



conservation plan

SUNRISE HOTEL

101 EAST HASTINGS STREET, VANCOUVER, BC



McGinn Engineering & Preservation Ltd./
BARRY MCGINN ARCHITECT

BC Housing's
"SRO Renewal Initiative"



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1. HERITAGE VALUE ASSESSMENT

1.1 History/Description of the Sunrise Hotel (Irving Hotel), 101 E Hastings Street

The Sunrise Hotel (Irving Hotel) at 101 E Hastings Street, dating from 1906, is an eclectic building that borrows freely from classical and Romanesque Rival styles, to produce a handsome building which spanned the gap between the late Victorian and the more functional Edwardian Commercial Style. The building has undergone many alterations which detract from its original heritage character; although a considerable amount of original heritage fabric has survived.

The building was designed by the well-established and prolific firm of Hooper and Watkins, who had offices in both Vancouver and Victoria. Thomas Hooper was one of the region’s most prolific and notable architects of this period. He was a knowledgeable, talented and accomplished architect in all of the historicist styles popular at the turn of the century, designing a number of Renaissance Revival, Beaux-Art style monumental institutional and commercial buildings.

He entered into a partnership with C. Elwood Watkins in 1902, his long-time apprentice, which lasted until 1909. This building dates from that period, with one of the other notable buildings from this partnership being the Winch Block in Vancouver, an elaborately ornamented Renaissance Revival commercial block, now part of the Sinclair Centre, featuring a classically columned entry portico supporting a segmentally arched pediment with sculptural relief detailing. Some of the other Vancouver buildings designed by the firm include the Odd Fellows Hall (1905-06) and the B.C. Permanent Loan Co. Building on the 300 block of West Pender, built in 1907.

He considered himself an expert in steel design and is reported to have introduced the “kahn System” of reinforced concrete structural design to the market place in Victoria, while in partnership with Charles Watkins.





The original drawings do not ascribe a building name to the design, only 'Brick Building for Hastings Street and Columbia Avenue' in Vancouver. The original elevation drawings indicate 'The Vowel' in the developed pediment sign block, but this could have been an inside office joke. The hotel operated as the Irving Hotel in 1913, with a sizeable bar in the corner ground floor unit, and offices in the other three suites on the ground floor. Between 1925 and 1950, the building operated as the Broadway Hotel; with various tenancies on the ground floor, including a large dentistry office (Painless Parker Dentists), a beer parlour and offices.

It was designed as a four storey, plus basement, rooming house/hotel with four ground floor commercial tenancies (stores); the full basement had separate basement storage for each store tenant, accessed by stairs from the suite.

The building is built on a rubble granite foundation wall, with unreinforced multi-wythe brick wall bearing wall construction. The front façade is a multi-wythe brick wall with a double-wythe outer veneer of red face brick, all supported on a pair of deep steel façade lintel I-beams at the top of the storefront. These I-beams are supported on cast iron columns spaced at intervals along the storefronts on Hastings and Columbia Street, except for two brick piers at the edges of the original entrance on Columbia Street. The cast iron column at the corner of Hastings and Columbia, which is the form of a classical Doric column, was a feature of the chamfered suite entry. The other cast iron columns are square in section and frame the storefront bays. Some of the storefront columns are exposed, while most have been built into the new contemporary storefront.

Many of the original first and second floor wood windows, including the large center pivot wood windows with single transom sash above, have survived on Columbia Street, but all of these have been retrofitted to aluminum sash in the original wood frames on Hastings Street. Most of the wood double hung windows, some with transoms, have survived on both street elevations.



*Clockwise from above:
BC Permanent Loan Company Building on West
Pender Street, 1940-48; Odd Fellows Building
on West Pender Street, 1935; Winch Building on
Hastings and Howe Streets, 1921,
City of Vancouver Archives.*



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Interior floor construction is of heavy timber with solid 2"x4" laminated floor construction.

The original elevator exists and has been decommissioned.

The building seems to have anticipated 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 all have access to exterior windows, either in the rear light court, or from an internal light well.

1.2 Summary of Heritage Value

The Sunrise Hotel's heritage value can be summarized as follows:

- Built in 1906, it contributes to the intact urban character of the Hastings Street facades in the sub area of Main/Hastings of the Downtown-Eastside/Oppenheimer district area, dating, for the most part, from 1905 to 1914,
- Designed by Hooper and Watkins Architects, an early and notable architectural firm of regional significance, and with a mixture of Romanesque Revival and classical design and ornamental treatments, and a good example of a transitional design from the late Victorian era of historicist styles, to a more restrained Edwardian Commercial Style,
- And as a surviving example of a number of speculative mixed-use blocks constructed on Hastings Street on either side of Main Street just prior to the collapse of the City's building boom in 1913.

1.3 Character-Defining Elements

The Sunrise Hotel's Character-Defining Elements include:



*Clockwise from above:
Sunrise Hotel (Irving Hotel), 1920;
Sketch of Sunrise Hotel from a brochure, 1908;
View of the Sunrise Hotel storefront, 1908,
City of Vancouver Archives*



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- Its siting, close to property lines, with no setbacks;
- Its rectangular massing and flat roof;
- Its consistent scale and design with the neighbouring properties;
- Articulation of its upper façade, including detailed red brick, pattern of fenestration on the first and second floors of large windows with transoms between stone-trimmed pilasters, pattern of fenestration at the third floor consisting of a horizontal band of double hung windows with stone headers between a lower beltcourse and the upper band previously occupied by the sheet metal cornice,
- Surviving elements of the exposed ornamental storefront cast iron framing,
- Evidence of advances in functional design, including the use of fire escapes, provision of natural light with skylights and open light courts, central heating, and bathrooms;
- Interior detailing, including the original stair and balustrade, corridor transom windows, interior trim and cast iron radiators
- Original de-commissioned elevator and glazed elevator shaft.

2. POLICY FRAMEWORK

2.1 Heritage Designation

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

2.2 Zoning and Design Guidelines

The Sunrise Hotel (Irving Hotel) 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



*Interior images in Sunrise Hotel brochure, 1908
(Counterclockwise from left):
Main floor bar, offices, dining room,
City of Vancouver Archives*





Schedule and encourage development that recognizes this District's planning objectives. The Sunrise Hotel lies within the Sub-area Main/Hastings of this zone. The guidelines recognize the value of the Hastings Street Facades, of this sub-area, of which the Sunrise Hotel is one, and encourage their retention and development to retain original heritage fabric and enhance the 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

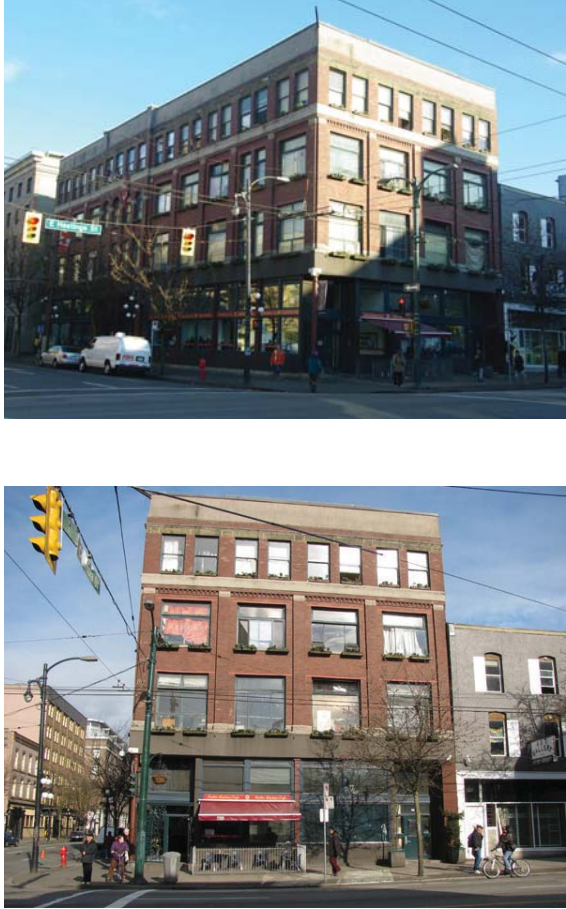
In terms of this proposed SRO Hotel rehabilitation, the Conservation Plan will be reviewed by City of Vancouver planning staff to ensure general compliance with the Downtown-Eastside/Oppenheimer Design Guidelines. Comments, requested revisions, and further documentation will be implemented following 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.



Sunrise Hotel during the Dominion Day parade, 1925, City of Vancouver Archives



3. CONSERVATION ASSESSMENT



3.1 Condition Assessment

Condition Assessment Sunrise Hotel (Irving 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 Sunrise Hotel (Irving Hotel)		
Element	Description/Condition	Image Reference
Front Façade Masonry	The original red brick and stone trim masonry is generally in good condition, with minor mortar joint deterioration and wash out at areas of high water run-off. The sandstone trim is in good condition with minor spalling in areas. The original carved stone capitals on the pilasters were mindlessly bashed off in 1998, supposedly because they were deteriorated. The stone trim requires a full repointing.	 

Condition Assessment Sunrise Hotel (Irving Hotel)		
Element	Description/Condition	Image Reference
Sheet Metal	The original impressive projecting bracketed sheet metal cornice, the sheet metal beltcourse between the second and third floors and sheet metal lower cornice have all been removed. Originally there were two imposing building sign pediments, one centered on the Hastings Street façade and one centered on the Columbia Street façade, and these have also been removed.	 









Condition Assessment Sunrise Hotel (Irving Hotel)		
Element	Description/Condition	Image Reference
Storefront	The ornamental cast iron columns that originally supported the storefront lintel have all survived, although some have been built-in behind wood or stucco cladding. The slender Doric style corner columns which accented the inset corner entry is still exposed and very impressive. No other elements of the original storefront have survived. The current storefront is a poor facsimile of the original and lacks heritage character.	  

Condition Assessment Sunrise Hotel (Irving Hotel)		
Element	Description/Condition	Image Reference
Upper Front Façade Windows	<p>Many of the original first and second floor wood windows, including the large center pivot wood windows with single sash transom sash above, have survived on Columbia Street, but all of these have been retrofitted to aluminum sash in the original wood frames on Hastings Street. Most of the wood double hung windows, some with transoms, have survived on both street elevations.</p> <p>The original wood frames are in fair condition, and require refurbishing with some sill re-surfacing required. The original brick moldings are still in place, and in reasonable condition.</p>	 








Condition Assessment Sunrise Hotel (Irving Hotel)		
Element	Description/Condition	Image Reference
Light Court Windows	The original light court window frames exist, but have been fitted with aluminum single glazed windows. The wood frames exist, but some sills are entirely rotted out and some jamb bottoms require scarf joint patches. The light court windows range from 18" to 4'-0" from the property line.	
Light Well Windows	The original light court window frames and sash exist, but the sashes are in poor condition. The north light well windows have been blocked in for the construction of the shower. The wood frames are in fair condition, but some sills will require resurfacing and some jamb bottoms require scarf joint patches. The original brick molding is in place, but also requires some scarf joint patches at the sill.	

Condition Assessment Sunrise Hotel (Irving Hotel)		
Element	Description/Condition	Image Reference
Rear Windows	The original rear wood double hung windows are in place and in fair condition. The frames and original brick moldings are in fair condition, with some sills requiring resurfacing and some jambs may require scarf joint patches at the sill. The original brick molding is also in place, but also requires some scarf joint patches at the sill.	 







Condition Assessment Sunrise Hotel (Irving Hotel)		
Element	Description/Condition	Image Reference
Rear Façade Masonry	The rendering on the original brick masonry has spalled and cracked in a number of isolated areas.	

Condition Assessment Sunrise Hotel (Irving Hotel)		
Element	Description/Condition	Image Reference
Roof Surface	The roof surface sits on a light wood frame and roof board construction, built to slope to scupper drains at the light court. The current SBS roof surface is fairly new, as are the parapet cap flashings and scupper drains.	
Structure	The original rubble granite masonry 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.	





Condition Assessment Sunrise Hotel (Irving Hotel)		
Element	Description/Condition	Image Reference
Interior Features	A fair amount of original interior detailing has survived, such as the original wood stair balustrade, some original three panel wood suite doors, door and window casings, and baseboard. Original cast iron radiators exist and have an ornamental character.	

Condition Assessment Sunrise Hotel (Irving Hotel)		
Element	Description/Condition	Image Reference
Skylights	The original skylights over the 3rd floor corridor have been covered over at the roof, but the curbs still exist.	





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 101 East Hastings, Vancouver, the Sunrise Hotel (Irving 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 Sunrise Hotel (Irving Hotel). 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 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 red face brick masonry will be restored through selective repointing and cleaning. The rock-faced sandstone sills, beltcourses, pilaster bases and 'capitals' and window headers will be scaled of any friable delaminated face, fully repointed and cleaned. Isolated spalling on horizontal and vertical surfaces of sills will be patched with a colour matched masonry restoration mortar.

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

The light well rendering is cracked and spalled and reached the end of its service life. This wall will be re-clad in new rainscreen metal cladding.

3.2.3 Sheet Metal

The missing sheet metal upper cornice, upper beltcourse, and lower cornice will be restored to the original configuration, and anchored back to the masonry wall as part of the envelope seismic stabilization structural upgrade. The sheet metal pediments at the parapet on the center of each elevation, including the articulated end piers and building sign panel, will be restored. The parapet cap will be replaced to allow masonry restoration and seismic bracing, and will be replaced to match the new and restored cornice sheet metal work.



