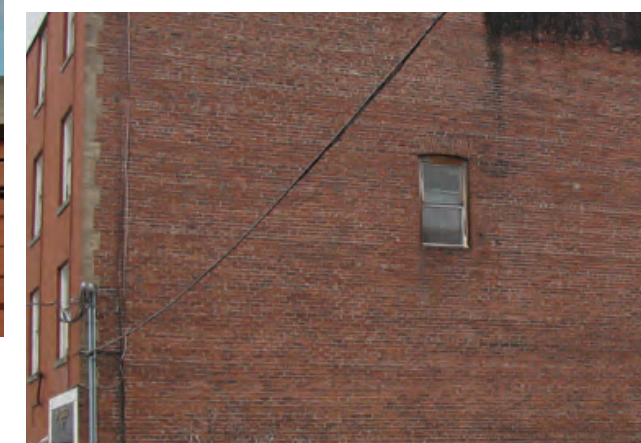
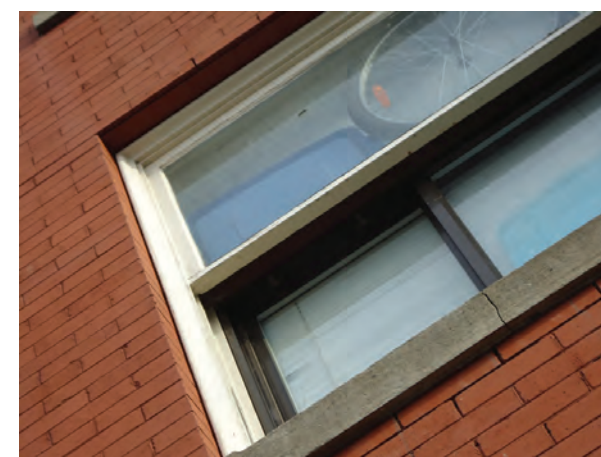
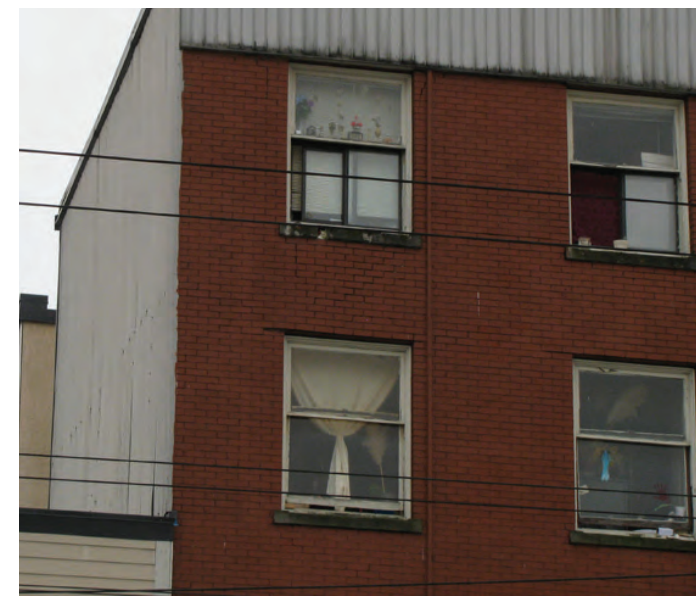
Working with the existing wood storefront elements that have survived, the existing lower fixed window frames will be refurbished and the upper clearstorey frames will be refurbished. The lower fixed storefront will be re-glazed with new ½" tempered laminated glass and new clearstorey wood sash glazed with ¼" tempered glass will be installed. Depending on the original clearstorey sash operation, the clearstorey sash will be set to the original operation, likely a blend of fixed and hopper operation.

The entry alcove would have had an attractive unglazed tile floor surface, but this has been covered over with large quarry tile surface. This upper tile surface will be removed and the original unglazed tile surface restored. The original battened corner alcove soffit has survived and will be preserved. An appropriate period reproduction flush mounted exterior soffit lighting fixture will be installed.

The residential entry on Hawks Avenue will be restored as well. The composite floor surface installed over the original unglazed tile surface will be removed and the original unglazed tile surface of the residential entry alcove restored. The subway tile alcove with cap will be stripped of paint and restored. The handsome batten-trimmed stair alcove will be retained and restored.

3.2.5 Upper Street Façade Windows

The first, second and third floor windows were originally single glazed wood double hung windows. Most of these original windows have survived, but several on each façade have had both or single sash replaced with aluminum window inserts. The existing wood frames are in reasonable condition, but are in



Existing window photo survey, Rice Block, Vancouver, 2012



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need of some rehabilitation, specifically sill resurfacing or selective replacement on the north elevation, and selective jamb and brick mold scarf joint patches on the north façade. The surviving wood single glazed sashes have reached the end of their service life. They, and any aluminum window inserts, will be replaced with new double glazed double hung wood sash. The weights will be changed out to heavier weights for the heavier sash, pulleys replaced or reconditioned, and cords replaced. Metal, tamper-proof stops will be set in the jamb frames to limit the upper and lower sash to a maximum of 4" of opening. The windows will be prepared and painted.

High performance sealed glazed units with a Low E coating on surface 2 or 3, depending on the exposure, and sealed with black 'SuperSeal' glazing seals, will be installed. Two lines of brass spring weatherstripping will be installed on the sash jamb side and regletted neoprene bulb weather strips installed at the header, sill and parting sash

3.2.6 Light Court Windows

The existing aluminum fixed/awning operation light court windows have been recently installed and are in good condition and operating fine.

3.2.7 Rear Window

A new double glazed aluminum or metal clad window approximating the original double hung configuration will be installed in the original prepared opening.

3.2.8 Rear Façade Rendering

The rear façade common brick exterior wall is functioning well, but will be selectively repointed where mortar joints are washed out or deteriorated.

3.2.9 East Elevation Rendering/Cladding

The cementitious rendering on the south portion of the east elevation has reached the end of its service life and will be re-clad in a rainscreen corrugated metal cladding system. The existing metal cladding at the north portion of this elevation will also be replaced in a rainscreen corrugated metal cladding system.

3.2.10 Light Court Rendering

The light court cladding is a fairly new rainscreen corrugated metal cladding system, which is performing well and is in good condition. This will remain as is.

3.2.11 Roof Surface

The existing two ply SBS roof surface has been in place a few years, and likely has another eight to ten years of service life remaining. However, the envelope seismic stabilization structural upgrade of the brick parapets will damage the perimeter and the light well wall, and it will be cost effective to replace this roof surface. New enamelled galvanized parapet cap flashings and scupper drains will be installed.

3.2.12 Entry Doors

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 entries. The doors will be glazed in ½" tempered laminated glazing.



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3.2.13 Structure

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

3.2.14 Open Stair

The original open stair and wood balustrade will be retained, and fire, life and safety improvements implemented to allow opening the stairwell up through all of the floors to the stairwell skylight. Treads and risers will be upgraded for safety and surfaced with slip resistant surfaces and landings will be fitted with new tactile warning strips. A pipe rail extension to the stair baluster will be installed to reduce fall hazard.

3.2.15 Interior Features

Although the building has been converted to electric baseboard heating, the cast iron radiators still exist and will be retained in place for future connection to a hydronic heating system, which is expected to be part of a district heating system. The original subway tile with a decorative bullnose cap at the hotel entry stair will be preserved. The batten wainscot at the residential entry stair and on the outside wall of the interior open stair will be preserved.

3.2.16 Skylights

Ensure the existing original skylight/ventilator shaft is upgraded to the required FRR and the roof top features of these shafts remain water proof and weather tight. Remove any original windows opening onto these shafts as required to achieve the FRR.



Existing roof condition photo survey, Rice Block, Vancouver, 2012

4. CONSERVATION STANDARD ASSESSMENT

The following are the Standards that define the principles of good conservation practice, and an



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assessment of how they relate to the proposed interventions for the Rice Block (Thistle 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.	<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 can not 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. Some historic photography exists to allow restoration of missing elements to a typical period character level.</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. All existing wood window frames on the principal facades and rear elevation will be preserved, and new wood double glazed sash installed on the two principal facades to the original configuration, profiles and operation</i>

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>Some, historic photography, standard period detailing, surviving heritage fabric that has been over-clad or closed in, and 'ghosts' of removed elements will allow restoration of the storefront and upper sheet metal cornice. All principal façade window frames will be retained and refurbished, and wood double glazed double hung sash installed.</i>



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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. Rehabilitation which deviates from the original will be discernible as new construction, but be compatible with the heritage character.</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 contemporary lower storefront will be preserved and restored and re-glazed in ½" tempered laminated glazing in the refurbished existing frames. The clearstorey window frames will be restored and new wood sash with ¼" laminated glazing installed, to the original operation. Most of the storefront involves restoration of existing fabric, which would be inappropriate to remove. The upper sheet metal cornice restoration could be removed in the future.</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>Some historic photograph and 'ghosts' of removed elements will allow sheet metal and storefront restoration to the general original configuration.</i>

5. CONSERVATION GUIDELINE ASSESSMENT

The Rice Block (Thistle Rooms) 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,
- 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 should meet the intent of this Section of the Guidelines. Particular attention should be paid to the following points:



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- 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 Rice Block (Thistle Rooms):

- 6.1 **Masonry** – the existing brick and stone masonry will be stripped of its paint cover and repointed and cleaned,
- 6.2 **Sheet Metal** – Restoration of the missing upper cornice and lower cornice,
- 6.3 **Storefront Window Restoration** – Restoration of the existing storefront, including retention and refurbishment of the existing lower fixed and upper clearstorey window frames, new clearstorey wood sash glazed with tempered ¼: tempered glazing, re-glazing of the lower fixed sash with ½” tempered laminated single glazing, restoration of the brick/tile storefront base and the brick storefront piers, restoration of the original tiled alcoves to their full depth, restoration of the tiled bases, and new 2-1/4” fir frame and panel ¾” light exterior entry doors,
- 6.4 **Street Façade Upper Windows** – Preservation and refurbishment of all existing wood window

frames, and rehabilitation with wood double glazed double hung sash. Replace any aluminum insert lower sash with new double glazed wood lower sash with the same profile as the existing wood lower sash found on other upper façade windows.

- 6.5 **Light Well Windows** – The existing aluminum fixed/awning operation light court windows have been recently installed and are in good condition and operating fine.
- 6.6 **Rear Façade Window** – A new double glazed aluminum or metal clad window approximating the original double hung configuration will be installed in the original prepared opening.
- 6.7 **East Elevation Wall** – A new rainscreen wall with corrugated metal cladding will be installed over the failed cementitious rendered walls at the east property line.
- 6.8 **Skylights** - Ensure the existing original skylight/ventilator shaft is upgraded to the required FRR and the roof top features of these shafts remain water proof and weather tight. Remove any original windows opening onto these shafts as required to achieve the FRR.
- 6.9 **Interior Features** – The original wood balustrade and open stair will be preserved and fire, life and safety upgrades implemented to allow the open stair shaft beneath the restored skylight. The subway tile wainscot in the residential entry and the batten wood trim wainscot up the residential stair and on the outside walls of the interior stair well will be preserved.
- 6.10 **Structural Stabilization** - Refer to Appendices 3A-3M - Structural Attachements for any structural upgrade requirements.



CONSERVATION PLAN

4 0 4 H A W K S A V E N U E , V A N C O U V E R , B C



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	Prepare and paint wood windows, brick molding, sash, storefront base and frame elements, storefront soffit	Every 5 – 8 years, depending on exposure and condition
Wood Windows	Prepare and paint wood windows, brick molding, and sash, and selectively re-glaze, depending on glazing putting condition.	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

City of Vancouver. (1986). *Downtown-Eastside/Oppenheimer Design Guidelines*. Retrieved October, 2011 from <http://vancouver.ca/commsvcs/guidelines/D008.pdf>.

Parks Canada (2010). *Standards and Guidelines for the Conservation of Historic Places in Canada*. Her Majesty the Queen in Right of Canada.



APPENDIX A2 - REHABILITATION DRAWINGS

- A-EX-100 - EXISTING SITE PLAN

A-EX-101 - EXISTING BASEMENT & GRND. FLR PLANS

A-EX-102 - EXISTING 2ND & 3RD FLOOR PLANS

A-EX-103 - EXISTING 4TH FLOOR & ROOF PLANS

A-EX-201 - EXISTING NORTH ELEVATION

A-EX-202 - EXISTING WEST ELEVATION

A-EX-203 - EXISTING SOUTH ELEVATION

A-EX-204 - EXISTING EAST ELEVATION

A-EX-205 - EXISTING LIGHT COURT ELEVATIONS
- A-PR-201 - PROPOSED NORTH ELEVATION

A-PR-202 - PROPOSED WEST ELEVATION

A-PR-203 - PROPOSED SOUTH ELEVATION

A-PR-204 - PROPOSED EAST ELEVATION

A-PR-205 - PROPOSED LIGHT COURT ELEVATIONS

A-PR-301 - EXIST. & PROP. FACADE SECTION

A-PR-401 - EXIST. & PROP. WINDOW DETAILS

A-PR-402 - EXIST. & PROP. LOWER CORNICE DETAILS

A-PR-403 - EXIST. & PROP. LOWER CORNICE DETAILS

A-PR-404 - PROPOSED UPPER CORNICE SECTION

A-PR-405 - PROPOSED UP. CORNICE BRACKET DETAILS

A-PR-501 - WINDOW CATALOGUE



RICE BLOCK

404 HAWKS AVENUE, VANCOUVER, BC



McGinn Engineering & Preservation Ltd./
BARRY MCGINN ARCHITECT

BC Housing's
"SRO Renewal Initiative"





NOTE:
- - - DENOTES SUBJECT PROPERTY LINE

LEGAL DESCRIPTION:
LOT 1 & 2, BLOCK 66 PLAN VAP196 DISTR
ICT LOT 181 NEW WESTMINSTER PART N 1/2,
LOT 1, BLOCK 66, PLAN VAP196, PART N
1/2, DISTRICT LOT 181, NEW WESTMINSTER
LAND DISTRICT, RICE BLOCK

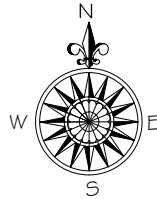
CIVIC ADDRESS:
404 HAWKS AVENUE, VANCOUVER, BC
V6A 3H6



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REV	DESCRIPTION	DATE

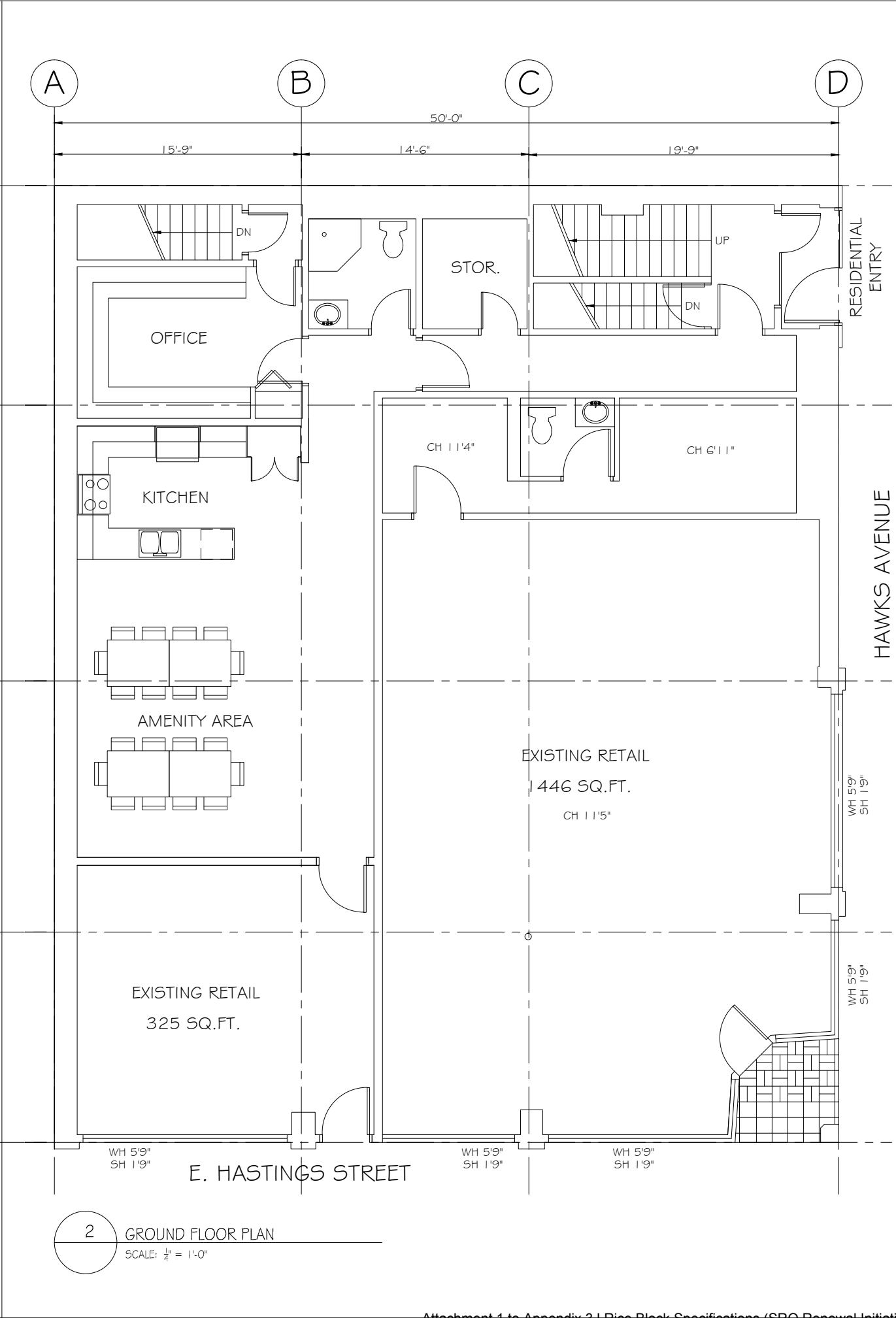
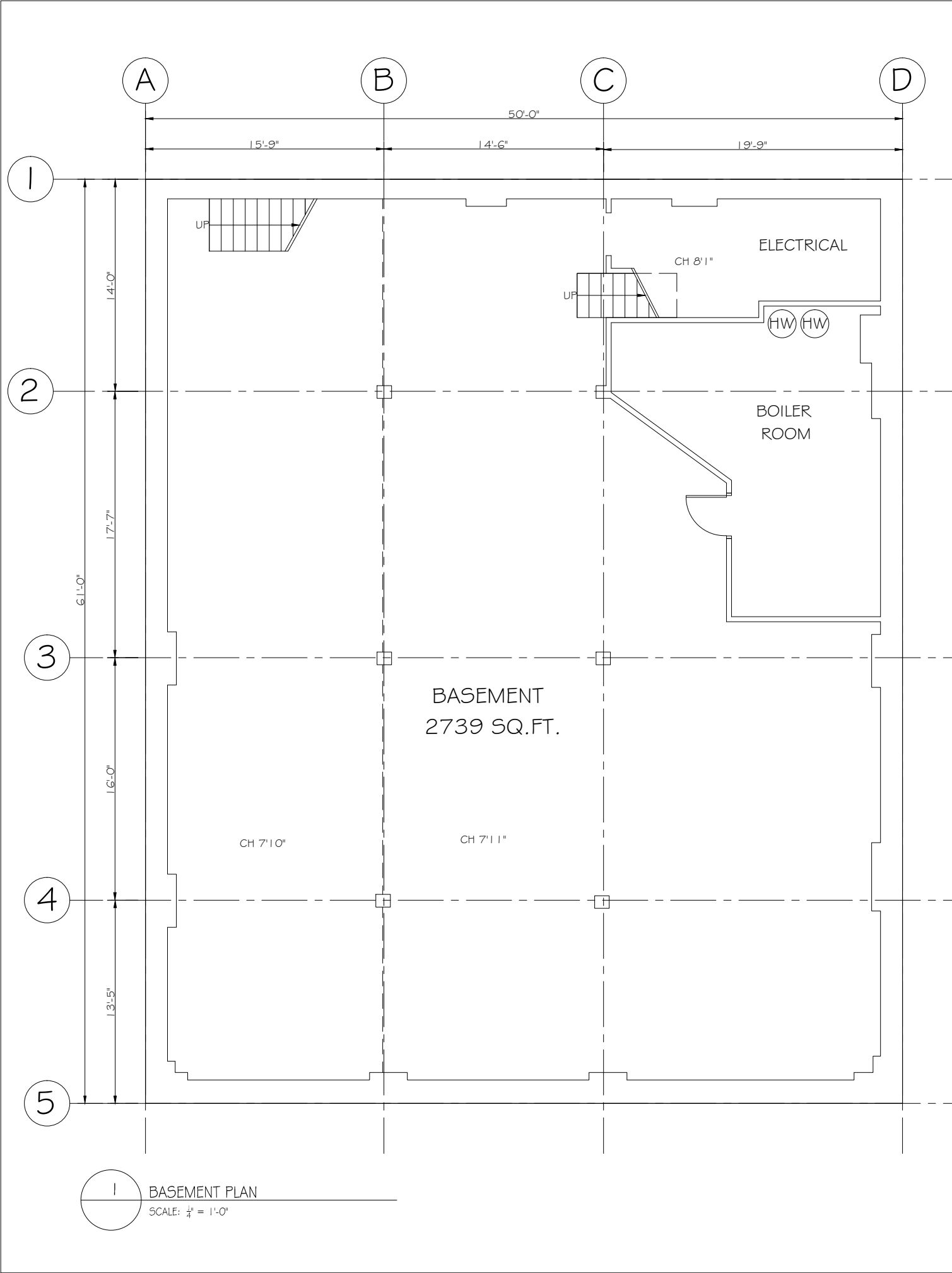
PROJECT: SRO Renewal Initiative - Rice Block
404 HAWKS AVE, VANCOUVER, BC V6A 3H6
TITLE: Site Plan

DRAWN BY: AR
DATE: 2012.01.06
SCALE: 1/8" = 1'-0"

DWG#:

A-EX-100

1 Site Plan
SCALE: 1/8" = 1'-0"



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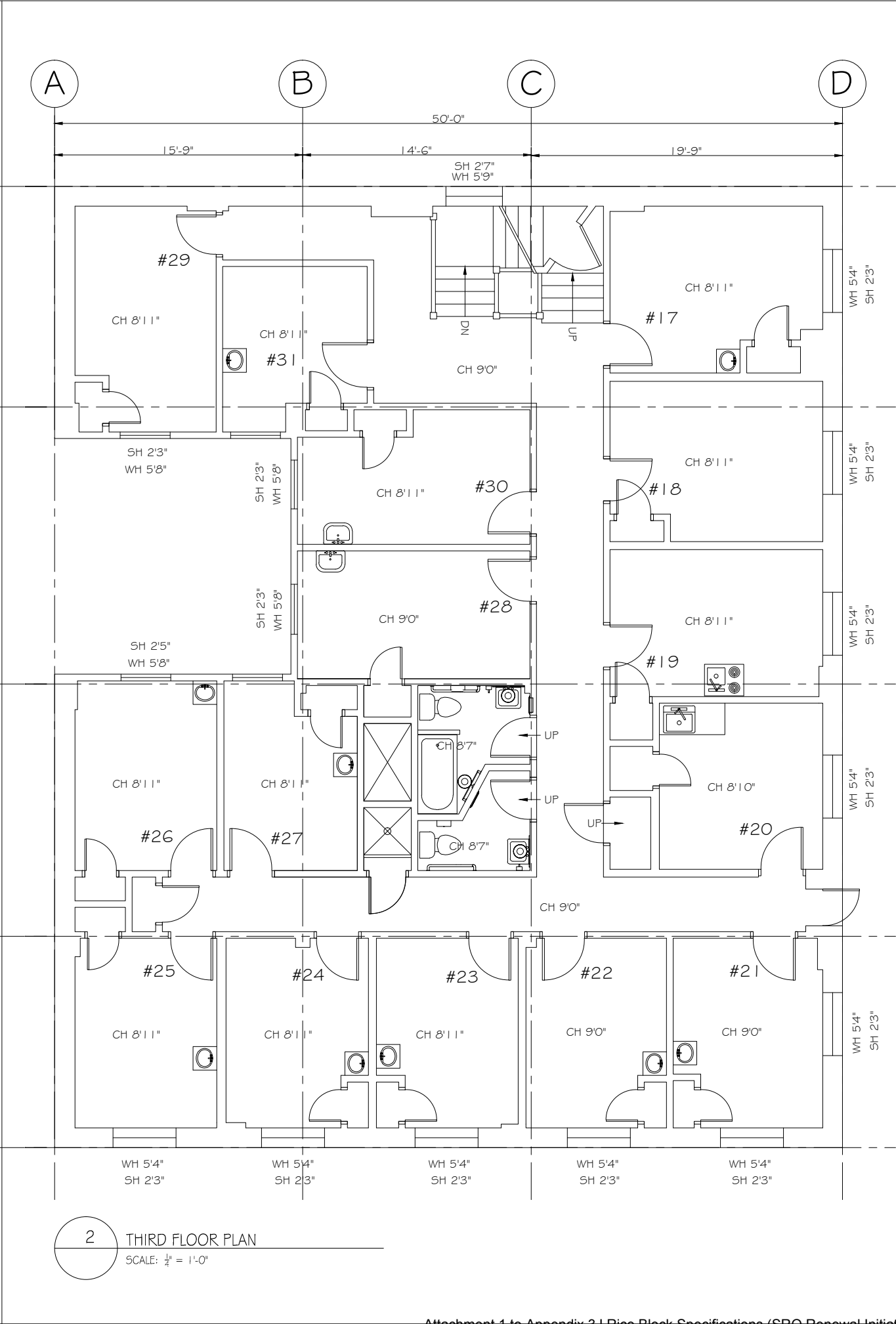
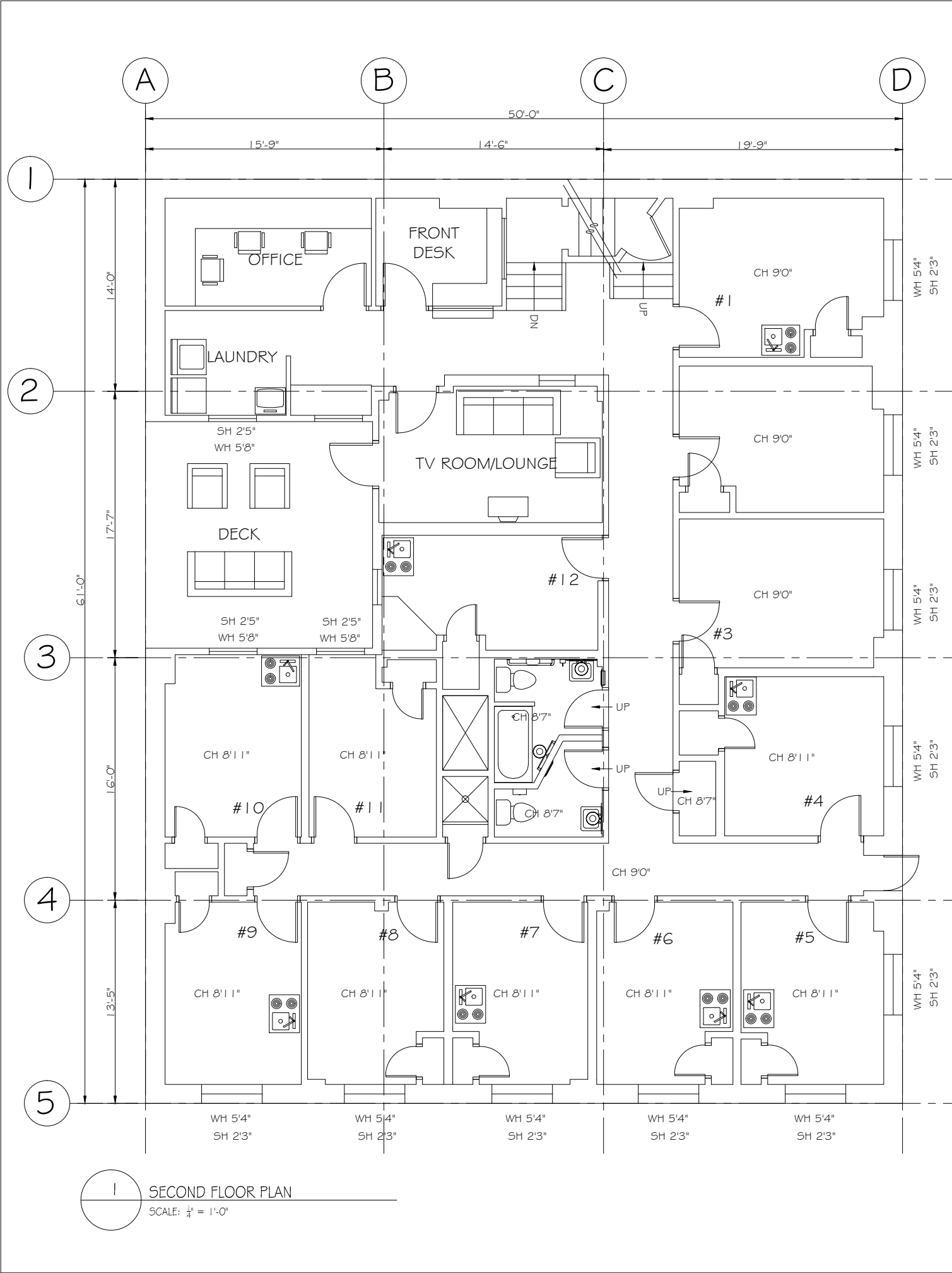
PROJECT:
SRO Renewal Initiative - Rice Block

TITLE:
BASEMENT & GROUND FLOOR PLAN

DRAWN BY: KV
DATE: 2012.01.16
SCALE: $\frac{1}{4}":1'$

DWG#:
A-EX-101

Attachment 1 to Appendix 3J Rice Block Specifications (SRO Renewal Initiative) - EXECUTION COPY