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3.2.4 Storefront

A significant upgrade for this building will be to restore the storefront, which has been inappropriately altered over the years. Originally, the ornate cast iron columns supporting the façade lintel beam were proud of the wood storefront. The wood storefront, as pictured in the 1908 photograph, was quite complex in its development, and consisted of a lower fixed sash with operable awning transoms below a heavy transom, that supported a second set of fixed leaded glass transoms.

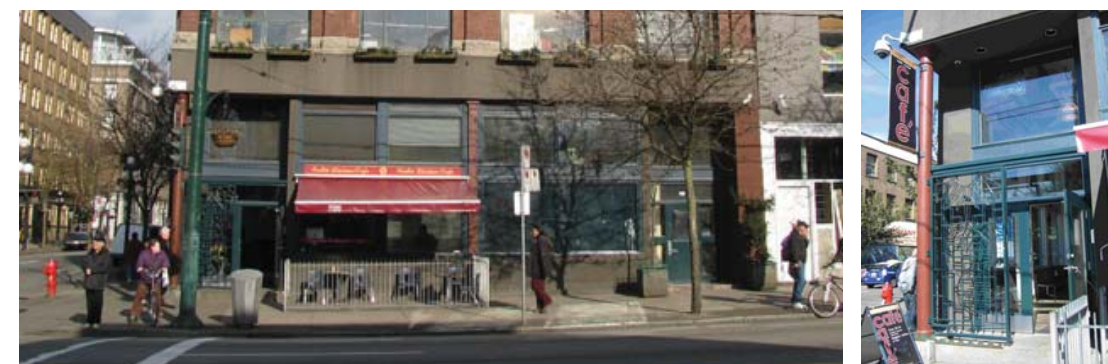
The original storefront will be restored to its 1908 configuration as interpreted from the historic photography, including a corner chamfered entrance and leaded glass transom windows.

The original stretch of brick wall on the ground level to the north of the corner entrance will not be restored. Instead, to retain the functionality of the space as a commercial unit, this will be rehabilitated with glazed storefront.

On Columbia, the two north doors will be restored, but will not be operable.

3.2.5 Upper Street Façade Windows

The second and third floor windows on the Hastings Street elevation have been retrofitted with aluminum windows in the lower window sash space, where there was an original center pivot operable sash. The original wood hopper operable sashes are in place. The aluminum sash will be replaced with a new wood center pivot sash with double glazed units and a double row of pile weather stripping at horizontal friction lines and neoprene bulb weather stripping at vertical closure lines, and the hopper window operators retrofitted with threaded rod and yoke operators to facilitate ease of operation. The existing hopper window sash will be refurbished as required and retrofitted with new weather stripping, similar to the pivot sash. The center pivot sash will be fitted with metal stops on the sills to limit opening



Hastings Street storefront, 2011



Columbia Street storefront, 2011



Drawing of 1908 storefront, City of Vancouver Archives



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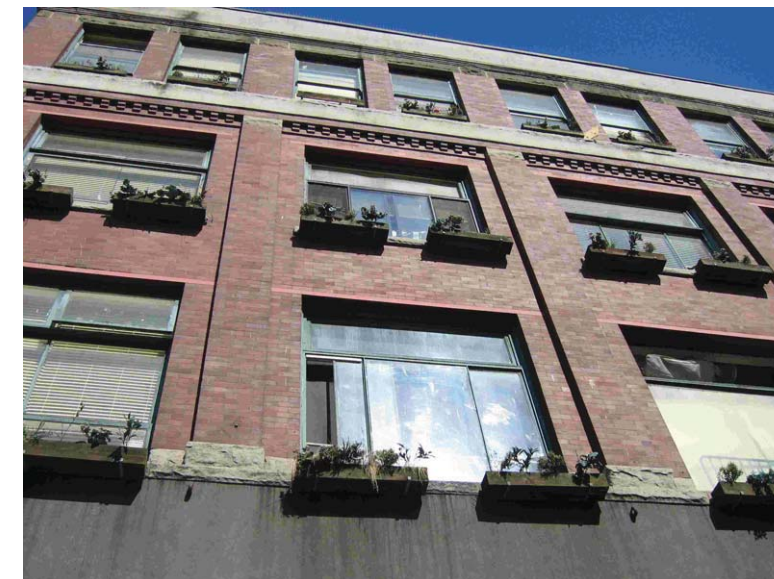
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distance. New center pivot hardware will be replicated in steel, using existing hardware on site as models.

A number of the large windows on the second and third floor on Columbia Street have also been altered with aluminum sash insertions, and will be retrofitted as noted above. The balance of large windows on Columbia are original wood center pivot windows with wood hopper sash, and in fair working order and condition. These will be retained as original rare and valuable heritage fabric, refurbished with selective reglazing to repair any wood stops and deteriorated glazing putty, retrofitted with new restriction hardware to limit opening to 4" and new threaded rod and yoke operators for the hopper sash, prepared and painted. Ensure the pivot hardware is in good working order, and not crushed down through the sill to provide a sloppy fit. Provide Dutchman patch repair at any pivot plates that have crushed into the sill. Aluminum (or poor facsimile wood) replacements of original pivot sash will be replaced with new wood sash, as noted for the Hastings Street façade)

All of the third floor wood double hung windows are in place; the frames are in fair condition, but the sashes have reached the end of their service life. The existing frames, sills, and brick mold will be rehabilitated, with some sills requiring resurfacing for surface deterioration, some jambs and brick mold bottoms requiring scarf joint Dutchman patch repair. Provide new wood sash to the original profile, excepting slight molding profile variances, and fit with new sealed double glazed units, with a low E coating on surface 3, and fit with a Superseal glazing seal. Provide a wood stop on the inside of the sash, sealed with a bead of clear silicone sealant. Provide two lines of regletted pile weather stripping around the perimeter of each sash. Refurbish the weights, pulleys and cords for the new sash weight, refurbish existing cam closers and pulls, or provide new matching if the existing are missing or unserviceable.



Existing windows, Sunrise Hotel, 2011



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3.2.6 Light Court Windows

The existing wood single glazed windows have reached the end of their service life. New aluminum or metal clad windows approximating the original configuration, but different operation, will be installed in the original prepared rough opening.

3.2.7 Rear Windows

New double glazed aluminum or metal clad windows approximating the original double hung configuration will be installed in the original refurbished wood frames. Allow for new wood sills to match the originals, which are deteriorated. Install new scarf-jointed jamb bottom patches and brick mold patches, as required.

3.2.8 Rear Façade Rendering

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

3.2.9 Light Court and Light Well Rendering

Light court and light well rendering has reached the end of its service life and will be replaced with a new rainscreen corrugated metal cladding system, with through-wall and header flashing systems.

3.2.10 Roof Surface

The existing two play SBS roof surface is fairly new and has a considerable amount of new service

life remaining. However, upgrades to the brick parapets will damage the perimeter, and it may be cost effective to replace this roof surface. New enamelled galvanized parapet cap flashings and scupper drains will be installed.

3.2.11 Entry Doors

Wood 2-1/4" stainable fir frame and panel 3/4" light entry doors will be fabricated and installed as per the restoration drawings, at the residential entry and the commercial entry. The doors will be glazed in 1/2" tempered, laminated glazing.

3.2.12 Structure

The heavy timber beams will be left exposed in the basement. All existing brick masonry and brick masonry arches and walls in the basement, timber framing, steel I-beams and laminated floor structure and light court enclosure walls, will remain in place.

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

3.2.13 Open Stair

The original open stair and wood balustrade will be retained. 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.



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3.2.14 Interior Features

Cast iron radiators will be retained as part of the hydronic heating system upgrade and early/ original unglazed tile floor surfaces in the west vestibule and the Coop Radio Café will be retained.

3.2.15 Skylights

The two skylights over the third floor corridor will be re-instated.

3.2.16 1920s era Neon Sign

The 1925 historic image shows a large and stately neon sign, which will provide an excellent model for a new reconstruction of this sign.



Original 'Irving Hotel' sign (clockwise from top left):
Hastings/Columbia corner, 1908; Detail of original sign, 1908;
Parade on Hastings street, 1918,
City of Vancouver Archives



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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 Sunrise Hotel (Irving 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. The building's storefront was altered over time. Historical photographs and drawings of the 1908 version of the building, at this time called the Irving Hotel, will be used as a model for the rehabilitation.</i>

CONSERVATION STANDARD		CONSERVATION STRATEGY
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, a range of surviving center pivot windows and hopper transom sash will be preserved, and new wood sash replacements, fit with double glazed units, and to the original profile and operation installed.</i>
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>



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CONSERVATION STANDARD		CONSERVATION STRATEGY
Additional Standards Relating to Rehabilitation		
10	Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials, and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.	<i>Original architect's drawings, historic photography, standard period detailing, and 'ghosts' of removed elements will allow restoration of the removed upper cornice, mid-height beltcourse, lower cornice and storefront elements. Surviving cast iron columns and soffit elements are also an aid in redeveloping an historically accurate storefront. All principal façade and rear elevation window frames will be retained and refurbished, and a range of original pivot sash and transom sash will be retained and refurbished with the existing glazing.</i>
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 original cast iron columns and storefront lintel soffit have survived and will be incorporated into the rehabilitated storefront. The contemporary storefront will be replaced in new wood storefront that is in character with the façade and typical of this period. This storefront and new sash could be removed in the future without impairing the original or 1908 storefront structure or the existing refurbished upper façade wood frames.</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>

CONSERVATION STANDARD		CONSERVATION STRATEGY
14	Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.	<i>Original drawings and high quality historic photograph and 'ghosts' of removed elements will allow sheet metal and storefront restoration to the original configuration.</i>

5. CONSERVATION GUIDELINE ASSESSMENT

The Sunrise Hotel (Irving 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,
- 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:

- 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 Sunrise Hotel (Irving Hotel):

- 6.1 Masonry – the existing masonry will be selectively repointed and cleaned,
- 6.2 Sheet Metal – Restoration of the upper cornice, upper beltcourse, lower cornice, pediment building sign panels and parapet cap flashings,
- 6.3 Storefront Window Restoration – Removal of the existing storefront and replacement with a wood storefront based on the 1908 storefront upgrade,

- 6.4 Street Façade Upper Windows – The aluminum sash inserts in the first and second floor windows will be replaced with new wood center pivot sash with double glazed units. The existing hopper window sash will be refurbished as required.

The third floor wood double hung window frames, sills, and brick mold will be rehabilitated and provide new, double glazed, wood sash to original profile.

- 6.5 Light Court/Light Well Windows – New aluminum or metal clad windows approximating the original configuration, but different operation, will be installed in the original prepared rough opening.
- 6.6 Rear Façade Windows – New aluminum or metal clad windows approximating the original configuration, but different operation, will be installed in the original prepared rough opening.
- 6.7 Rear Façade Features – The existing cementitious rendering will be repaired.
- 6.8 Skylights – The two skylights over the third floor corridor will be re-instated.
- 6.9 Interior Features – The original interior wood stair has survived and will be retained, upgraded to remedy deflection and slope issues and the existing pipe rail riser retained, as is. Existing pressed sheet metal operable windows onto the rear daylight/ventilation shafts will be retained and refurbished.
- 6.10 Structural Stabilization - Refer to Appendices 3A-3M - Structural Attachements for any structural upgrade requirements.



CONSERVATION PLAN



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

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Luxton, D. (2003). *Building the West: The Early Architects of British Columbia*. British Columbia: Talon Books.