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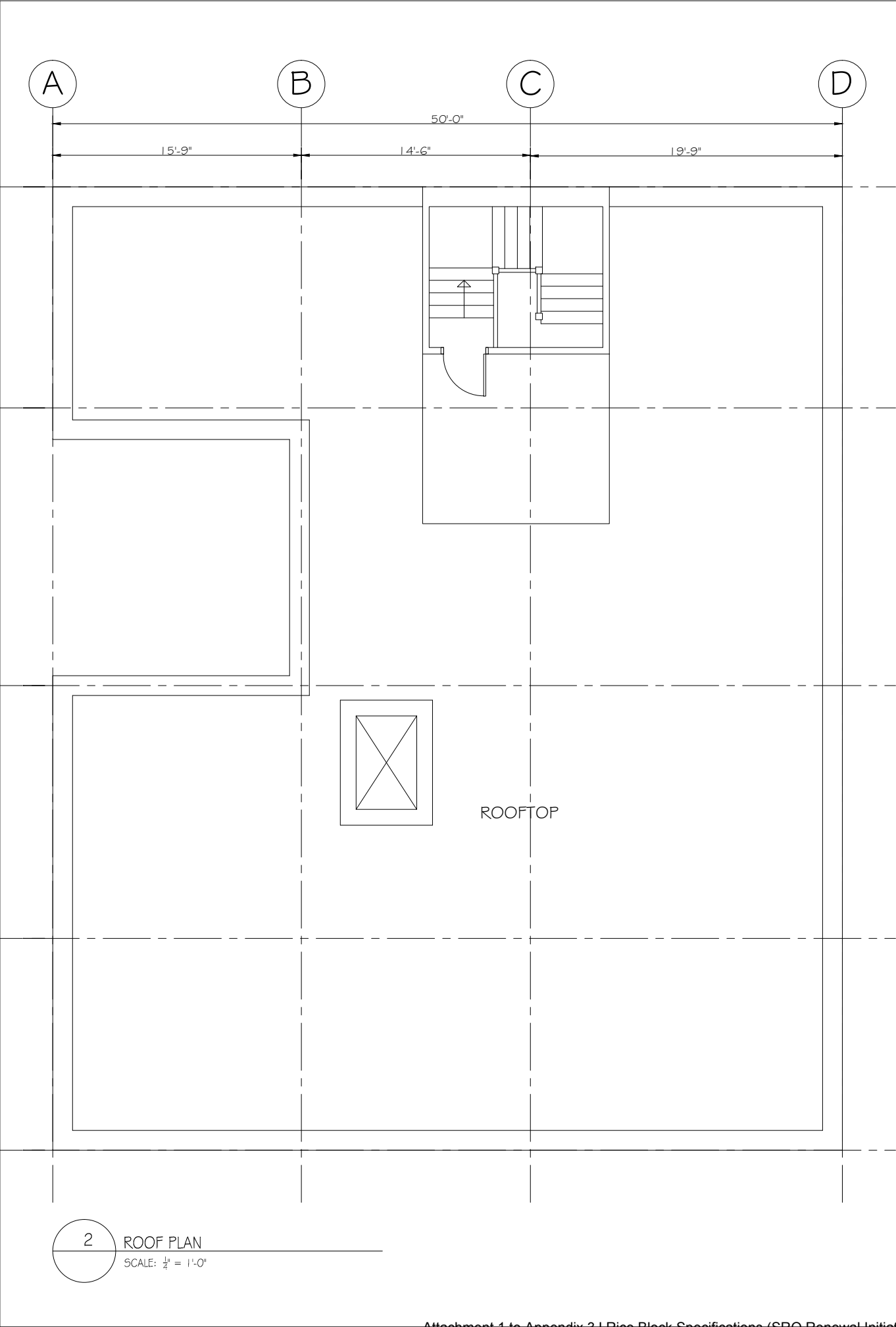
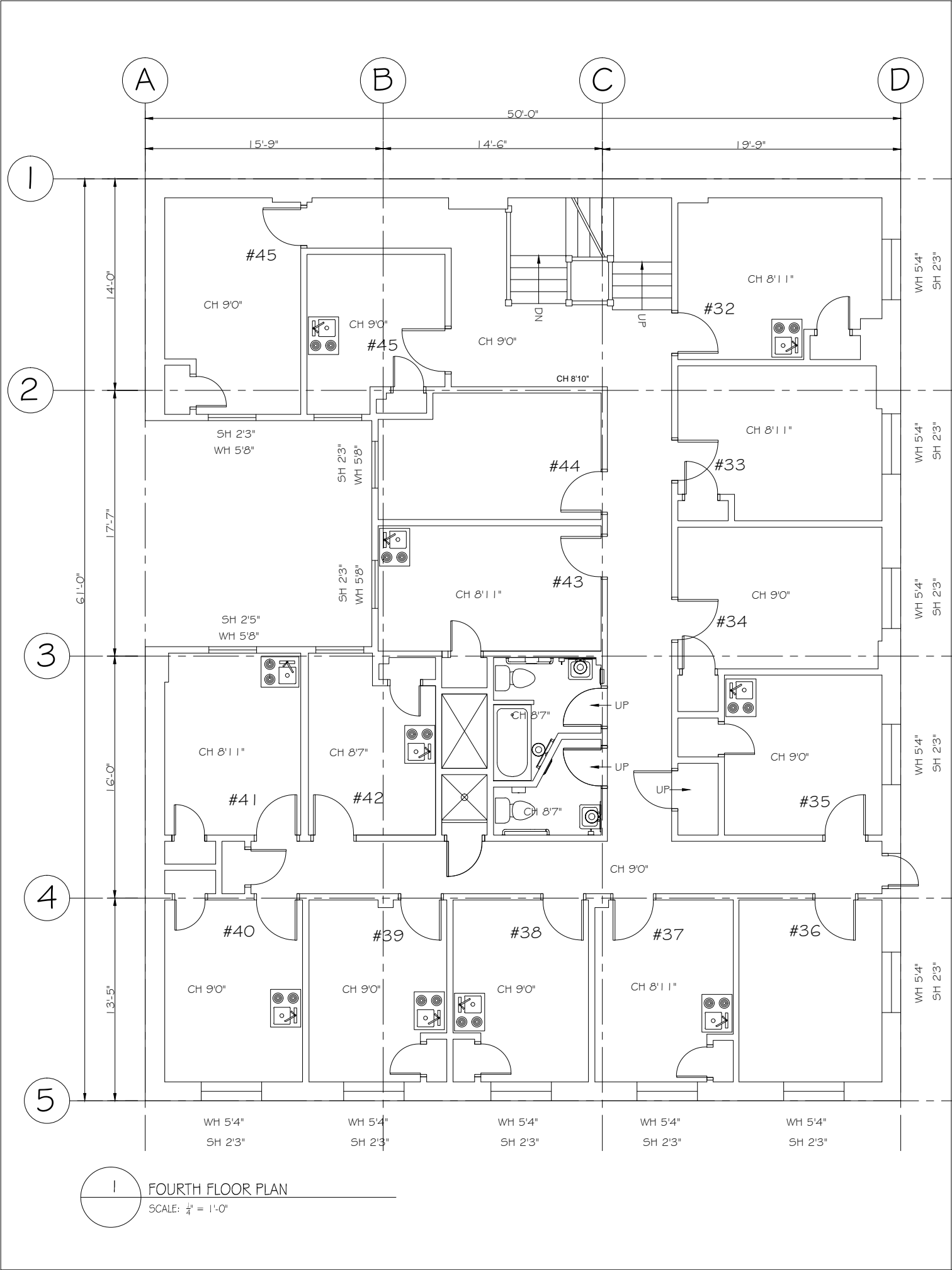
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Web: www.mcginn-engineering.com

PROJECT:
SRO Renewal Initiative - Rice Block

TITLE:
SECOND & THIRD FLOOR PLAN

DRAWN BY: KV
DATE: 2012.01.16
SCALE: $\frac{1}{4}" = 1'-0"$

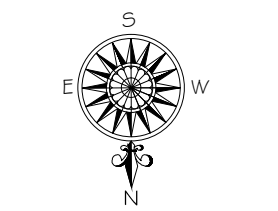
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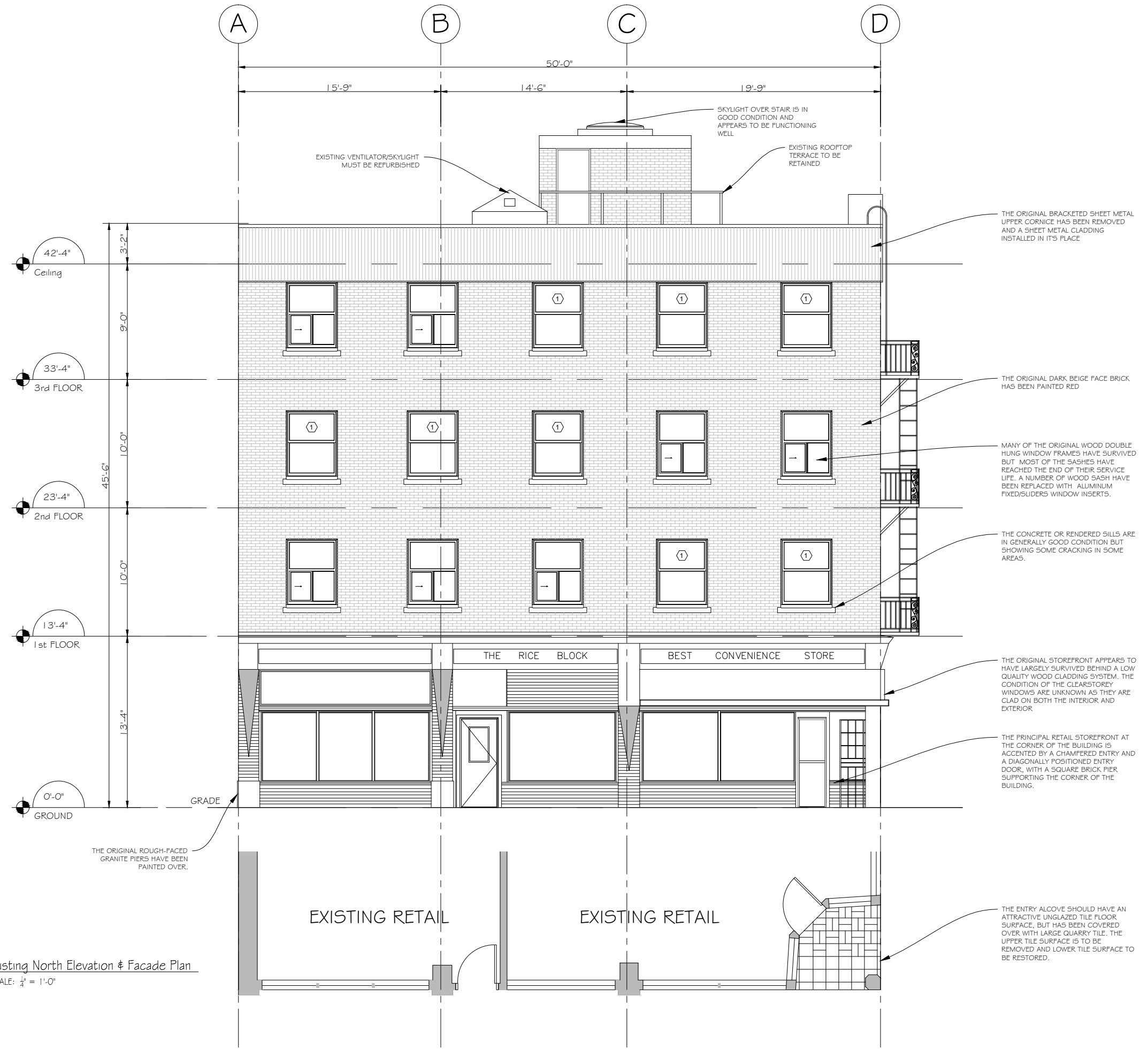
PROJECT:
SRO Renewal Initiative - Rice Block

TITLE:
FOURTH FLOOR & ROOF PLAN

DRAWN BY: KV
DATE: 2012.01.16
SCALE: $\frac{1}{4}" = 1'$

DWG#:

A-EX-103



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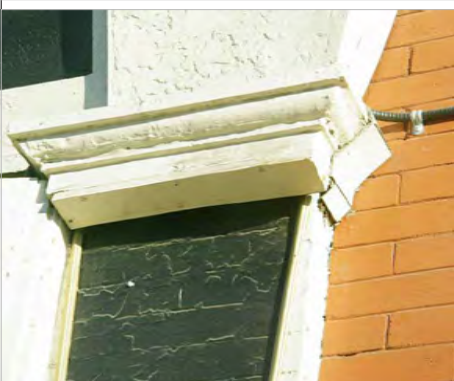
PROJECT:
SRO Renewal Initiative - Rice Block

TITLE:
EXISTING NORTH ELEVATION

DRAWN BY: KV
DATE: 2012.01.16
SCALE: $\frac{1}{4}'' = 1'-0''$

DWG#:

A-EX-201



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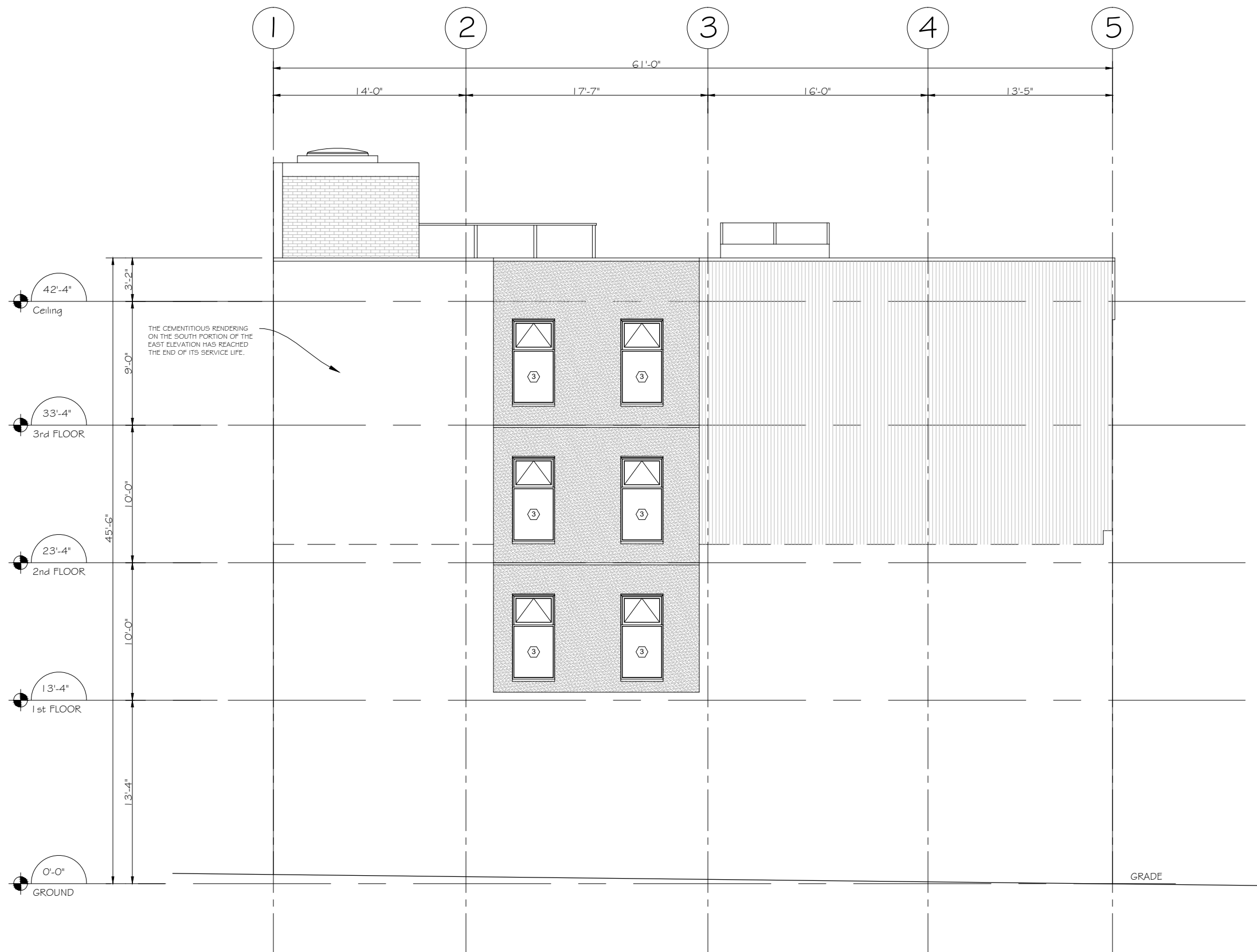
PROJECT:
SRO Renewal Initiative - Rice Block

TITLE:
EXISTING WEST ELEVATION

DRAWN BY: KV
DATE: 2012.01.16
SCALE: 1/4" = 1'-0"

DWG#:

A-EX-202



1 Existing East Elevation
SCALE: $\frac{1}{4}" = 1'-0"$

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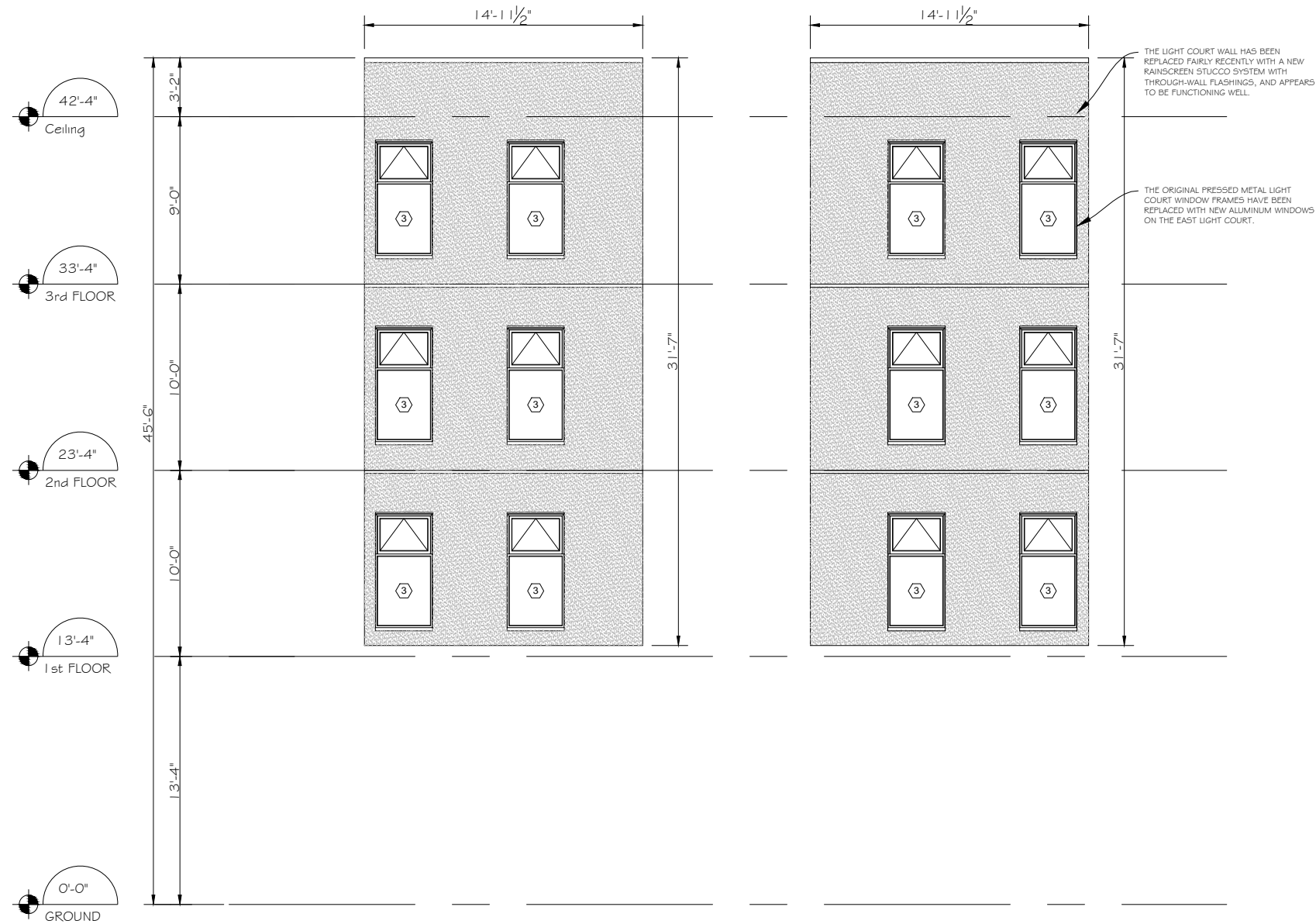
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SRO Renewal Initiative - Rice Block

TITLE:
EXISTING EAST ELEVATION

DRAWN BY: KV
DATE: 2012.01.16
SCALE: $\frac{1}{8}" = 1'$

DWG#:

A-EX-204



1 Existing Lightcourt Elevations
SCALE: $\frac{1}{4}'' = 1'-0''$

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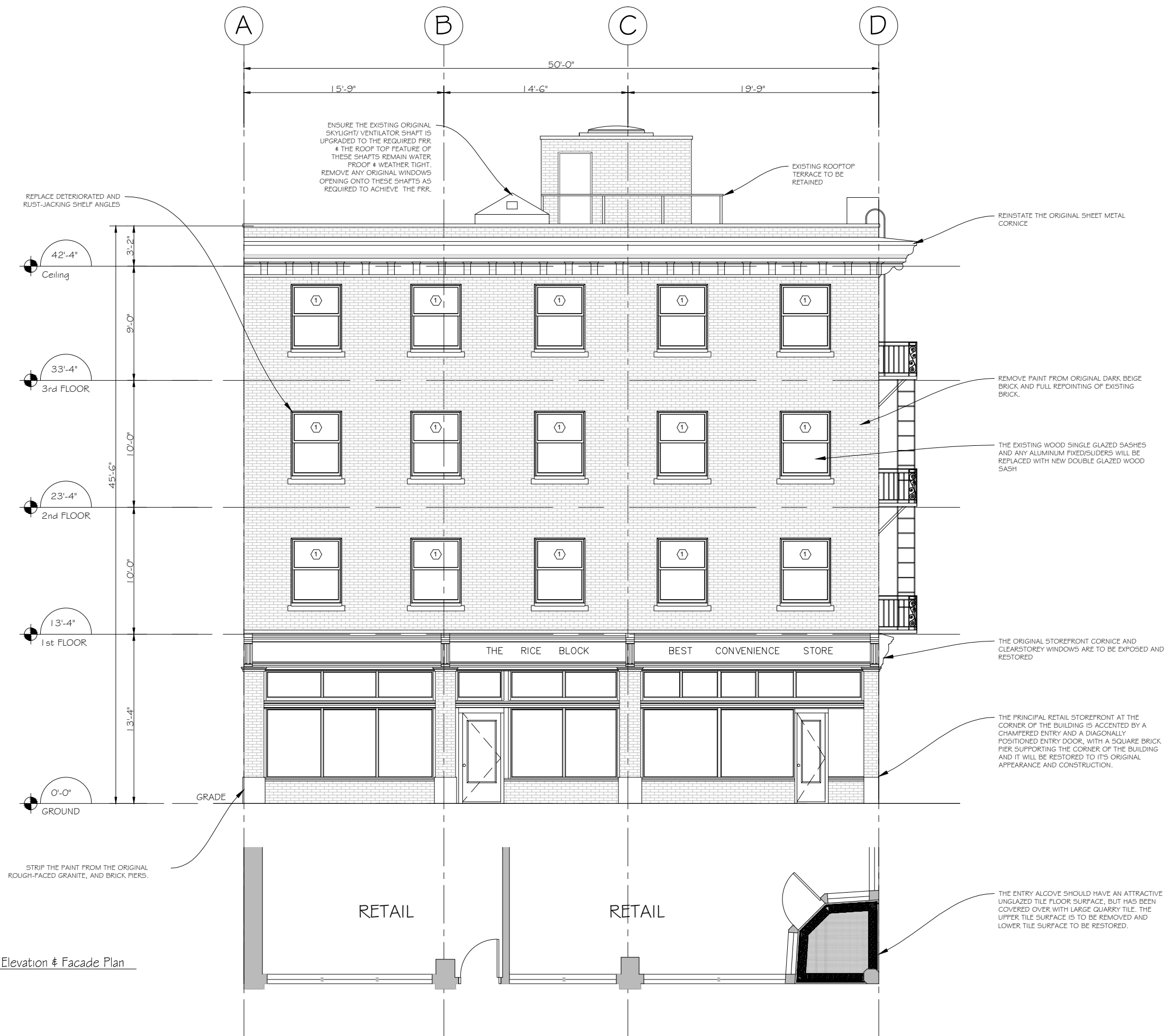
PROJECT:
SRO Renewal Initiative - Rice Block

TITLE:
EXISTING LIGHT COURT ELEVATIONS

DRAWN BY: KV
DATE: 2012.01.16
SCALE: $\frac{1}{8}'' = 1'$

DWG#:

A-EX-205



1 Proposed North Elevation & Facade Plan
SCALE: $\frac{1}{4}" = 1'-0"$

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REV	DESCRIPTION	DATE

PROJECT:
SRO Renewal Initiative - Rice Block

TITLE:
PROPOSED NORTH ELEVATION

DRAWN BY: KV
DATE: 2012.01.16
SCALE: $\frac{1}{4}":1'$

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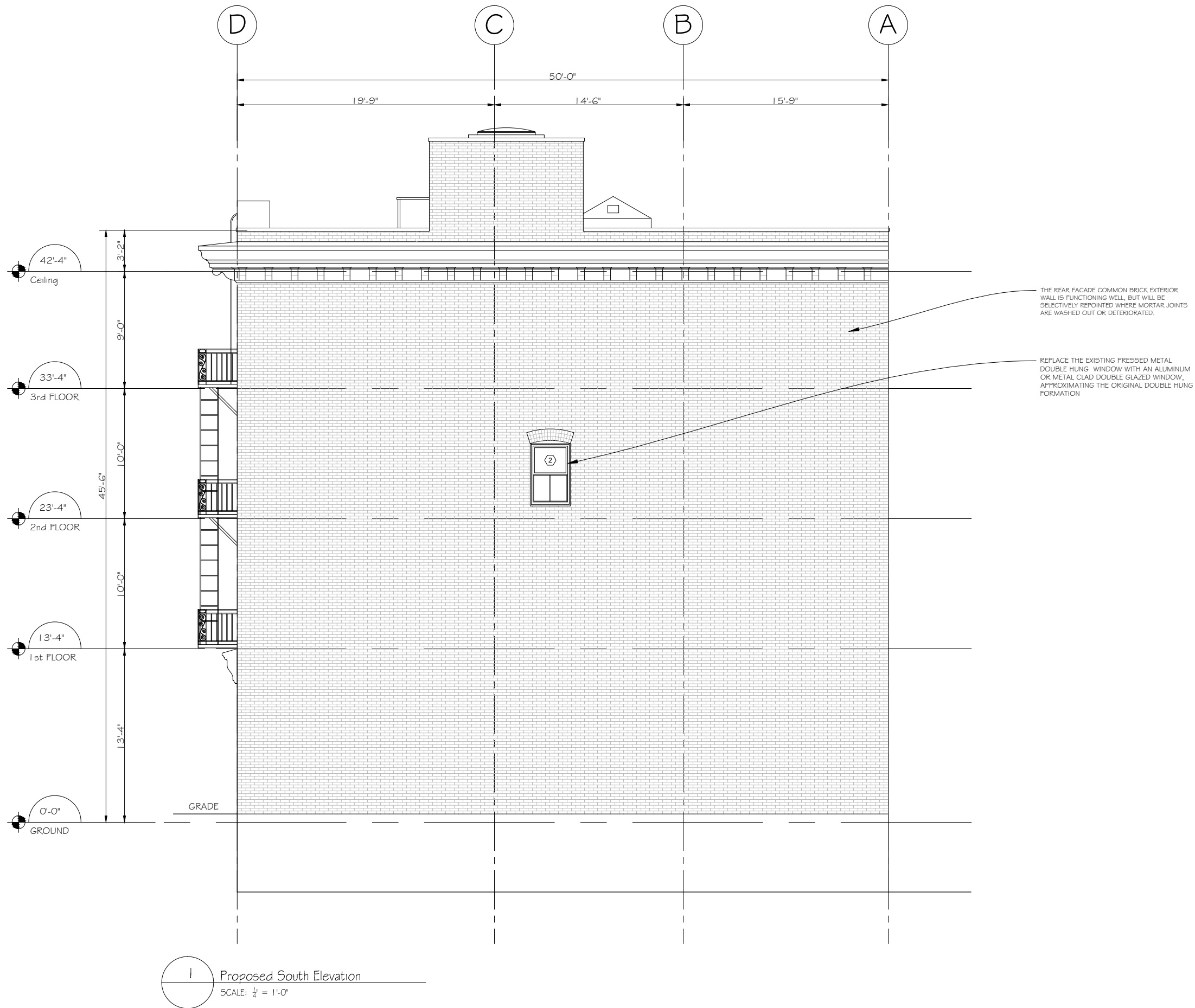
PROJECT:
SRO Renewal Initiative - Rice Block

TITLE:
PROPOSED WEST ELEVATION

DRAWN BY: KV
DATE: 2012.01.16
SCALE: 1/4" = 1'-0"

DWG#:

A-PR-202



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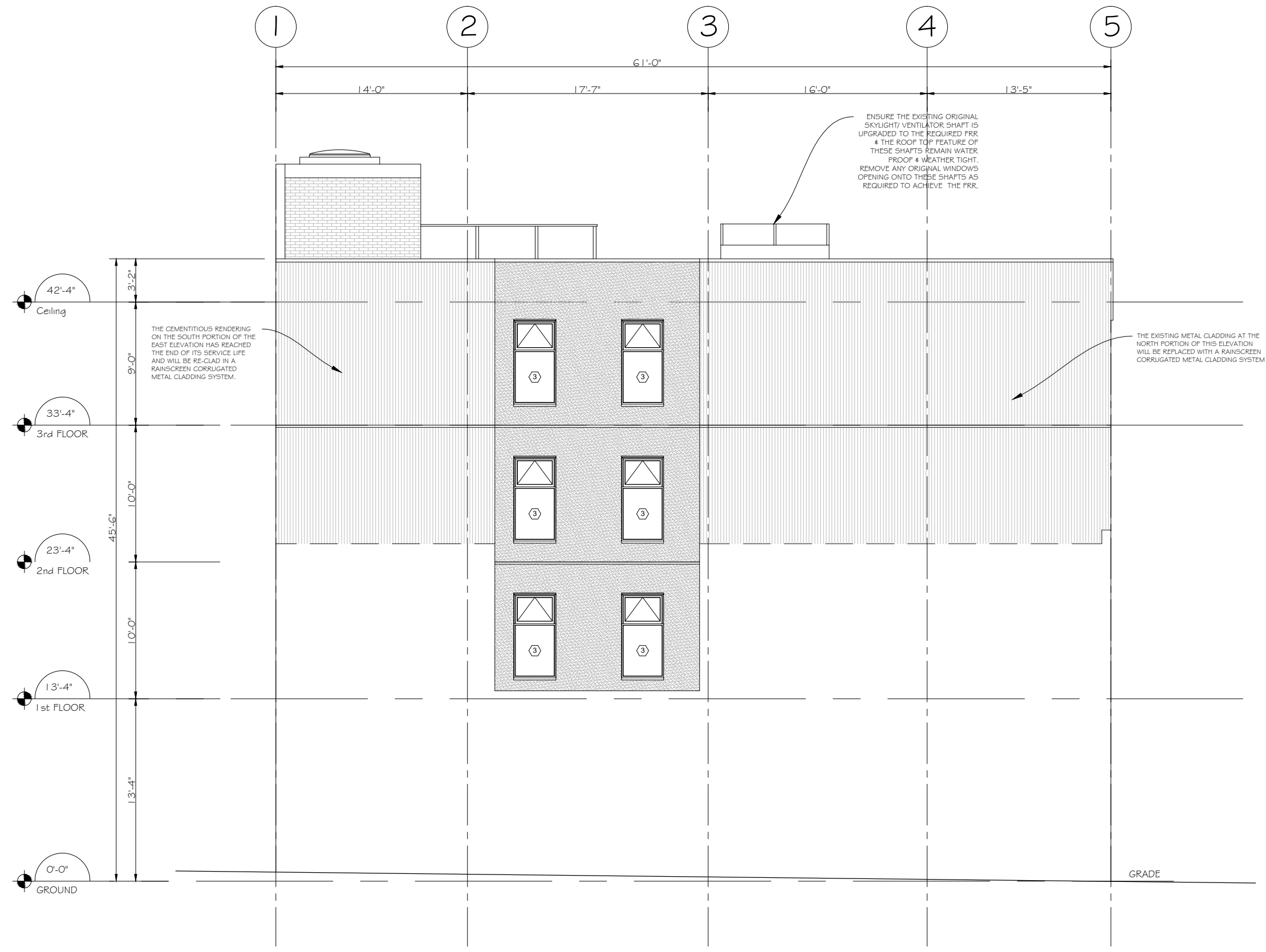
PROJECT:
SRO Renewal Initiative - Rice Block

TITLE:
PROPOSED SOUTH ELEVATION

DRAWN BY: KV
DATE: 2012.01.16
SCALE: 1/4" = 1'-0"

DWG#:

A-PR-203



1 Proposed East Elevation
SCALE: $\frac{1}{4}" = 1'-0"$

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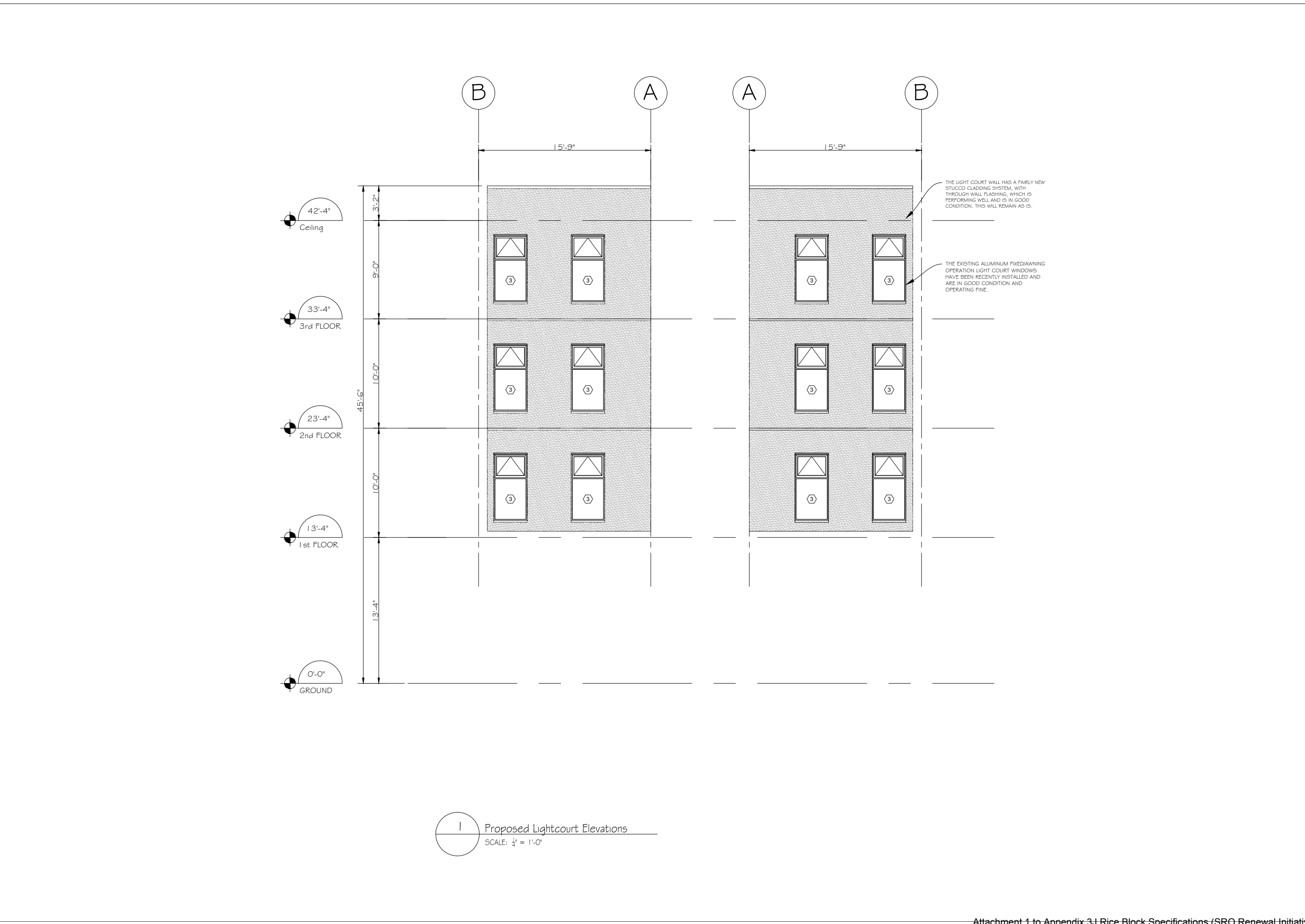
REV	DESCRIPTION	DATE

PROJECT:
SRO Renewal Initiative - Rice Block


TITLE:
PROPOSED EAST ELEVATION

DRAWN BY: KV
DATE: 2012.01.16
SCALE: $\frac{1}{4}" = 1'-0"$

DWG#:
A-PR-204



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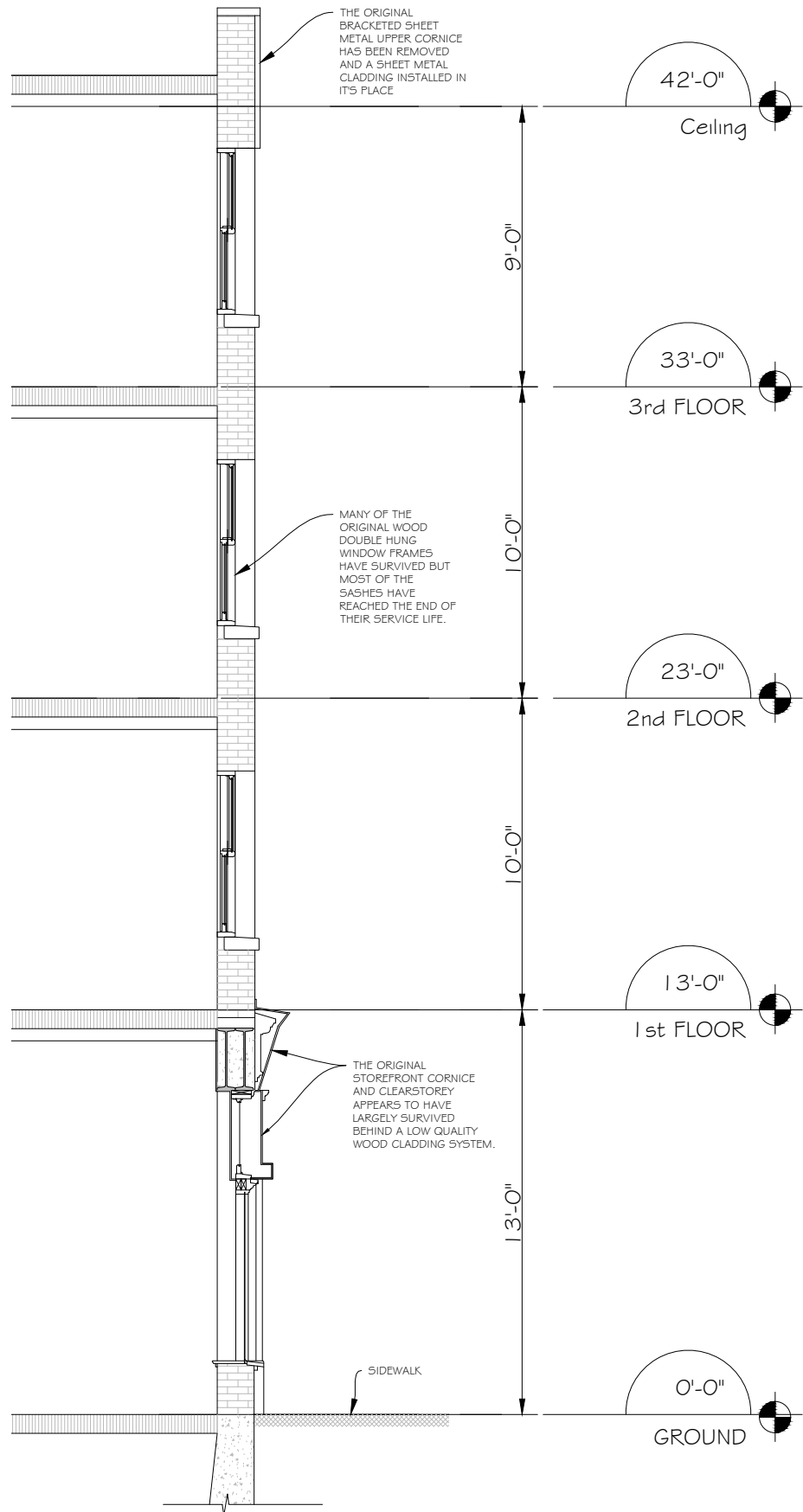
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PROJECT:
SRO Renewal Initiative - Rice Block

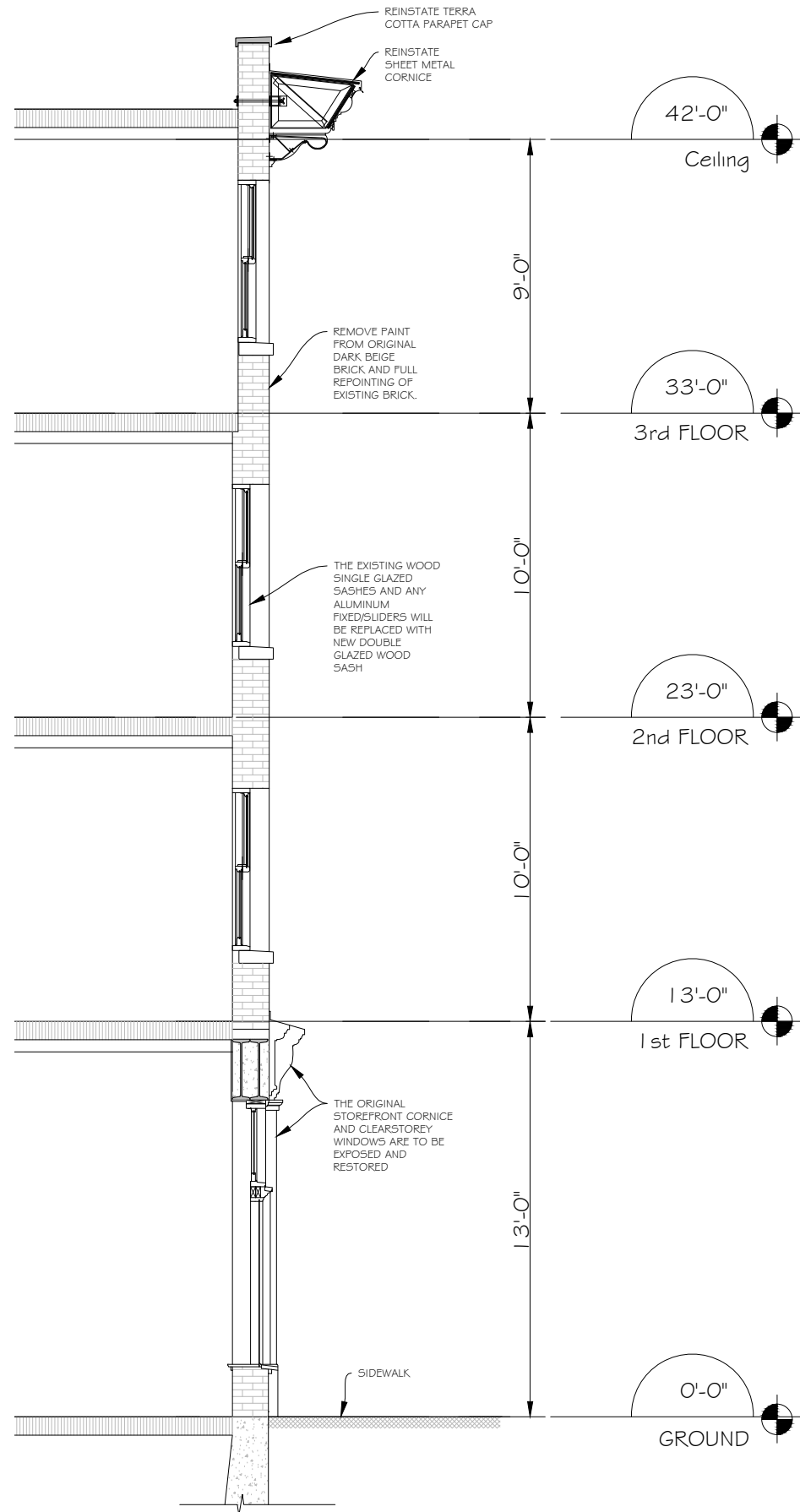
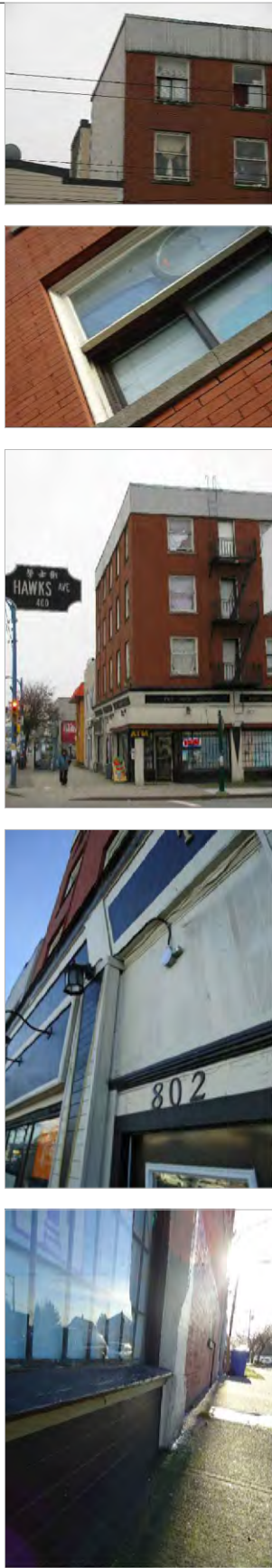
TITLE:
PROPOSED LIGHT COURT ELEVATIONS

DRAWN BY: KV
DATE: 2012.01.16
SCALE: 1/8" = 1'