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

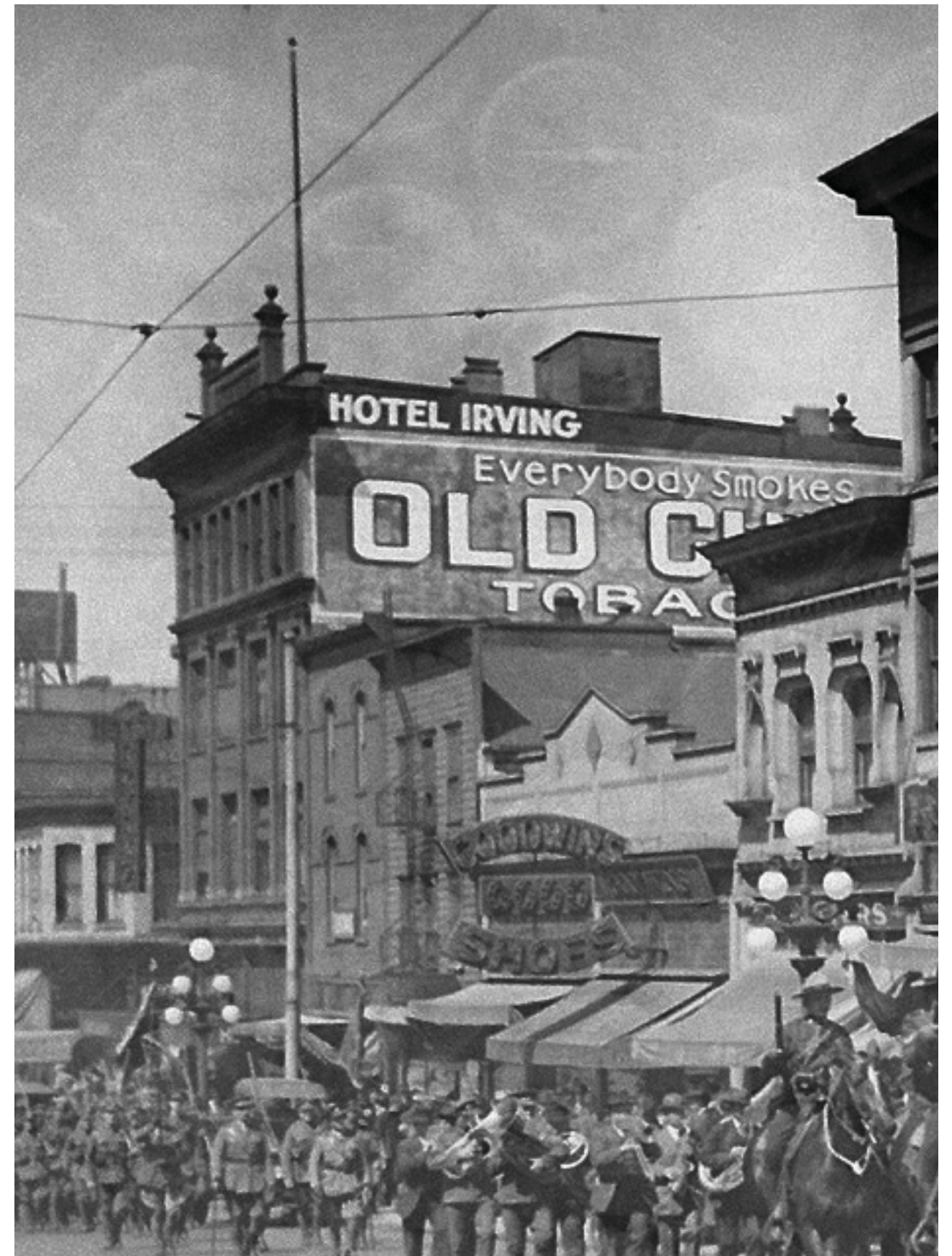


APPENDIX A2 - REHABILITATION DRAWINGS

A-EX-100 - EXISTING SITE PLAN	A-PR-201 - PROPOSED WEST ELEVATION
A-EX-101 - EXISTING BASEMENT FLOOR PLAN	A-PR-202 - PROPOSED NORTH ELEVATION
A-EX-102 - EXISTING GROUND FLOOR PLAN	A-PR-203 - PROPOSED SOUTH ELEVATION
A-EX-103 - EXISTING SECOND FLOOR PLAN	A-PR-204 - PROPOSED LIGHT COURT ELEVATIONS
A-EX-104 - EXISTING THIRD FLOOR PLAN	A-PR-401 - PROPOSED STOREFRONT DETAILS
A-EX-105 - EXISTING FOURTH FLOOR PLAN	A-PR-402 - EXIST. & PROP. FRONT WINDOW DETAILS
A-EX-106 - EXISTING ROOF PLAN	A-PR-501 - WINDOW CATALOGUE
A-EX-201 - EXISTING WEST ELEVATION	
A-EX-202 - EXISTING SOUTH ELEVATION	
A-EX-203 - EXISTING NORTH ELEVATION	
A-EX-204 - EXISTING LIGHT COURT ELEVATIONS	
A-EX-301 - EXISTING BUILDING SECTION A-A	
A-EX-302 - EXISTING FACADE SECTION B	
A-EX-401 - EXISTING STOREFRONT DETAILS	

SUNRISE HOTEL

101 EAST HASTINGS STREET, VANCOUVER, BC



McGinn Engineering & Preservation Ltd./
BARRY MCGINN ARCHITECT

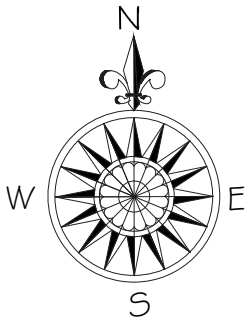
BC Housing's
"SRO Renewal Initiative"



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REV	DESCRIPTION	DATE

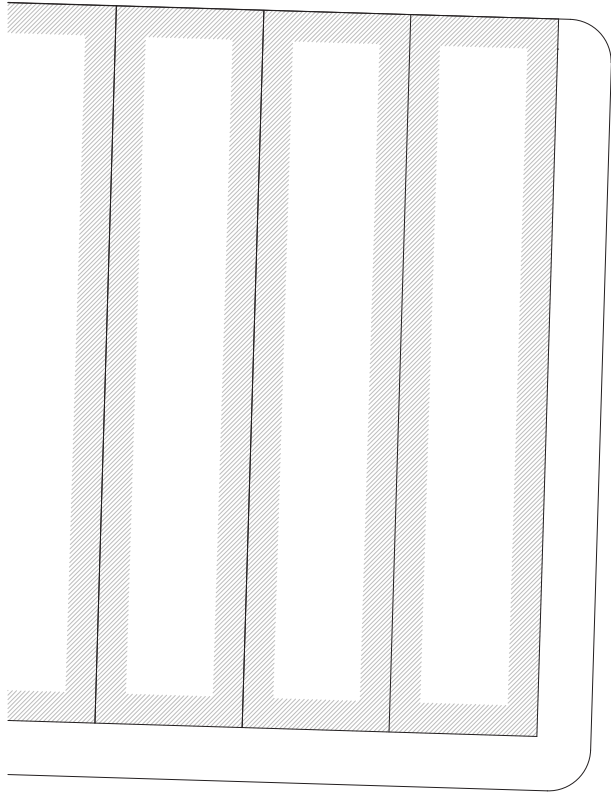
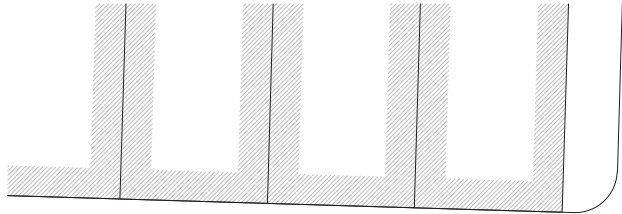
PROJECT: SRO Renewal Initiative - Sunrise Hotel

TITLE: Site Plan

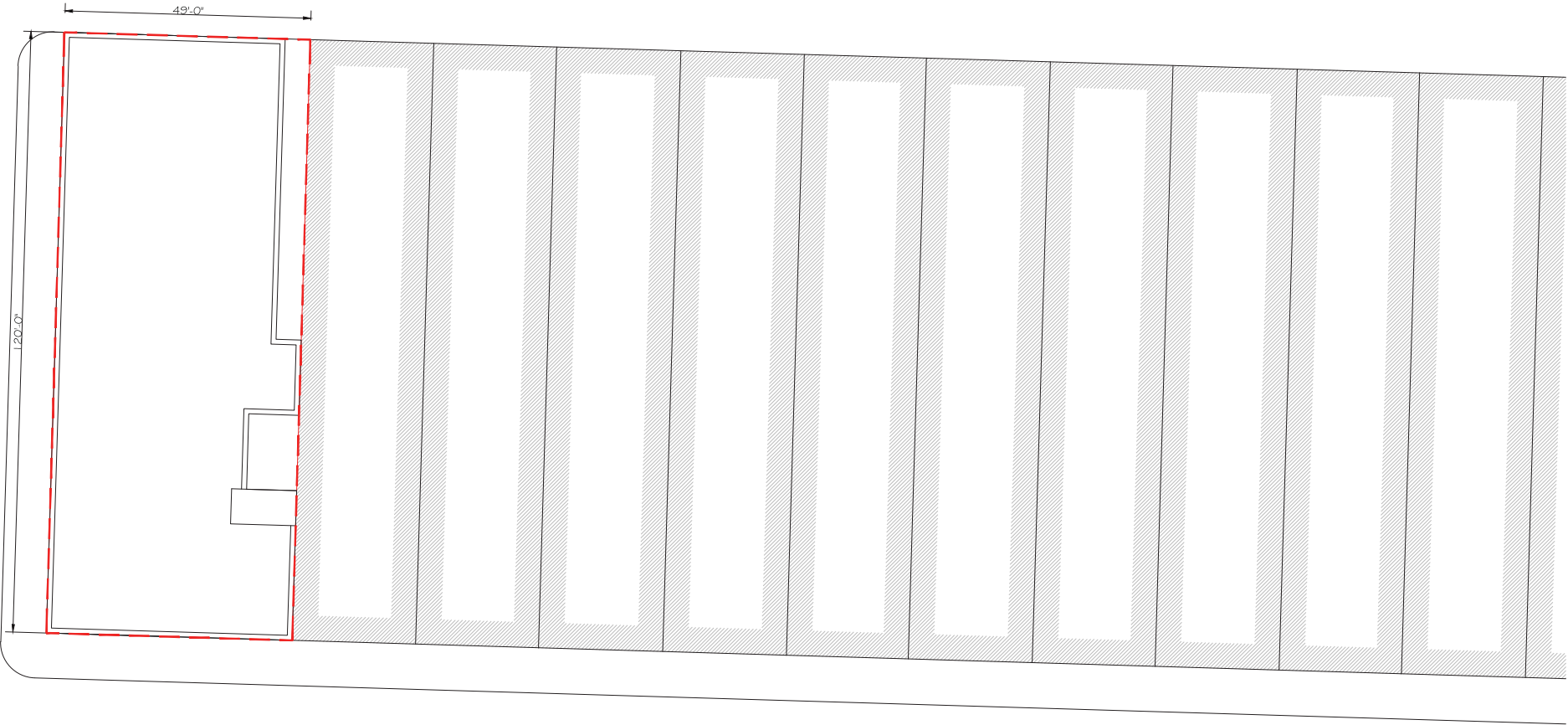
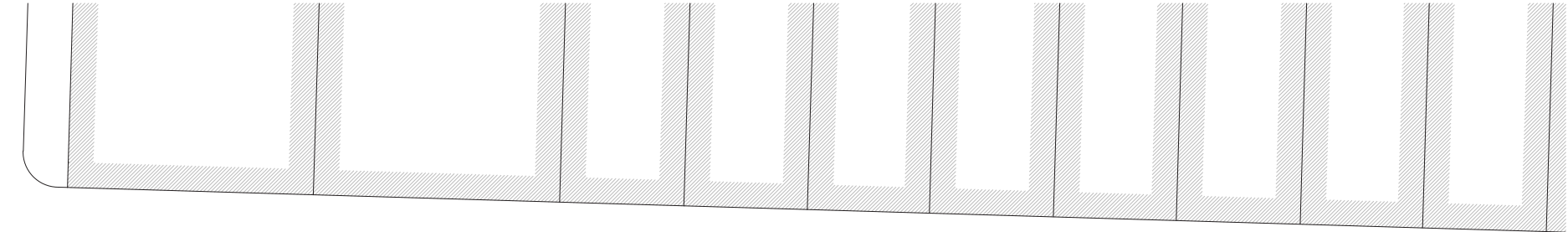
DRAWN BY: AR
DATE: 2011.11.23
SCALE: 3/16" = 1'-0"

DWG#:

A-EX-100



COLUMBIA STREET



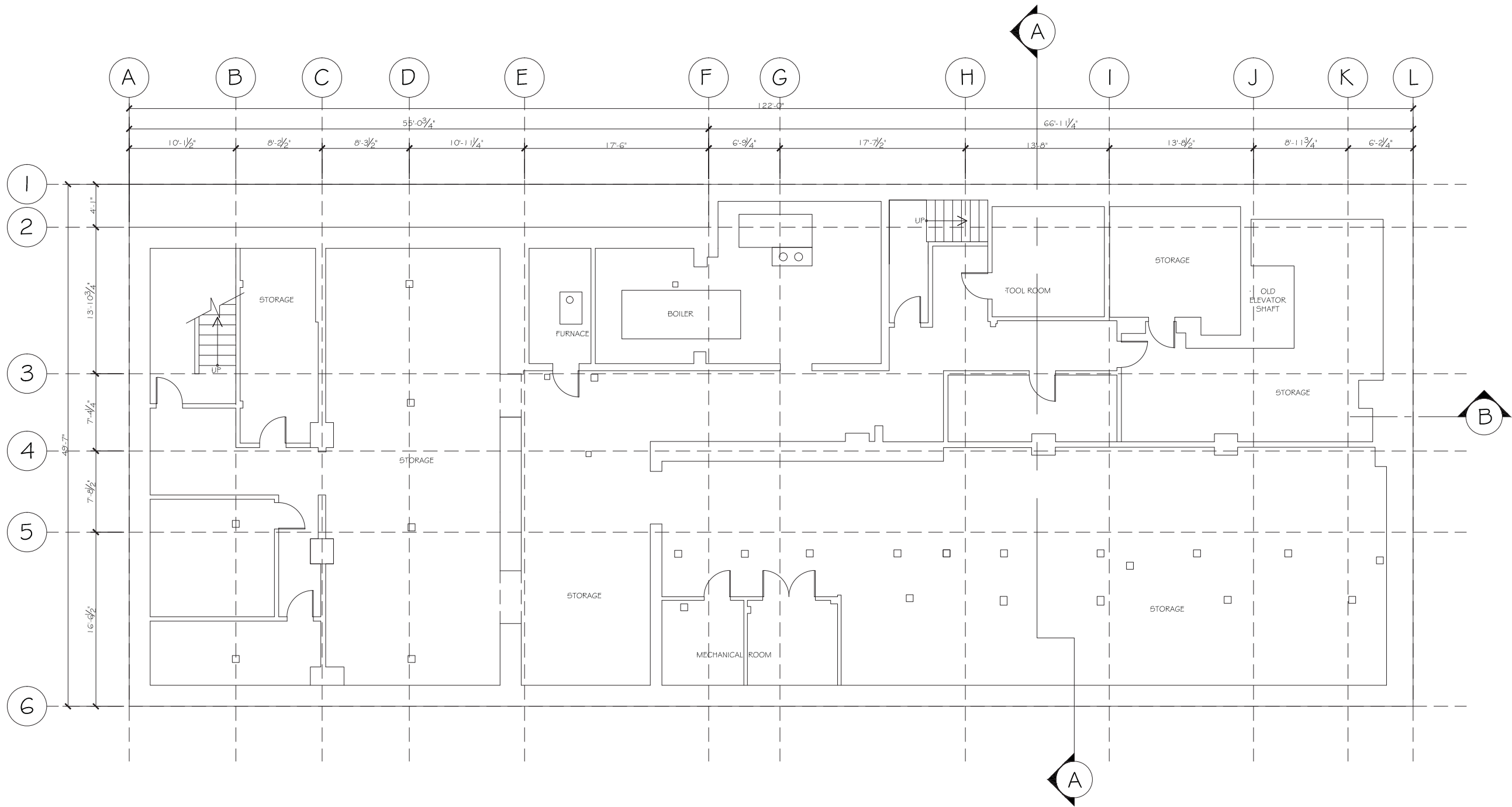
EAST HASTINGS STREET

NOTE: --- DENOTES SUBJECT PROPERTY LINE

LEGAL DESCRIPTION:
SUNRISE HOTEL, LOT 25 & 26, BLOCK 9 PLAN VAP 184 DISTRICT LOT 196 NWD GROUP 1, LOT 25, BLOCK 9, PLAN VAP 184, DISTRICT LOT 196, GROUP 1, NEW WESTMINSTER LAND DISTRICT.

CIVIC ADDRESS:
101 EAST HASTINGS STREET, VANCOUVER, V6A 1N5

1 Site Plan
SCALE: 3/16" = 1'-0"

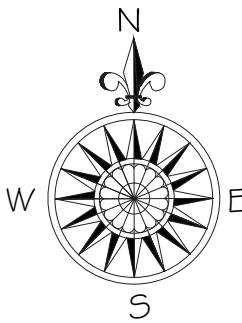


1 Basement Plan
SCALE: $\frac{3}{16}" = 1'-0"$

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REV	DESCRIPTION	DATE

PROJECT: SRO Renewal Initiative - Sunrise Hotel

TITLE:
Existing Basement Plan

DRAWN BY: AR
DATE: 2012.04.03
SCALE: $\frac{3}{16}" = 1'$

DWG#:

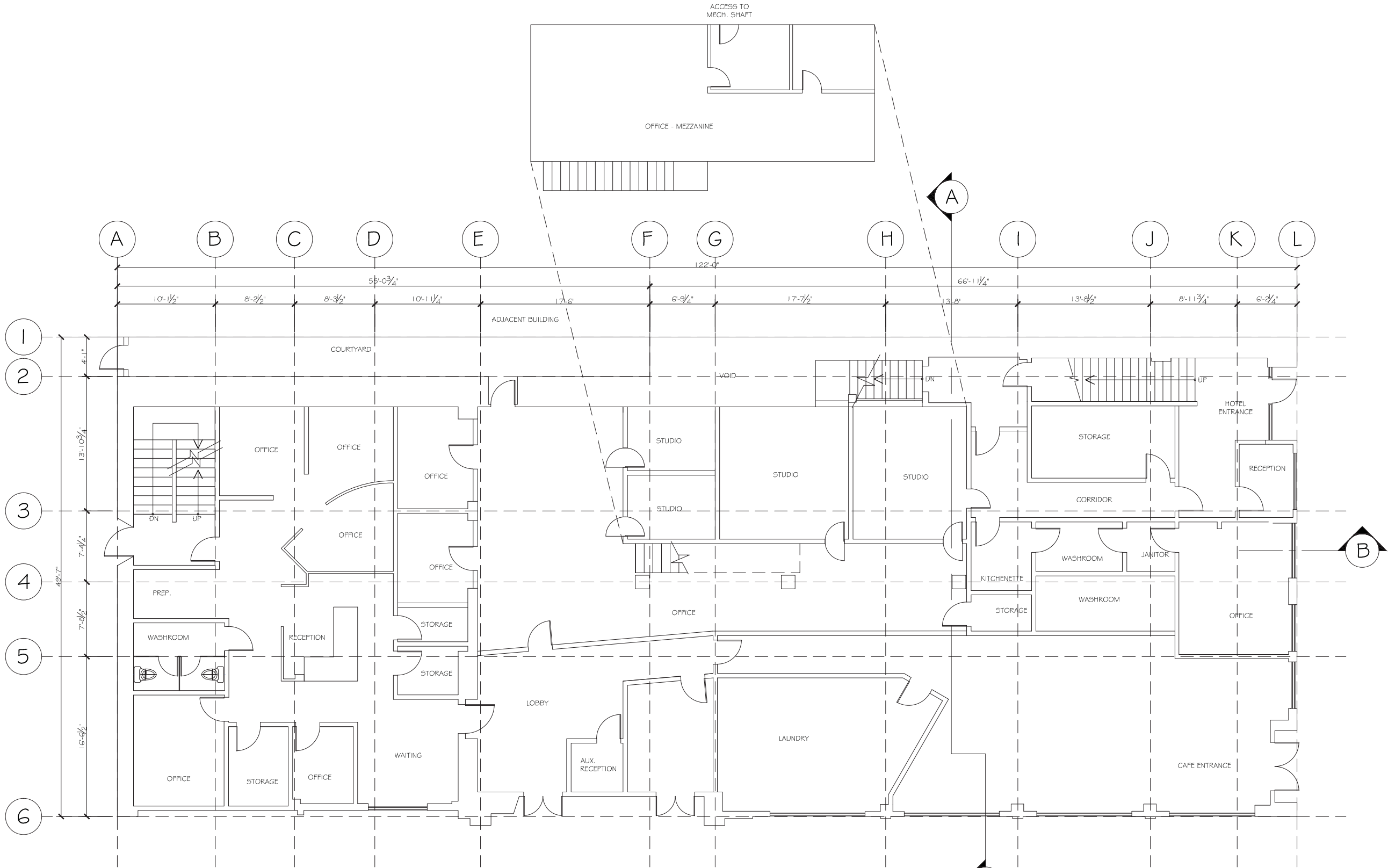
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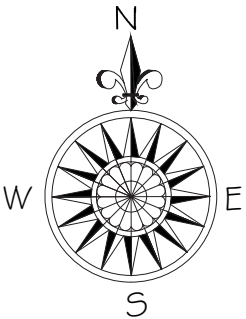


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1 First Floor Plan
SCALE: $\frac{3}{16}'' = 1'-0''$



REV	DESCRIPTION	DATE

PROJECT:
SRO Renewal Initiative - Sunrise Hotel

TITLE:
Existing Ground Floor Plan

DRAWN BY: AR
DATE: 2012.04.03
SCALE: $\frac{3}{16}'' = 1'$

DWG#:

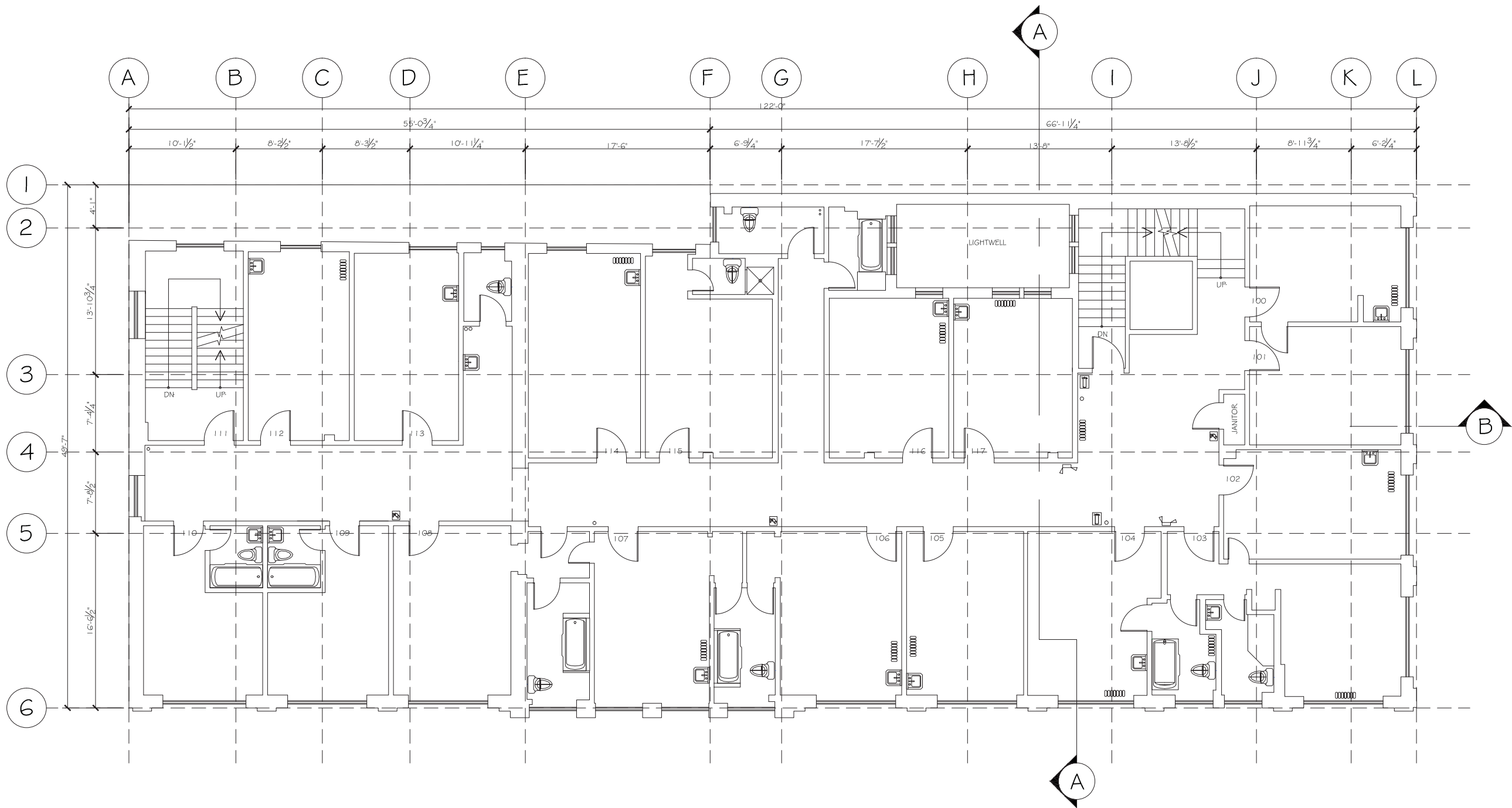
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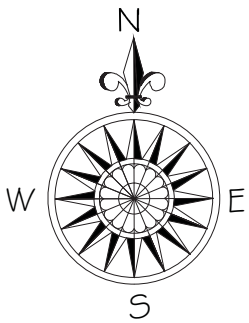


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1 Second Floor Plan
SCALE: $\frac{3}{16}'' = 1'-0''$



REV	DESCRIPTION	DATE
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PROJECT: SRO Renewal Initiative - Sunrise Hotel

TITLE: Existing 2nd Floor Plan

DRAWN BY: AR
DATE: 2011.11.23
SCALE: $\frac{3}{16}'' = 1'$

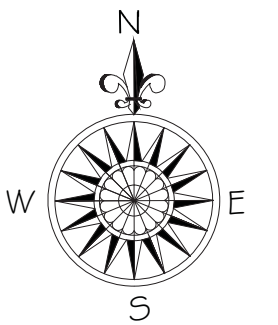
DWG#:

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REV	DESCRIPTION	DATE

PROJECT: SRO Renewal Initiative - Sunrise Hotel

TITLE:

Existing 3rd
Floor Plan

DRAWN BY: AR
DATE: 2011.11.23
SCALE: $\frac{3}{16}=1$
DWG#:

A-EX-104

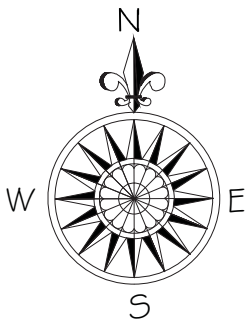
Third Floor Plan
SCALE: $\frac{3}{16}" = 1'-0"$