DWG#:
A-PR-205



1 Existing Storefront Section
SCALE: $\frac{1}{4}" = 1'-0"$



2 Proposed Storefront Section
SCALE: $\frac{1}{4}" = 1'-0"$

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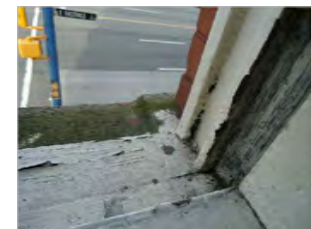
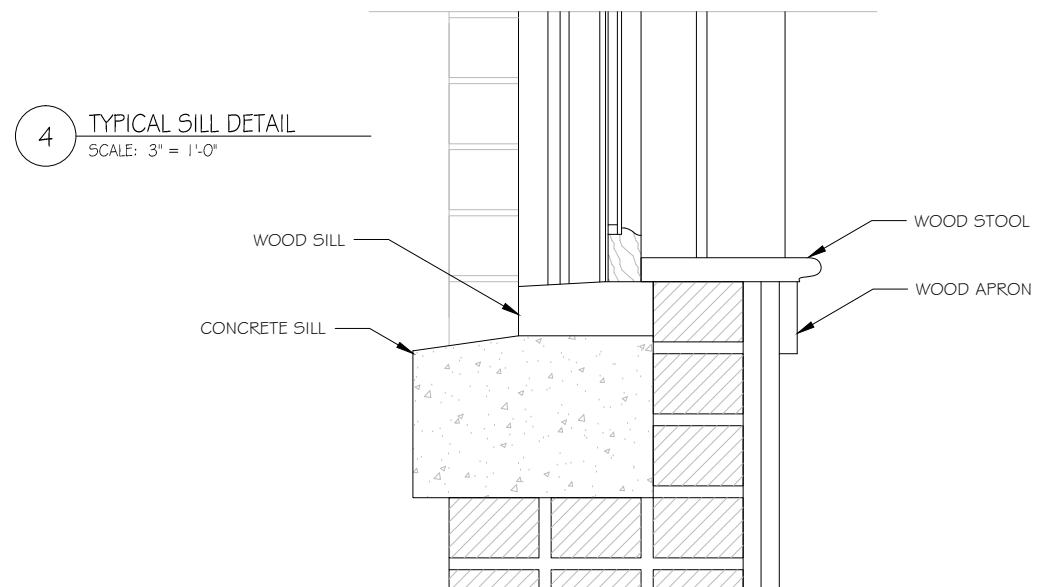
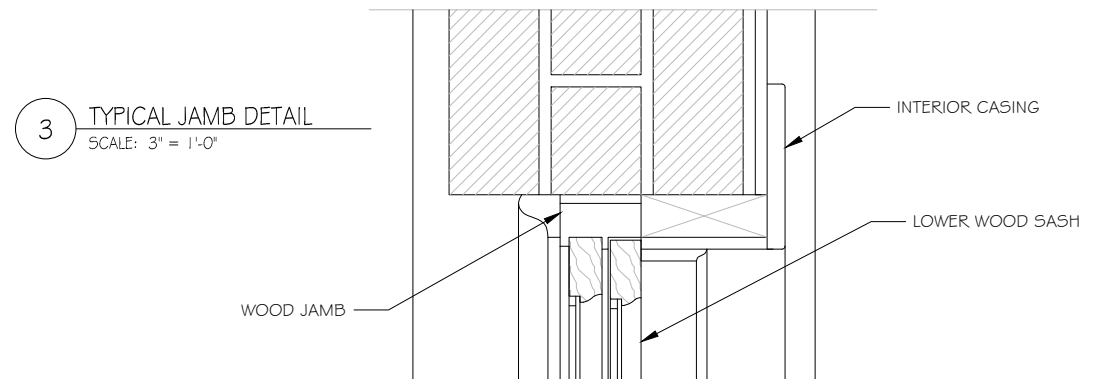
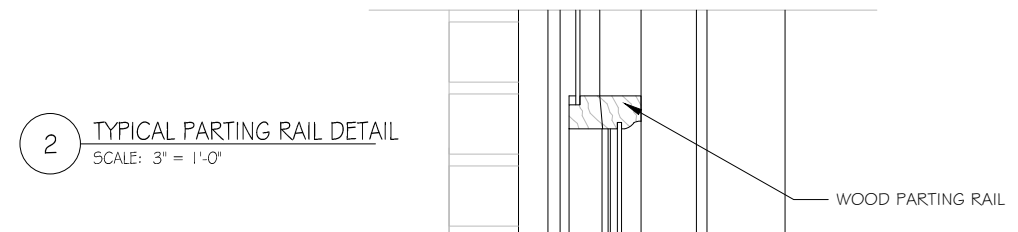
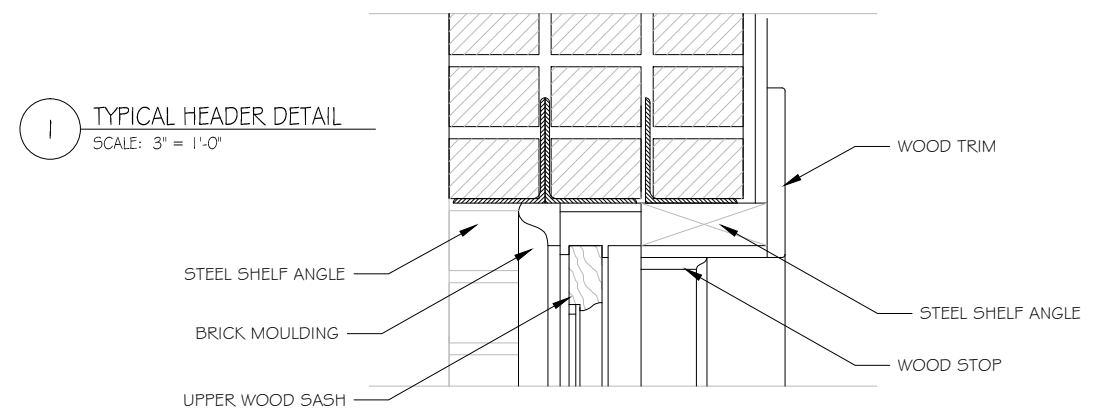
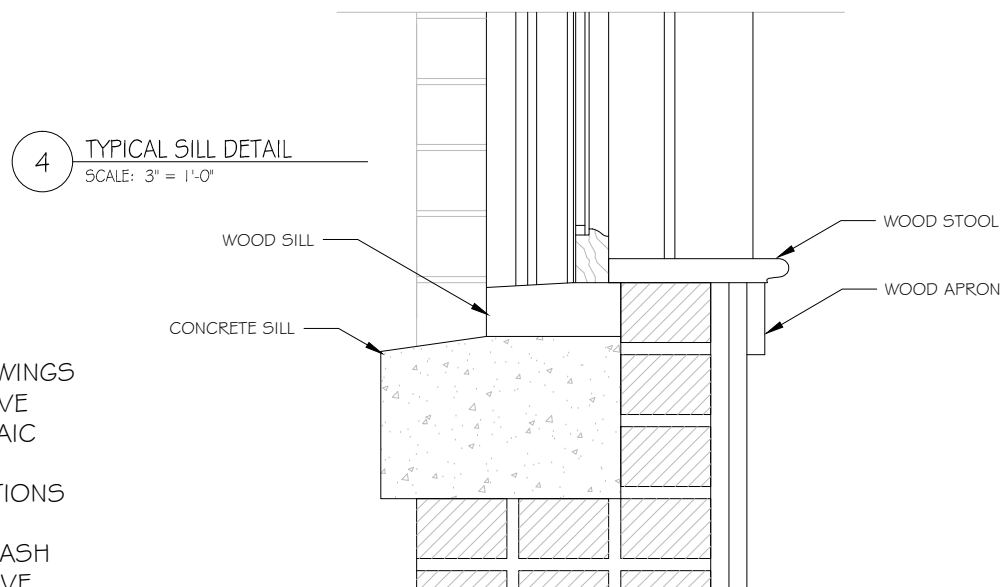
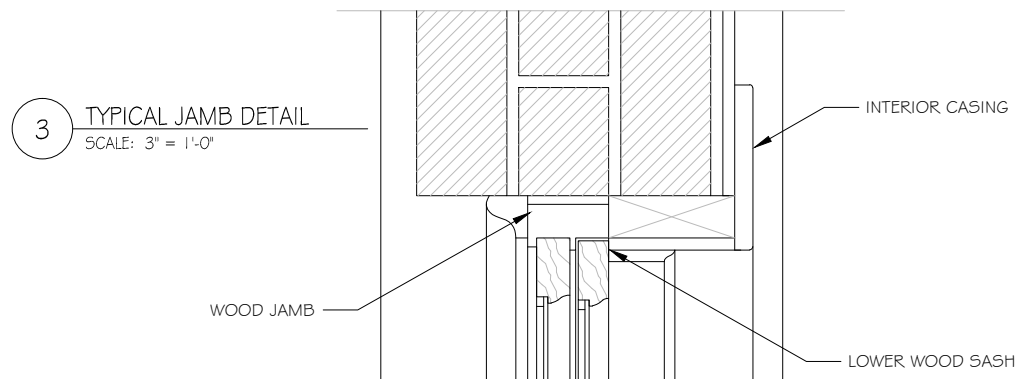
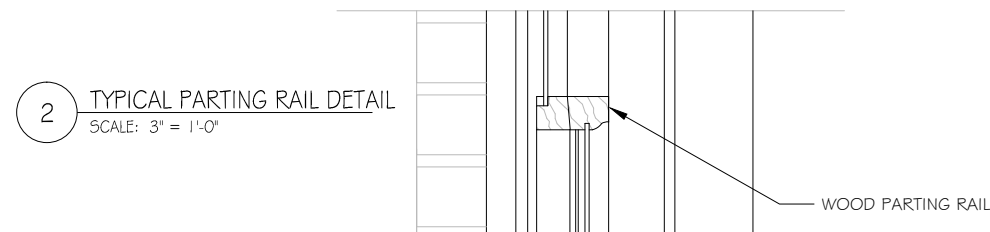
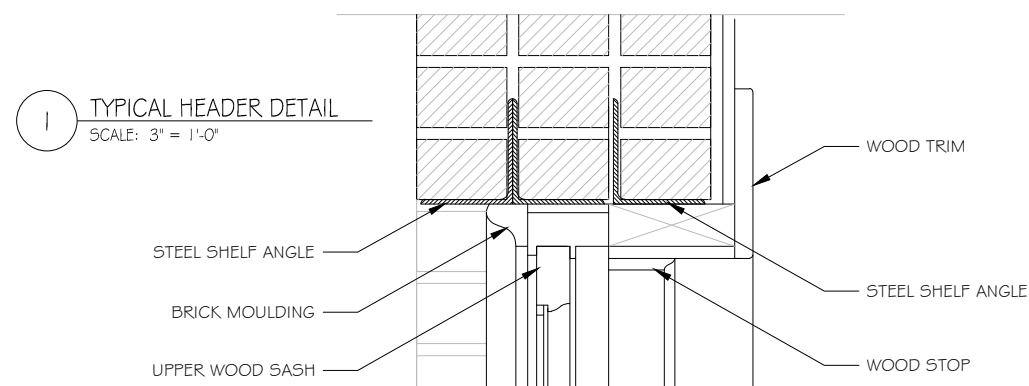
PROJECT:
SRO Renewal Initiative - Rice Block

TITLE:
EXIST. & PROP. STOREFRONT SECTIONS

DRAWN BY: KV
DATE: 2012.01.16
SCALE: $\frac{1}{4}" = 1'$

DWG#:

A-PR-301



NOTES:

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

2. ORIGINAL WOOD WINDOW SASH DETAILED. SOME WINDOWS HAVE BEEN FITTED WITH ALUMINUM WINDOW INSERTS AND SHOULD BE REPLACED WITH NEW WOOD SASH MATCHING THE ORIGINAL PROFILE.

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REV	DESCRIPTION	DATE

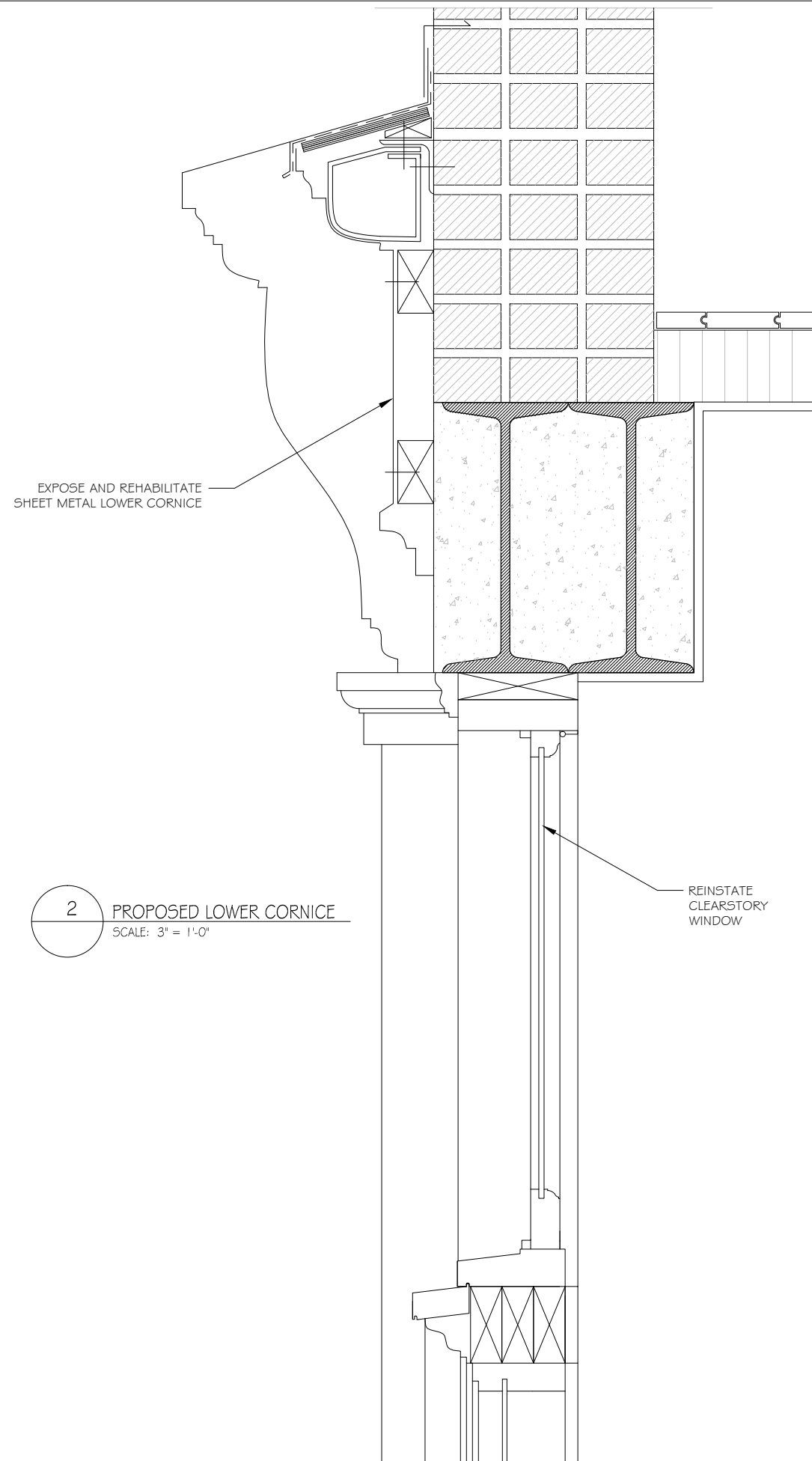
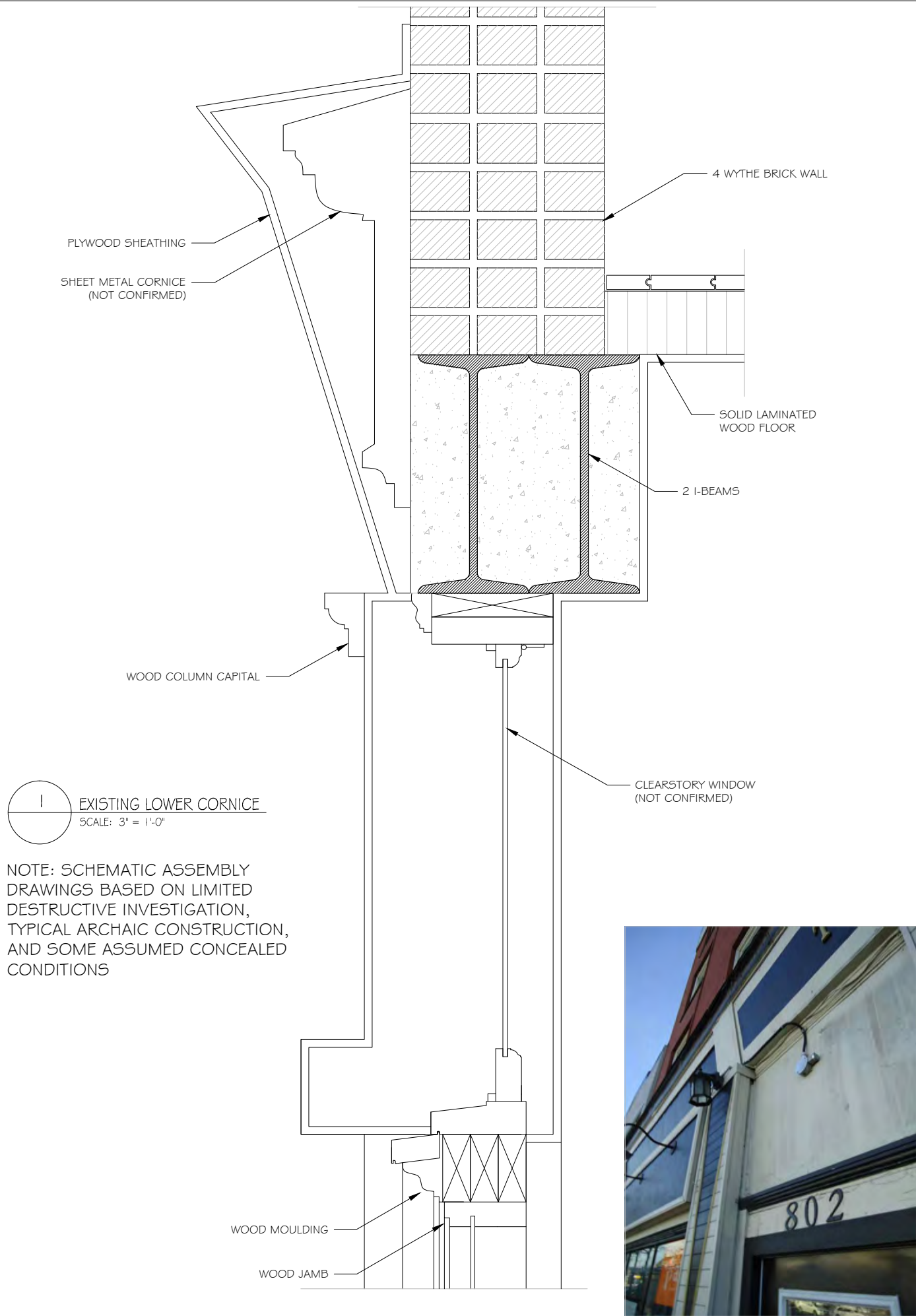
PROJECT:
SRO Renewal Initiative - Rice Block

TITLE:
EXIST. & PROP. FRONT FACADE WINDOW DETAILS

DRAWN BY: AR/KV
DATE: 2012.04.03
SCALE: 3":1"

DWG#:

A-PR-401



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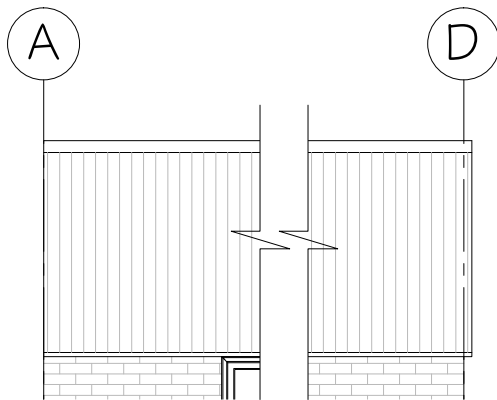
PROJECT:
SRO Renewal
Initiative -
Rice Block

TITLE:
EXIST. & PROP.
LOWER CORNICE
DETAILS

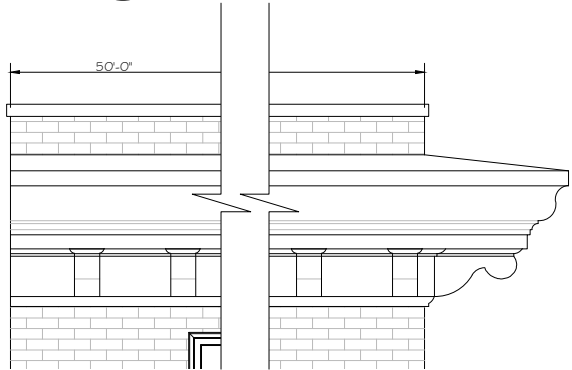
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DWG#:

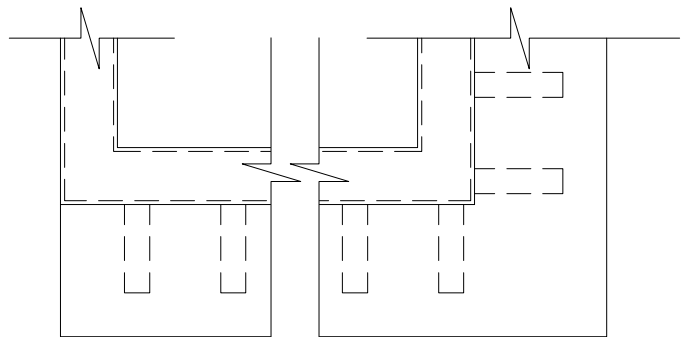
A-PR-402



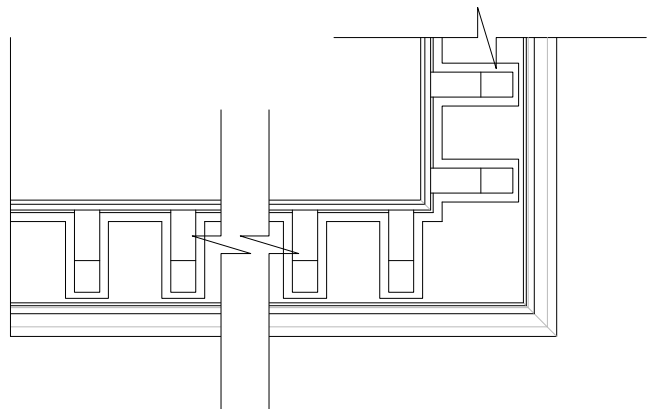
1 EXISTING UPPER CORNICE ELEVATION - NORTH
SCALE: $\frac{1}{2}" = 1'-0"$



2 PROPOSED UPPER CORNICE ELEVATION - NORTH
SCALE: $\frac{1}{2}" = 1'-0"$

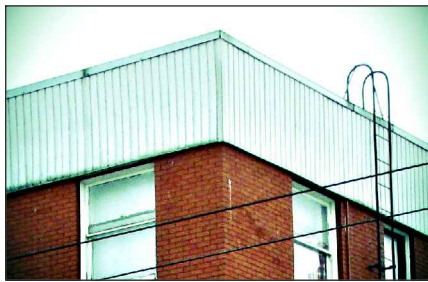


3 PROPOSED UPPER CORNICE PLAN - NORTH
SCALE: $\frac{1}{2}" = 1'-0"$

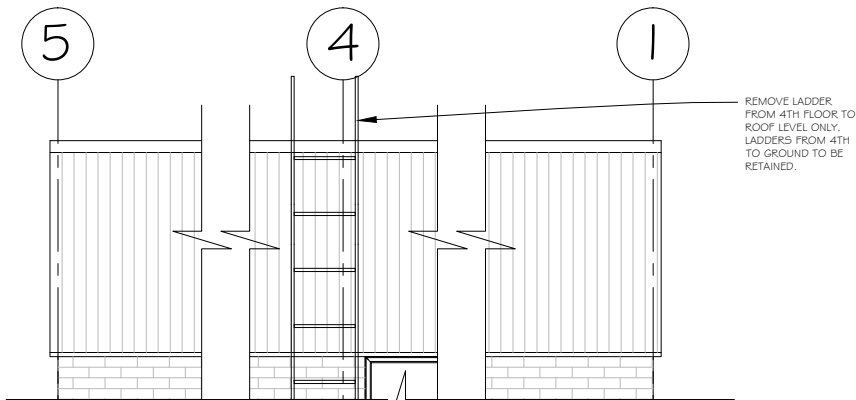


4 PROPOSED REFLECTED SOFFIT PLAN - NORTH
SCALE: $\frac{1}{2}" = 1'-0"$

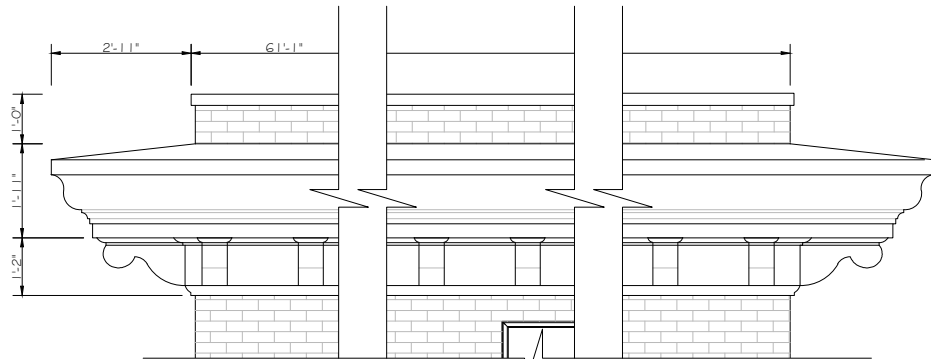
NORTH



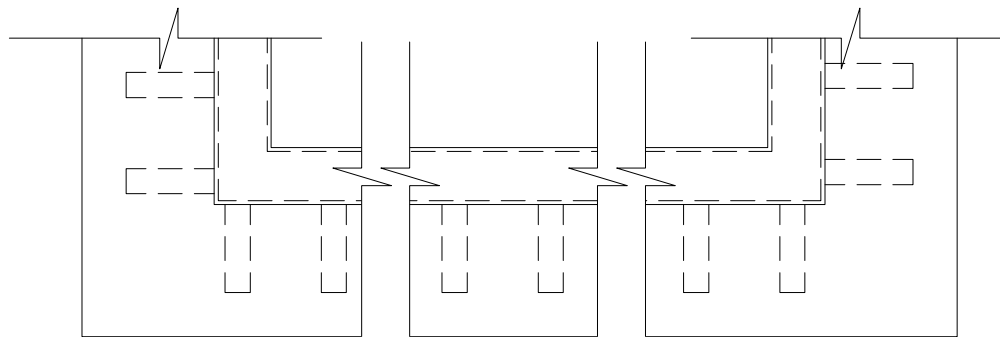
existing cornice, NW corner



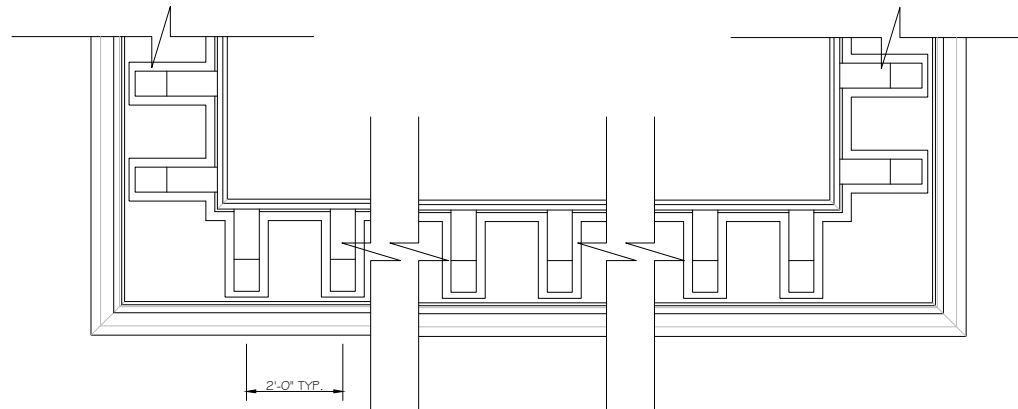
1 EXISTING UPPER CORNICE ELEVATION - WEST
SCALE: $\frac{1}{2}" = 1'-0"$



2 PROPOSED UPPER CORNICE ELEVATION
SCALE: $\frac{1}{2}" = 1'-0"$

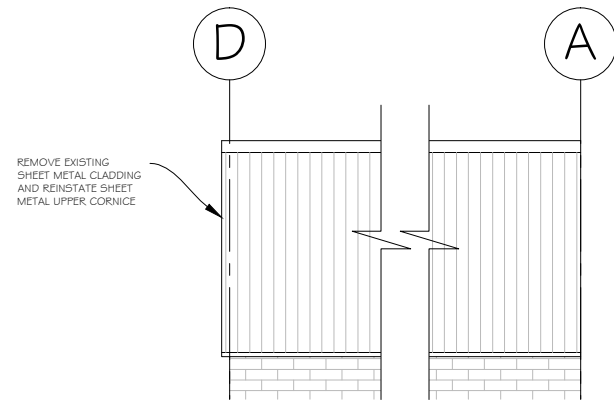


3 PROPOSED UPPER CORNICE PLAN - WEST
SCALE: $\frac{1}{2}" = 1'-0"$

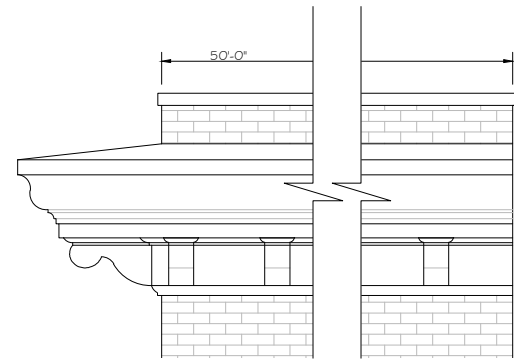


4 PROPOSED REFLECTED SOFFIT PLAN - WEST
SCALE: $\frac{1}{2}" = 1'-0"$

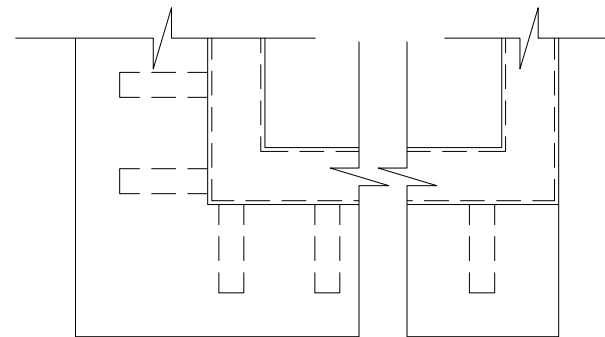
WEST



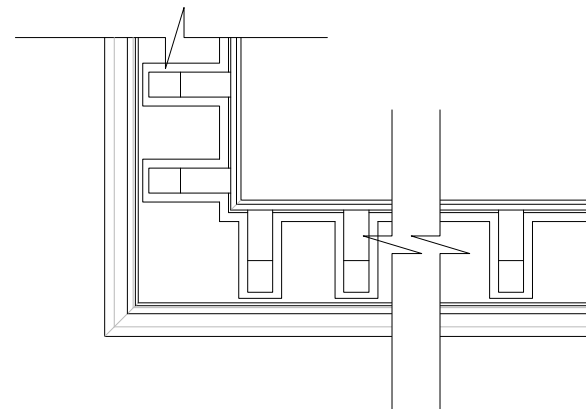
1 EXISTING UPPER CORNICE ELEVATION - SOUTH
SCALE: $\frac{1}{2}" = 1'-0"$



2 PROPOSED UPPER CORNICE ELEVATION - SOUTH
SCALE: $\frac{1}{2}" = 1'-0"$



3 PROPOSED UPPER CORNICE PLAN - SOUTH
SCALE: $\frac{1}{2}" = 1'-0"$



4 PROPOSED REFLECTED SOFFIT PLAN - SOUTH
SCALE: $\frac{1}{2}" = 1'-0"$

SOUTH

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Web: www.mcginn-engineering.com