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REV	DESCRIPTION	DATE
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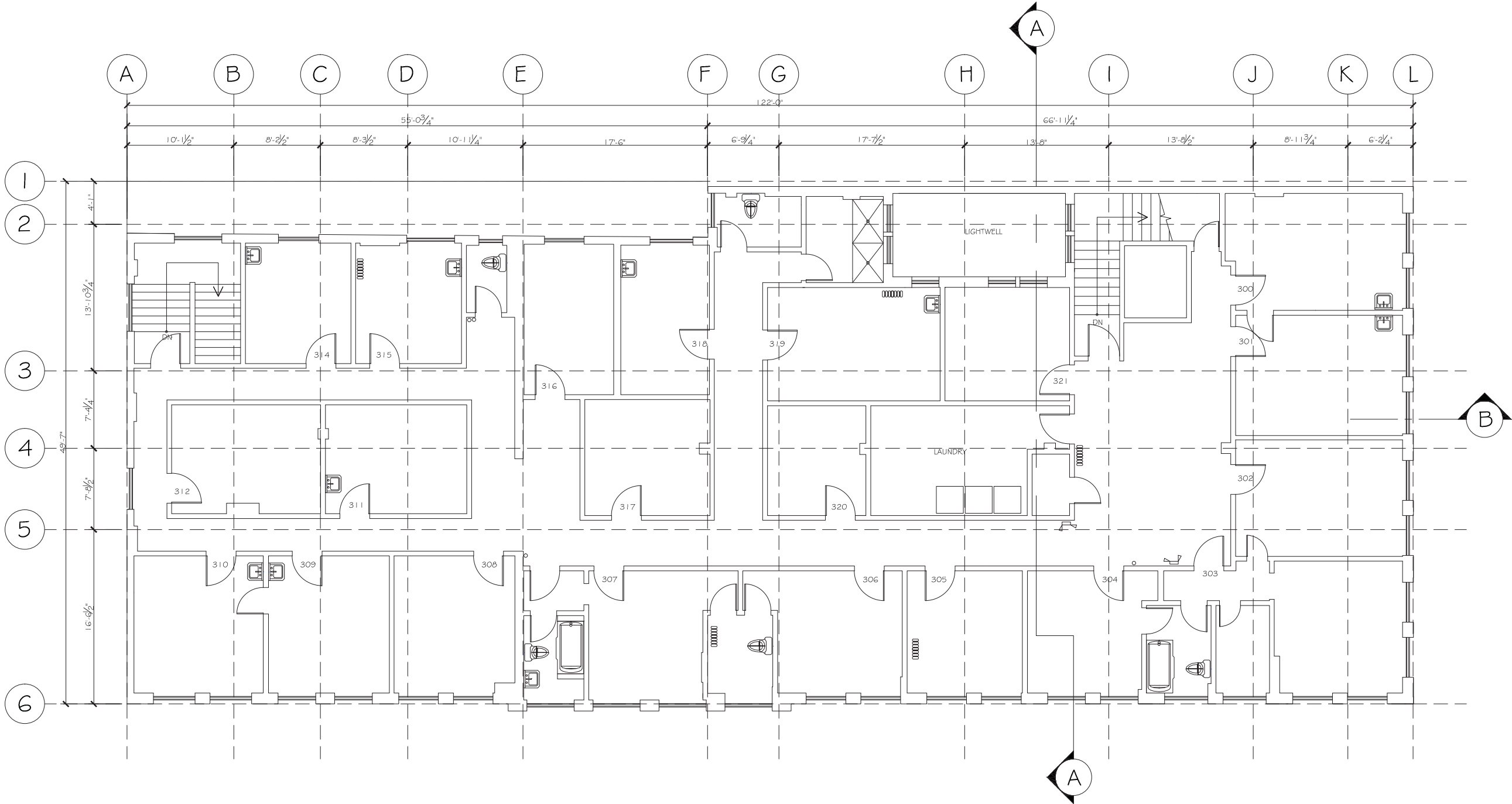
PROJECT:
SRO Renewal Initiative -
Sunrise Hotel

TITLE:
Existing 4th
Floor Plan

DRAWN BY: AR
DATE: 2011.11.23
SCALE: 3/8" = 1'

DWG#:

A-EX-105



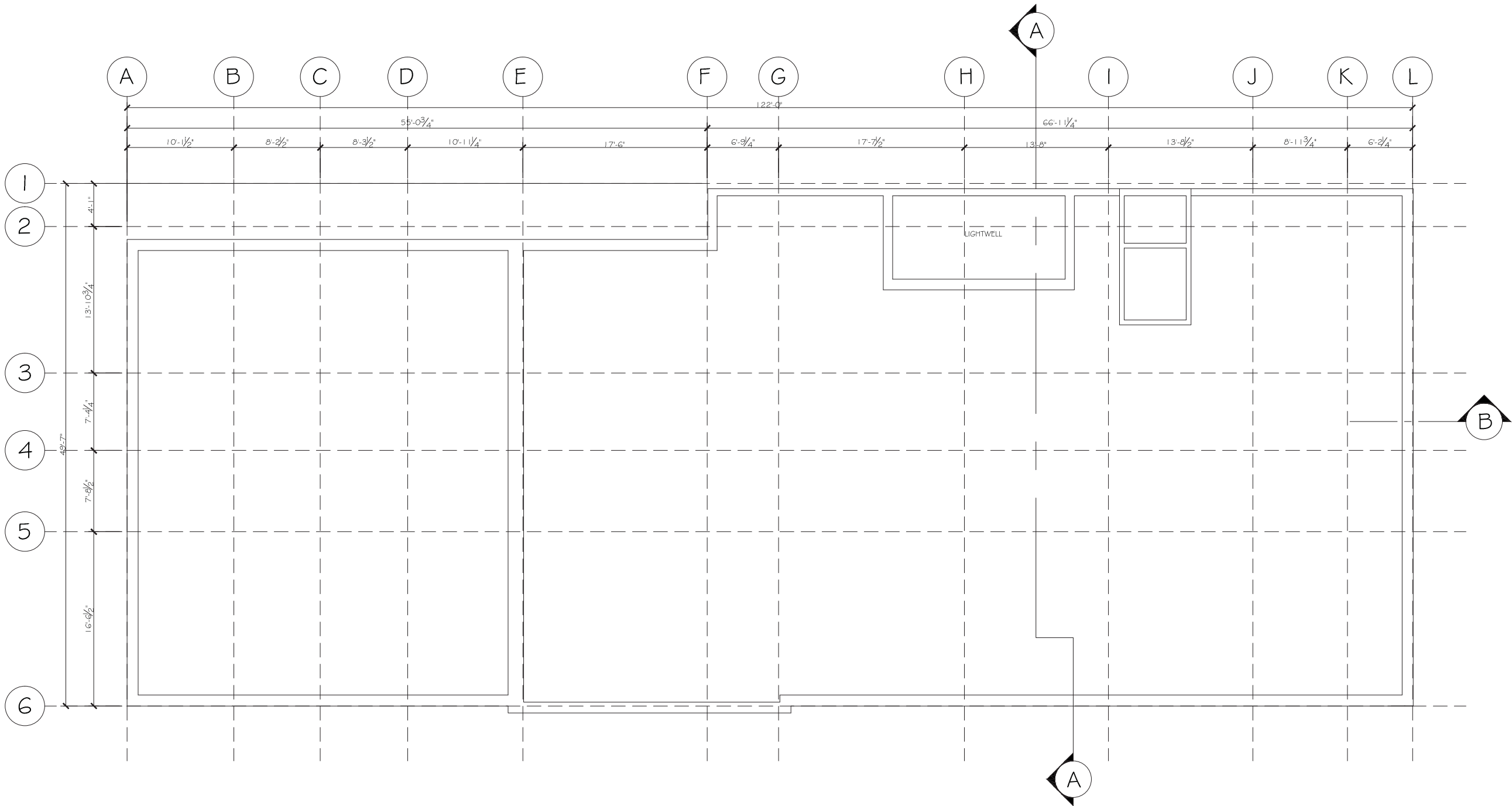
1 Fourth Floor Plan
SCALE: 3/8" = 1'-0"

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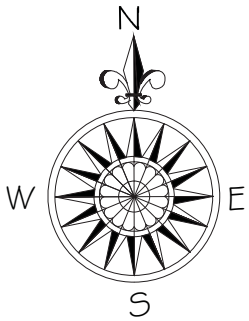


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I Roof Plan
SCALE: 3/8" = 1'-0"



REV	DESCRIPTION	DATE

PROJECT:
SRO Renewal Initiative -
Sunrise Hotel

TITLE:
Existing Roof Plan

DRAWN BY: AR
DATE: 2011.11.23
SCALE: 3/8" = 1'

DWG#:

A-EX-106



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THE ORIGINAL IMPRESSIVE PROJECTING BRACKETED SHEET METAL CORNICE, THE SHEET METAL BELTCOURSE BETWEEN THE 2nd & 3rd FLOORS AND SHEET METAL LOWER CORNICE HAVE ALL BEEN REMOVED.

ORIGINALLY THERE WERE 2 IMPOSING BUILDING SIGN PEDIMENTS, ONE CENTERED ON THE HASTINGS STREET FACADE AND ONE CENTERED ON THE COLUMBIA STREET FACADE AND THERE ARE REMOVED.

REV	DESCRIPTION	DATE

PROJECT: SRO Renewal Initiative - Sunrise Hotel

TITLE: Existing West Elevation Columbia Street

DRAWN BY: AR
DATE: 2011.11.23
SCALE: 3/8" = 1'

DWG#:

A-EX-201



THE SLENDER DORIC STYLE CORNER COLUMNS WHICH ACCENTED THE INSET CORNER ENTRY ARE STILL EXPOSED. NO OTHER ELEMENTS OF THE ORIGINAL STOREFRONT HAVE SURVIVED.

1 Existing South Elevation - Hastings Street
SCALE: $\frac{3}{16}'' = 1'-0''$



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REV	DESCRIPTION	DATE

PROJECT: SRO Renewal Initiative - Sunrise Hotel

TITLE: Existing South Elevation Hastings Street

DRAWN BY: AR
DATE: 2011.11.23
SCALE: $\frac{3}{16}'' = 1'$

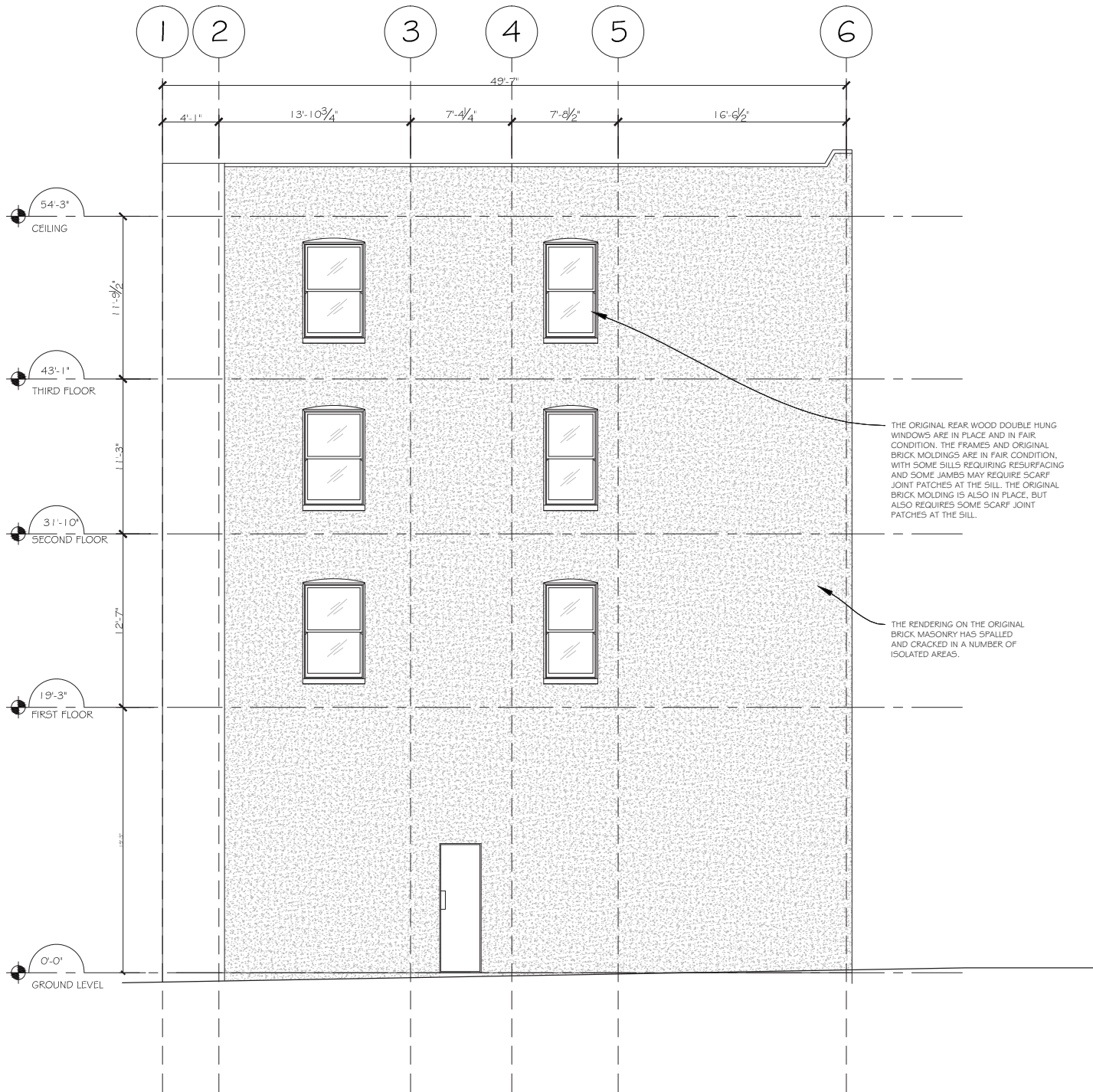
DWG#:

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Existing North Elevation
SCALE: $\frac{3}{16}'' = 1'-0''$

REV	DESCRIPTION	DATE

PROJECT: SRO Renewal Initiative - Sunrise Hotel

TITLE: Existing North Elevation

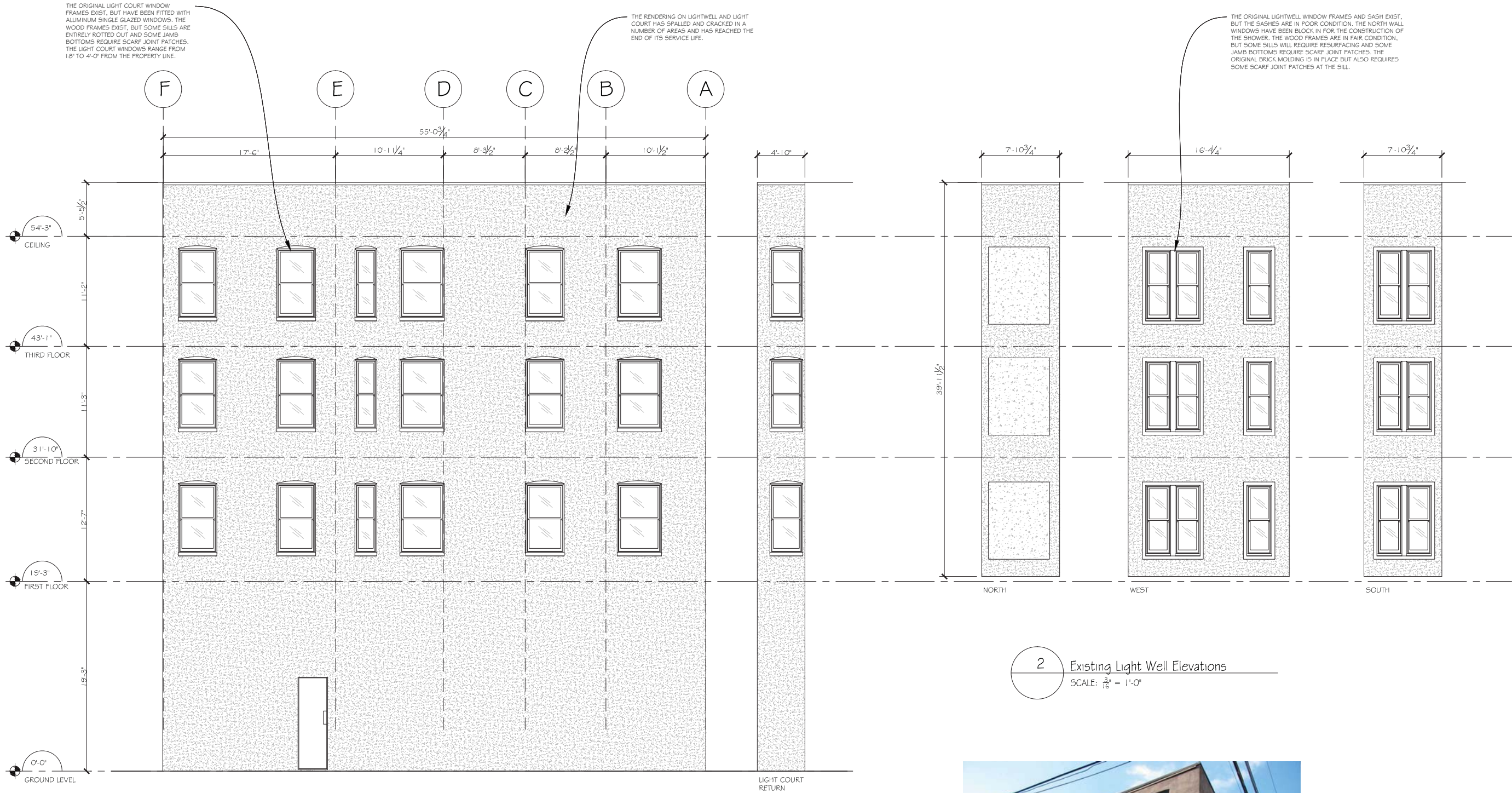
DRAWN BY: KV
DATE: 2012.04.05
SCALE: $\frac{3}{16}'' = 1'$

DWG#: A-EX-203

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1 Existing Light Court Elevations
SCALE: $\frac{3}{16}" = 1'-0"$

2 Existing Light Well Elevations
SCALE: $\frac{3}{16}" = 1'-0"$



REV	DESCRIPTION	DATE

PROJECT: SRO Renewal Initiative - Sunrise Hotel

TITLE: Existing Light Court & Light Well Elevations

DRAWN BY: KV
DATE: 2012.04.05
SCALE: $\frac{3}{16}" = 1'$

DWG#:

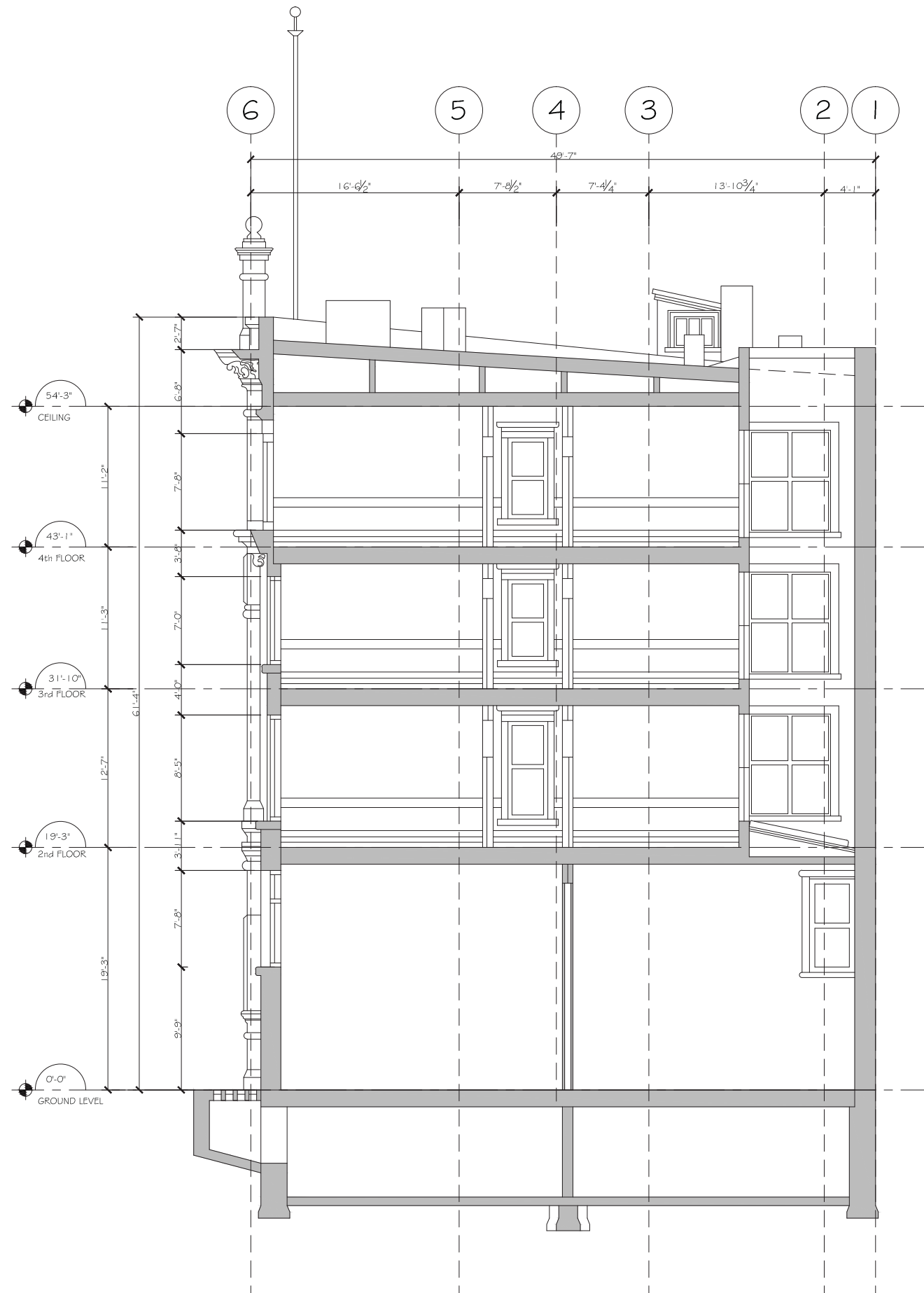
A-EX-204



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



REV	DESCRIPTION	DATE

PROJECT: SRO Renewal Initiative - Sunrise Hotel

TITLE:

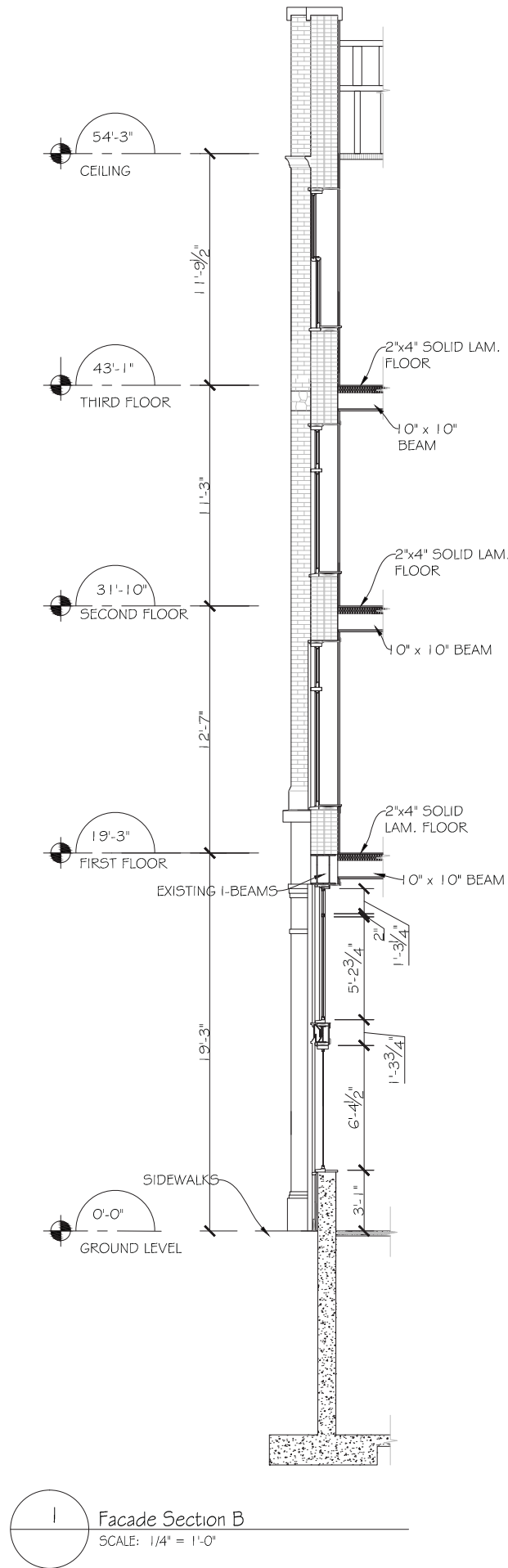
Building
Section A-A

DRAWN BY: AR
DATE: 2011.12.20
SCALE: $\frac{1}{4}'' = 1'$

DWG#:

A-EX-301

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



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REV	DESCRIPTION	DATE

PROJECT: SRO Renewal
Initiative -
Sunrise Hotel

TITLE:
Facade Section B

DRAWN BY: AR
DATE: 2011.12.20
SCALE: 1/4" = 1'