REV	DESCRIPTION	DATE

PROJECT:
SRO Renewal Initiative - Rice Block

TITLE:
EXISTING & PROPOSED UPPER CORNICE DETAILS

DRAWN BY: AR/KV
DATE: 2012.05.2
SCALE: AS SHOWN

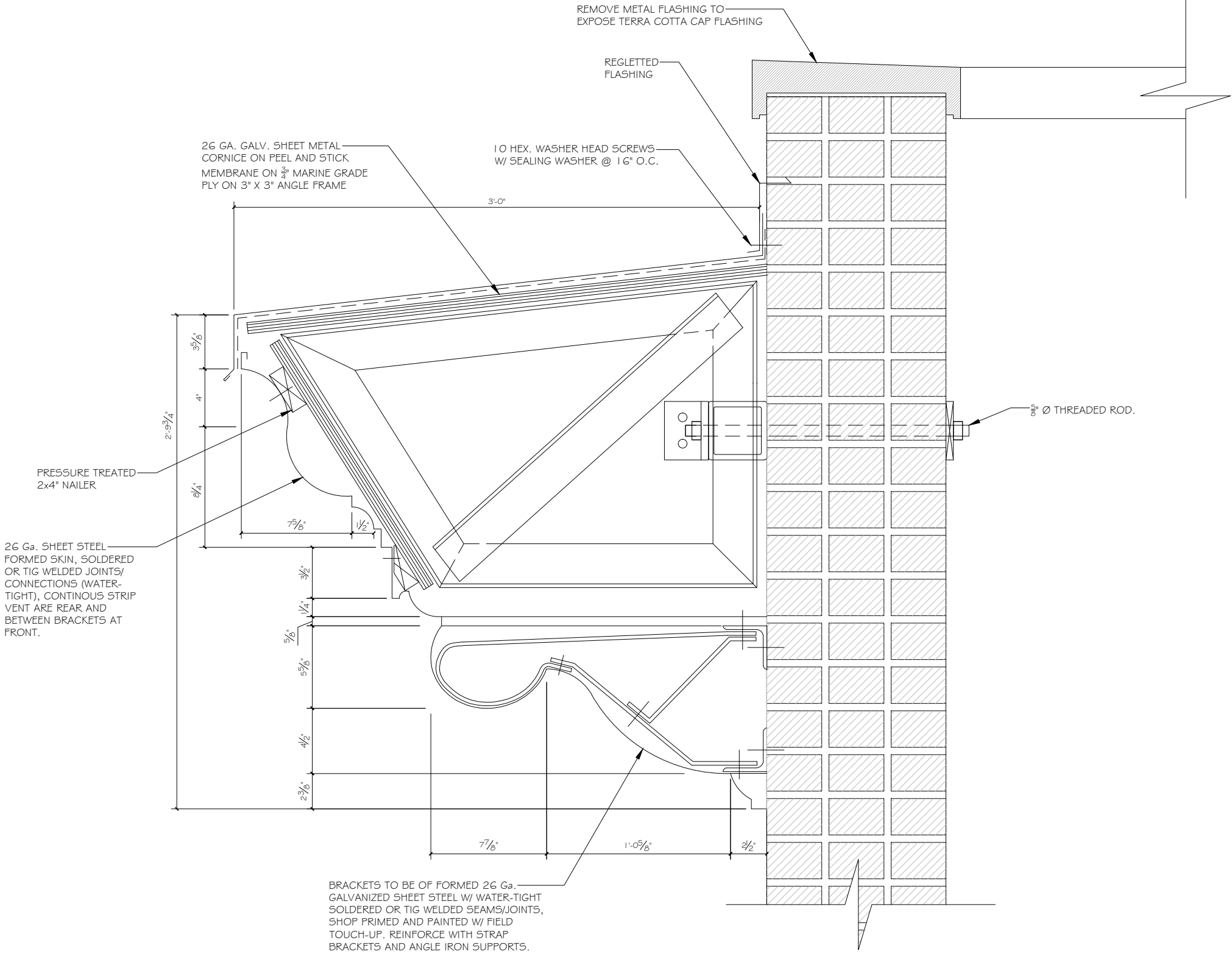
DWG#:

A-PR-403

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

REV	DESCRIPTION	DATE

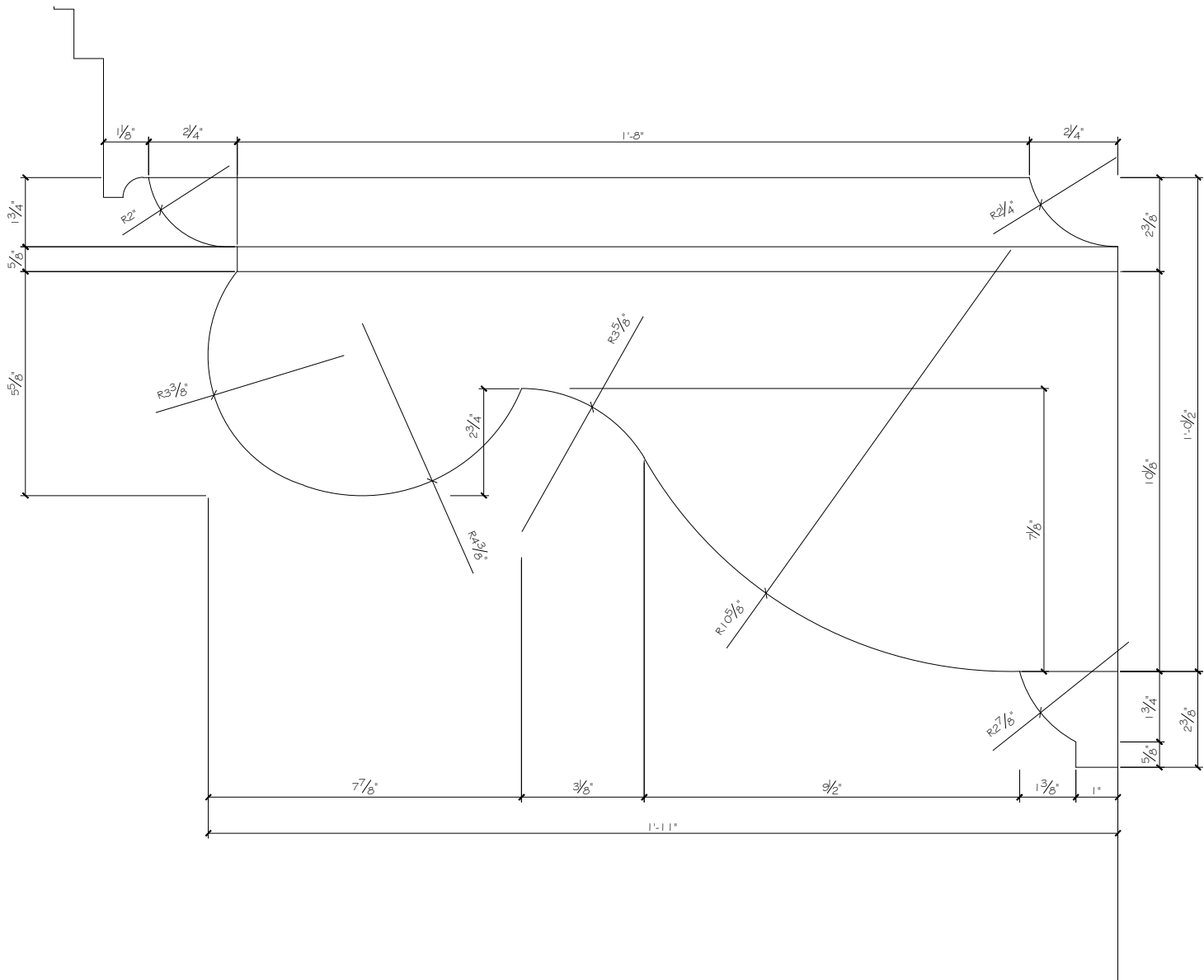
PROJECT:
SRO Renewal Initiative - Rice Block

TITLE:
PROPOSED UPPER CORNICE SECTION

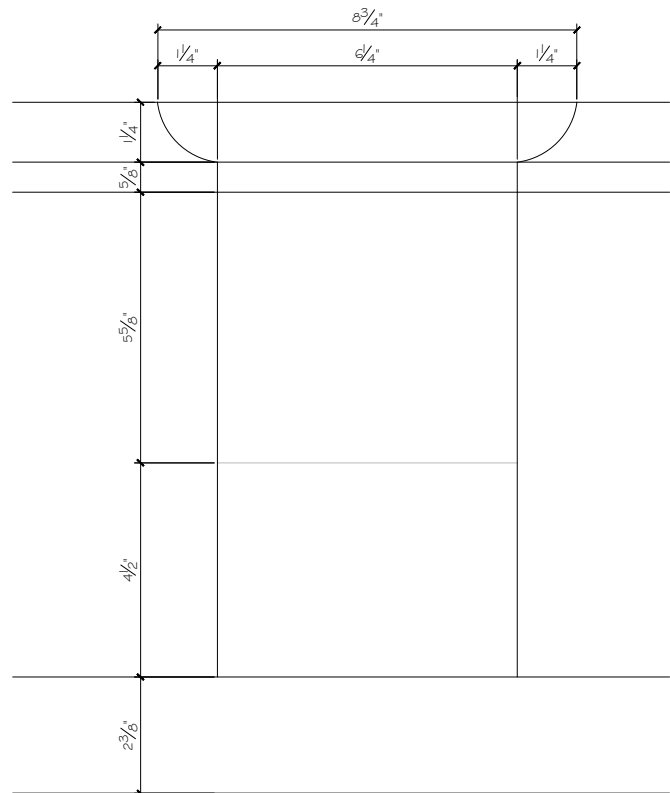
DRAWN BY: KV
DATE: 2012.06.08
SCALE: 3" = 1'-0"

DWG#:

A-PR-404



1 PROPOSED UPPER CORNICE BRACKET SIDE ELEVATION
SCALE: 6" = 1'-0"



2 PROPOSED UPPER CORNICE BRACKET FRONT ELEVATION
SCALE: 6" = 1'-0"

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REV	DESCRIPTION	DATE




PROJECT:
SRO Renewal Initiative - Rice Block

TITLE:
PROPOSED CORNICE BRACKET DIMENSIONS


DRAWN BY: KV
DATE: 2012.06.08
SCALE: 6" = 1'-0"

DWG#:

A-PR-405

WINDOW CATALOGUE - THE RICE BLOCK						
ID	TYPE	LOCATION	EXISTING DESCRIPTION	RESTORED DESCRIPTION	REFERENCE IMAGE	NOTES
1	DOUBLE GLAZED DOUBLE HUNGWOOD SASH	NORTH & WEST FAÇADES	MANY OF THE ORIGINAL WOOD DOUBLE HUNG WINDOW FRAMES HAVE SURVIVED BUT MOST OF THE SASHES HAVE REACHED THE END OF THEIR SERVICE LIFE. A NUMBER OF WOOD SASH HAVE BEEN REPLACED W/ ALUMINUM FIXED/SLIDERS WINDOW INSERTS.	THE EXISTING WOOD SINGLE GLAZED SASHES & ANY ALUMINUM FIXED/SLIDERS TO BE REPLACED W/ NEW DOUBLE GLAZED WOOD SASH		
2	ALUMINUM OR METAL CLAD DOUBLE GLAZED DOUBLE HUNG	SOUTH FAÇADE	THE SINGLE ORIGINAL REAR FACADE PRESSED METAL DOUBLE HUNG WINDOW HAS SURVIVED BUT IS VERY RUSTED & IS AT THE END OF IT'S SERVICE LIFE.	REPLACE THE EXISTING PRESSED METAL DOUBLE HUNG WINDOW W/ AN ALUMINUM OR METAL CLAD DOUBLE GLAZED WINDOW, APPROXIMATING THE ORIGINAL DOUBLE HUNG FORMATION		
3	ALUMINUM FIXED/ AWNING	LIGHT COURT & EAST FAÇADE	THE ORIGINAL PRESSED METAL EAST ELEVATION & LIGHT COURT WINDOW FRAMES HAVE BEEN REPLACED WITH NEW ALUMINUM WINDOWS ON THE EAST LIGHT COURT.	THE EXISTING ALUMINUM FIXED/AWNING OPERATION LIGHT COURT & EAST FACADE WINDOWS HAVE BEEN RECENTLY INSTALLED AND ARE IN GOOD CONDITION AND OPERATING FINE.		

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REV	DESCRIPTION	DATE

PROJECT:

SRO Renewal Initiative - Rice Block

404 HAWKS AVE., VANCOUVER, BC V6A 3H6

TITLE:

WINDOW CATALOGUE

DRAWN BY: AR
DATE: 2011.04.30
SCALE:

DWG#:A-PR-501

Attachment 1 to Appendix 3J Rice Block Specifications (SRO Renewal Initiative) - EXECUTION COPY

Statement of Significance: Rice Block

404 Hawks Avenue, Vancouver, British Columbia, V6A 3H6

Other Name(s)

Thistle Rooms

Construction Dates

1912

Description of Historic Place

The Rice Block is a four-storey, masonry, mixed-use commercial building occupying the southeast corner of East Hastings Street and Hawks Avenue in the Downtown Eastside Area.

Heritage Value

The Rice Block is valued as an Edwardian mixed-use rooming house, with commercial services on the ground floor and lodging rooms on the upper floors. This style and use is typical of a number of such structures constructed on East Hastings Street just prior to the economic bust of 1913. The building illustrates the large seasonal population in the late nineteenth and early twentieth centuries, as Vancouver emerged as western Canada's predominant commercial centre. 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. The Rice Block is notable in that it was at the edge of commercial development running out East of Main Street at the time of its construction.

Character-Defining Elements

The character-defining elements of the Rice Block include:

- Its prominent corner siting, close to property lines, with no setbacks;
- Its rectangular massing, light court and flat roof;
- Its consistent scale and design with the scattering of similarly designed speculative mixed use residential blocks located in this area of East Hastings Street;
- Articulation of its upper façade, including painted dark beige face brick, pattern of fenestration on the first, second and third floors of punched window openings with projecting concrete sills and wood single-hung windows,
- Surviving storefront elements including the brick storefront base in its original configuration, the brick-clad steel storefront lintel supports located at regular intervals along the storefront, including the open chamfered corner entry at Hastings and Hawks Street, surviving elements of the clearstory window frames and sash, and enclosed surviving elements of the storefront cornice
- Surviving interior features including the subway tile with ornamental cap wainscot of the residential entry, the wood stair balustrade, and original entry alcove tiling,
- Evidence of advances in functional design, including the provision of natural light with skylights, ventilation/light shafts and open light courts, central heating, and bathrooms.

Recognition

Not Recognized

Function – Current/Historic

Commerce/Commercial Services
Hotel, Motel or Inn

Architect

unknown

Builder

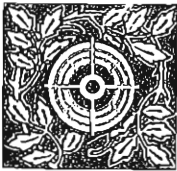
unknown

Additional Information

Location of Supporting Documentation

City of Vancouver Archive
Vancouver Public Library

KV | 03 July 2012



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Rice Block Conservation Plan Colour Analysis

June 28, 2012



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

Trim
(Upper windows & storefront frames/sash,
brick mould, sill, upper & lower cornices)



Benjamin Moor
2117-10
Carbon Copy

Methodology

- 1 – It was established from historic photographs that the storefront and upper window frames, sash, sill, mouldings, upper and lower cornices were dark coloured
- 2 – Paint samples were collected from existing wood elements.
- 3 – Microscopic analysis revealed multiple layers of paint in the sample. A dark grey/ black colour was determined to be the original and matched to a Benjamin Moor colour sample.



**BC HOUSING’S
SINGLE ROOM OCCUPANCY RENEWAL INITIATIVE
REQUEST FOR ACCEPTANCE OF DEVIATION FROM APPROVED
HERITAGE CONSERVATION PLAN**

SUMMARY *for* Rice Block

Addendum #:	Summary of Requested Deviation:	Conservation Plan Reference:
1	None	