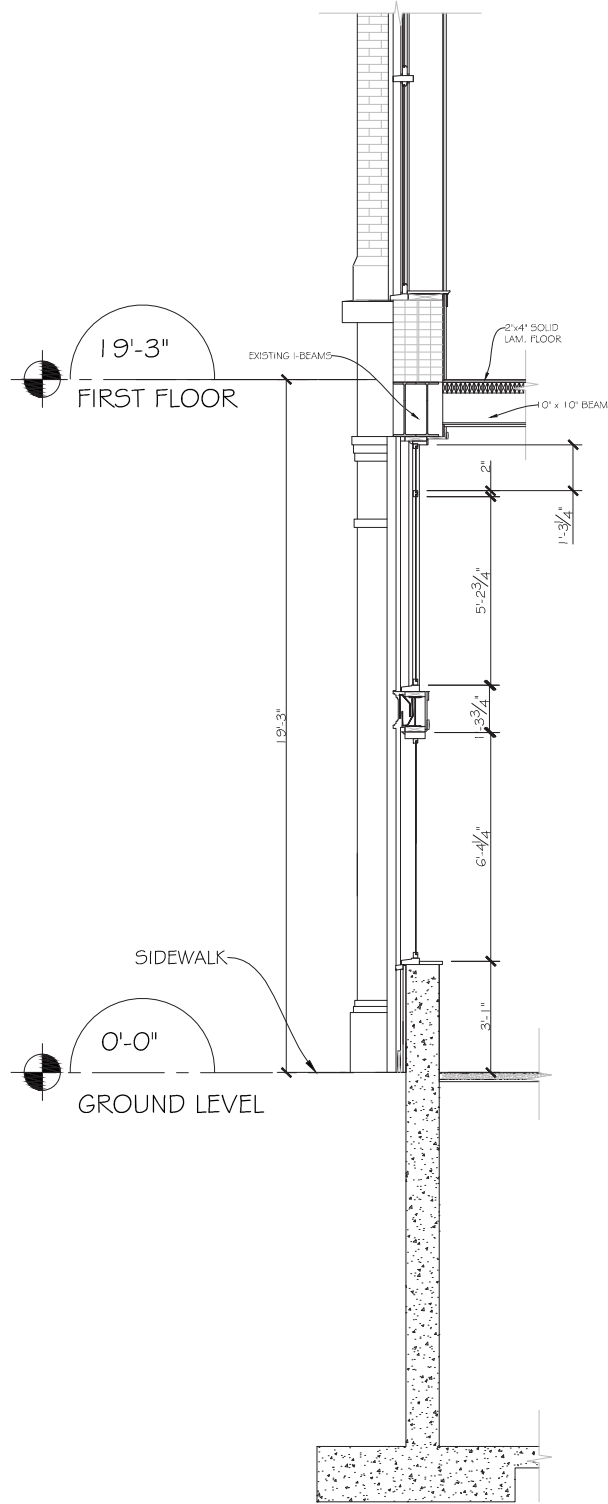
DWG#:

A-EX-302



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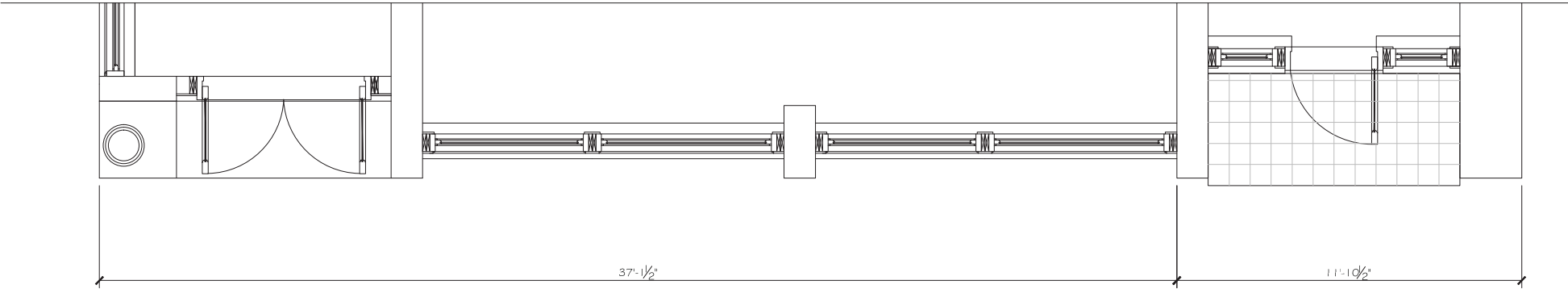


1 Existing Storefront Section
SCALE: 3/8" = 1'-0"

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



2 Existing Storefront Elevation
SCALE: 3/8" = 1'-0"



3 Existing Storefront Plan
SCALE: 3/8" = 1'-0"

REV	DESCRIPTION	DATE

PROJECT: SRO Renewal Initiative - Sunrise Hotel

TITLE: Existing Store Front Details

DRAWN BY: AR
DATE: 2011.11.23
SCALE: 3/8"=1'

DWG#:

A-EX-401

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1 Proposed West Elevation - Columbia Street
SCALE: $\frac{3}{16}'' = 1'-0''$

REV	DESCRIPTION	DATE

PROJECT: SRO Renewal Initiative - Sunrise Hotel

TITLE: Proposed West Elevation Columbia Street

DRAWN BY: AR
DATE: 2011.11.23
SCALE: $\frac{3}{16}'' = 1'$

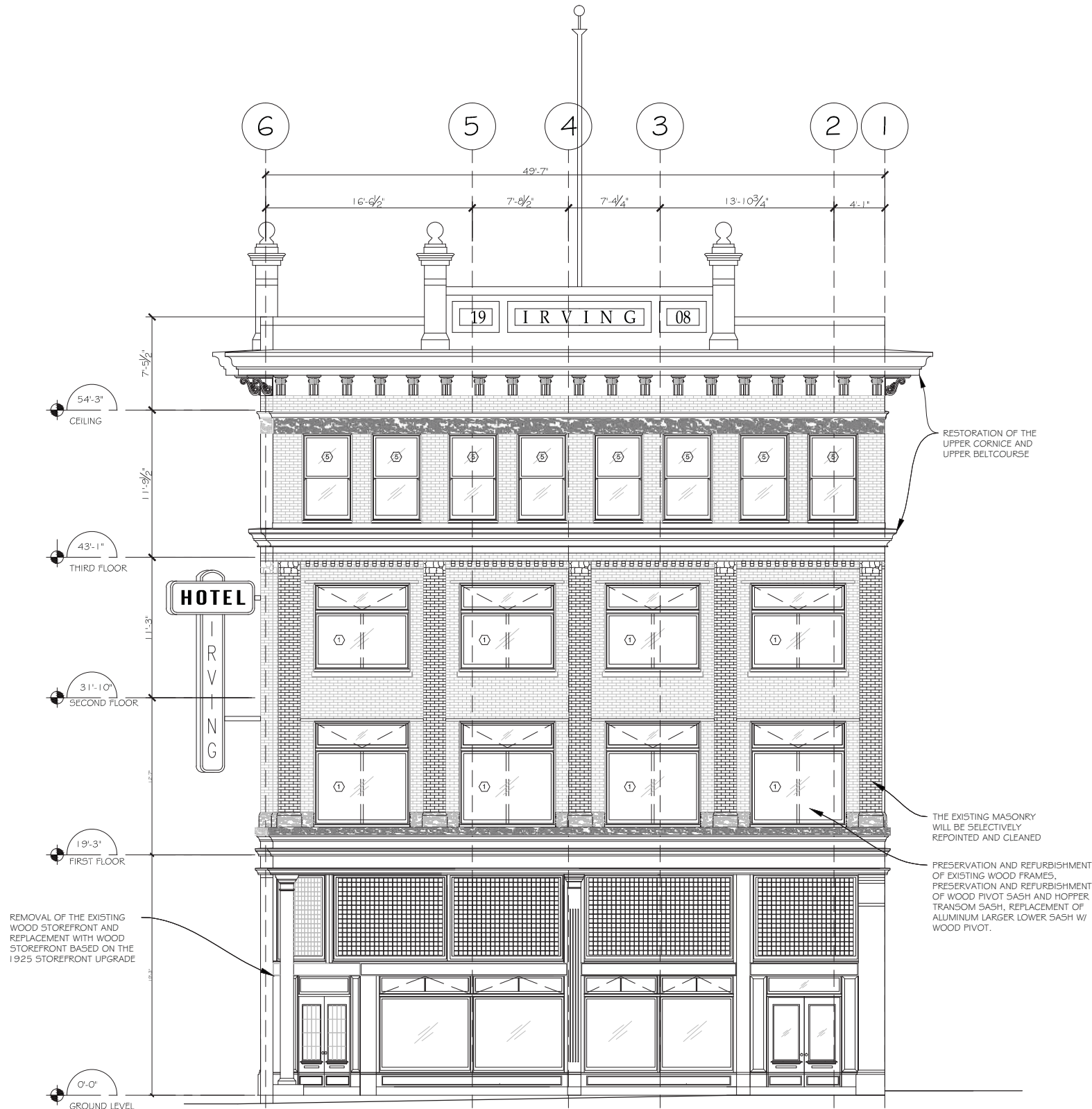
DWG#:

A-PR-201



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1 Proposed South Elevation - Hastings Street
SCALE: $\frac{3}{16}'' = 1'-0''$

REV	DESCRIPTION	DATE

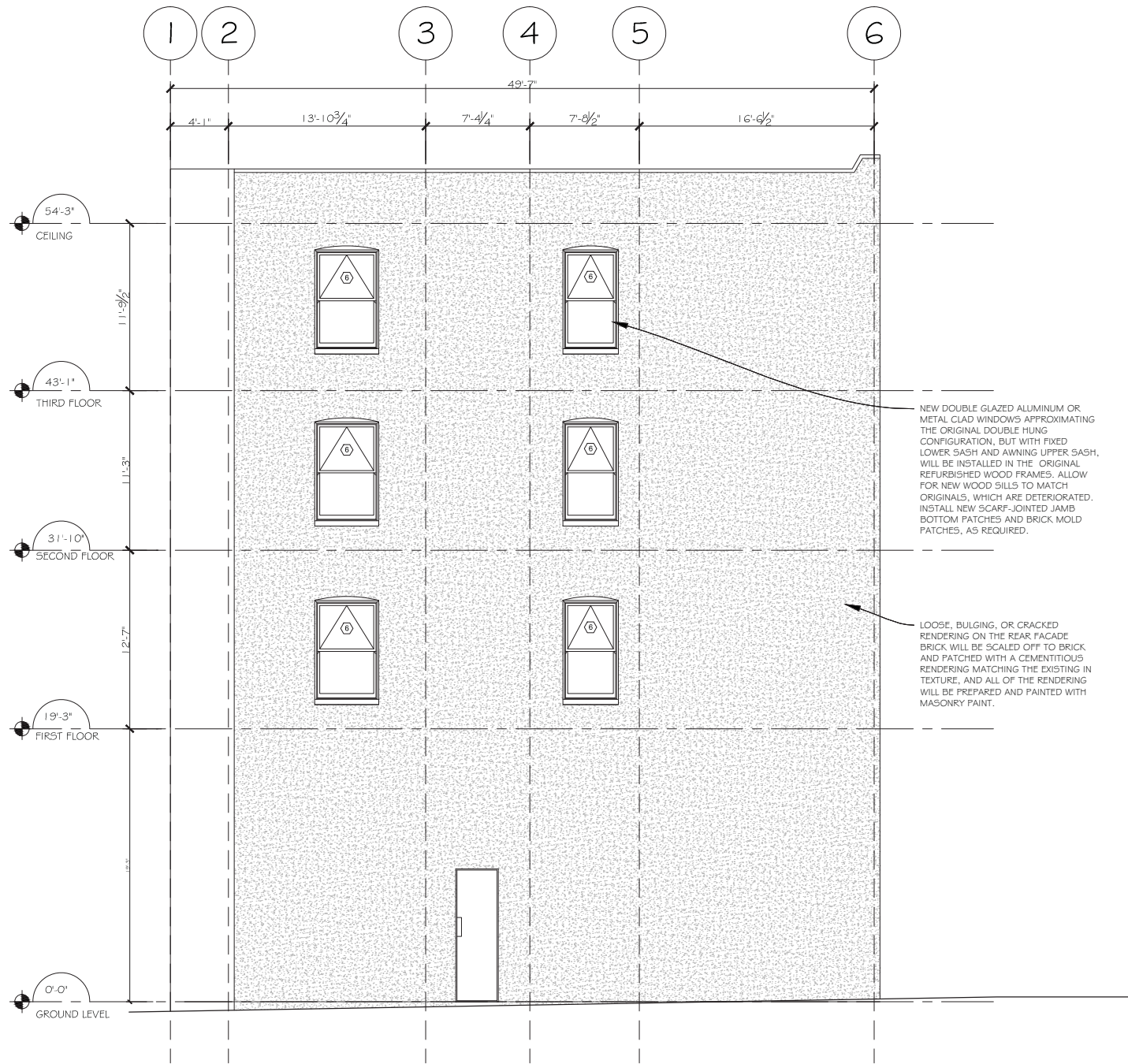
PROJECT: SRO Renewal Initiative - Sunrise Hotel

TITLE: Proposed South Elevation Hastings Street

DRAWN BY: AR
DATE: 2011.11.23
SCALE: $\frac{3}{16}'' = 1'$

DWG#:

A-PR-202



1 Proposed North Elevation
SCALE: $\frac{3}{16}" = 1'-0"$

REV	DESCRIPTION	DATE

PROJECT: SRO Renewal Initiative - Sunrise Hotel

TITLE: Proposed North Elevation

DRAWN BY: KV
DATE: 2012.04.05
SCALE: $\frac{3}{16}" = 1'$

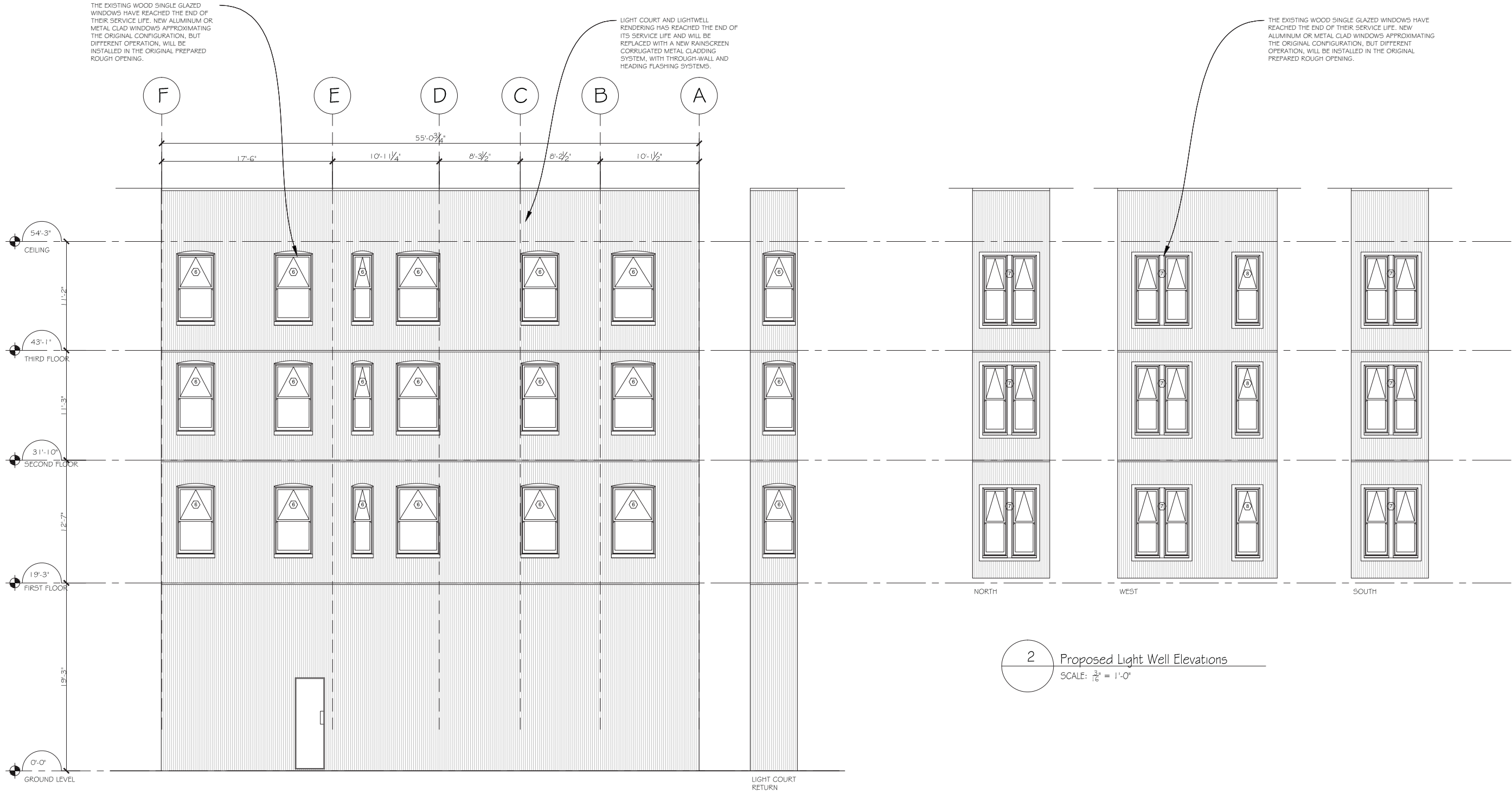
DWG#:

A-PR-203



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REV	DESCRIPTION	DATE

PROJECT: SRO Renewal Initiative - Sunrise Hotel

TITLE: Proposed Light Court & Light Well Elevations

DRAWN BY: KV
DATE: 2012.04.05
SCALE: 3/16" = 1'

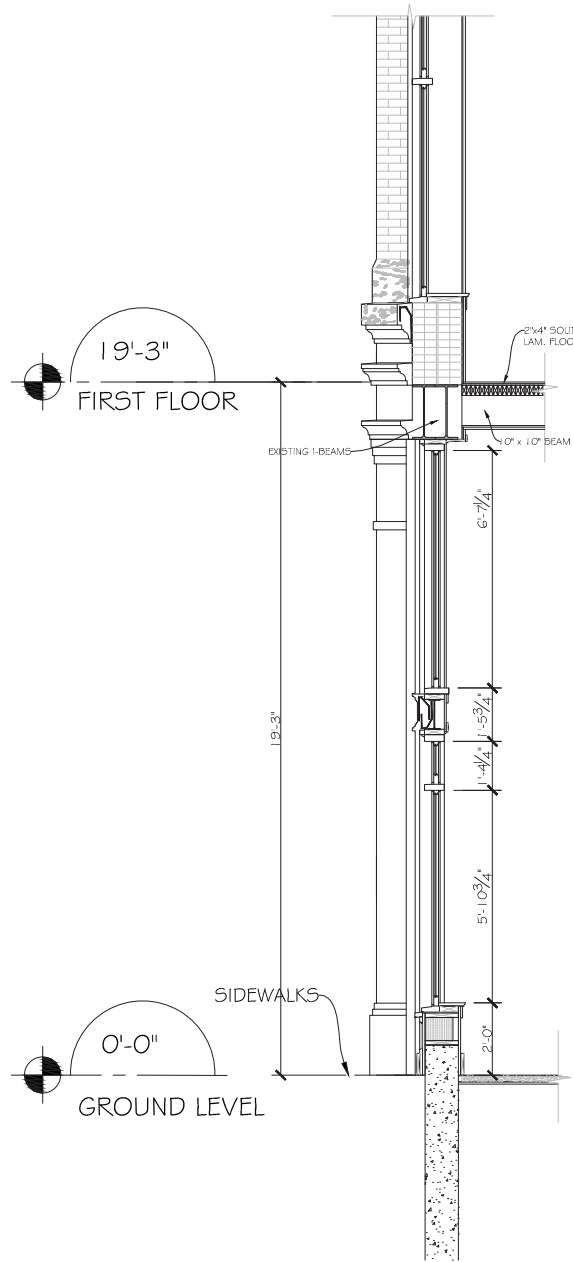
DWG#:

A-PR-204



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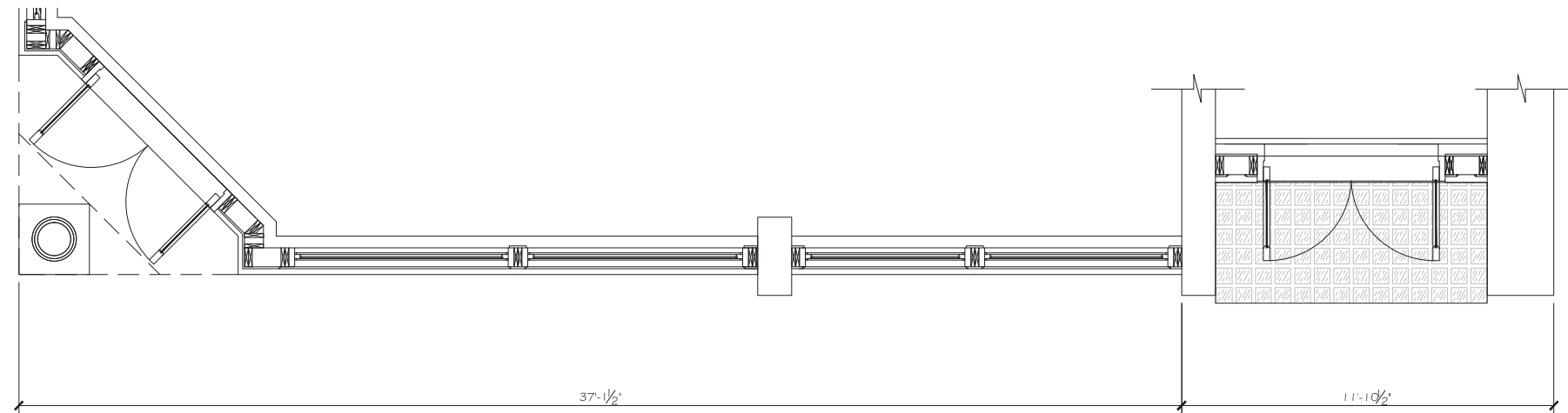


1 Proposed Storefront Section
SCALE: 3/8" = 1'-0"

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



2 Proposed Storefront Elevation
SCALE: 3/8" = 1'-0"



3 Proposed Storefront Plan
SCALE: 3/8" = 1'-0"

REV	DESCRIPTION	DATE

PROJECT: SRO Renewal Initiative - Sunrise Hotel

TITLE: Proposed Store Front Details

DRAWN BY: AR
DATE: 2011.11.23
SCALE: 3/8"=1'

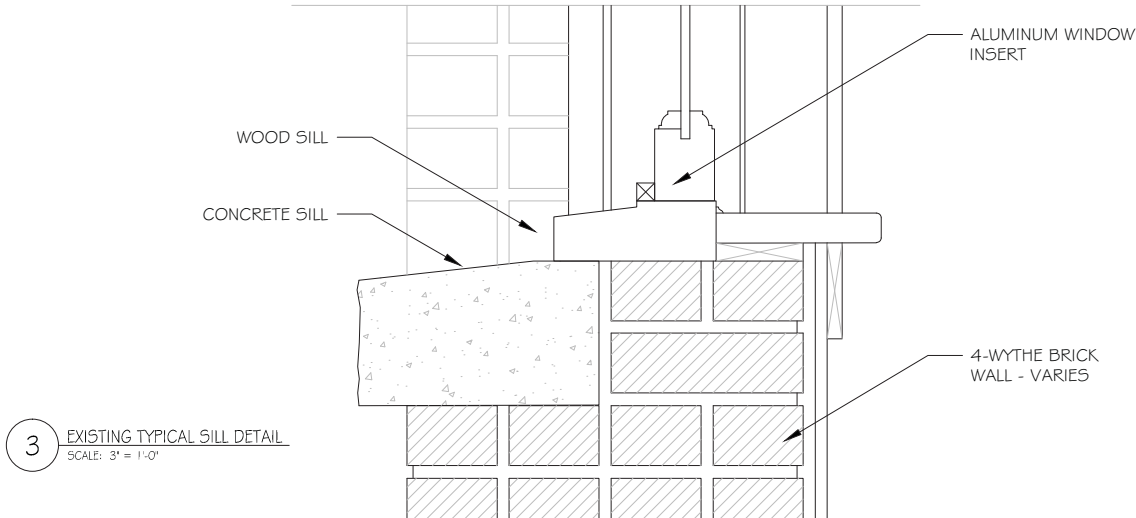
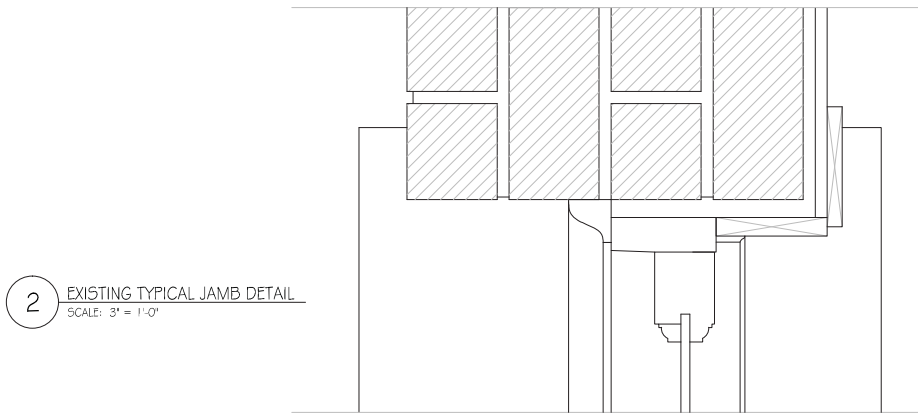
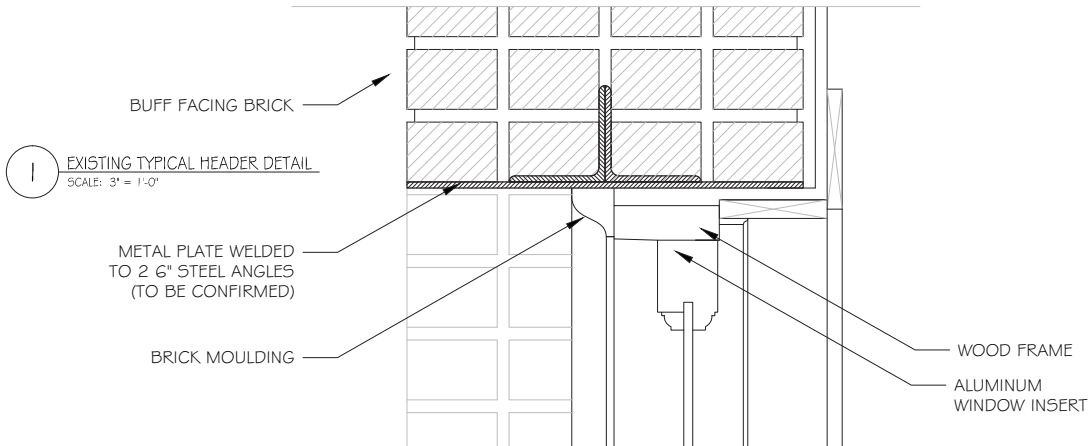
DWG#: A-PR-401

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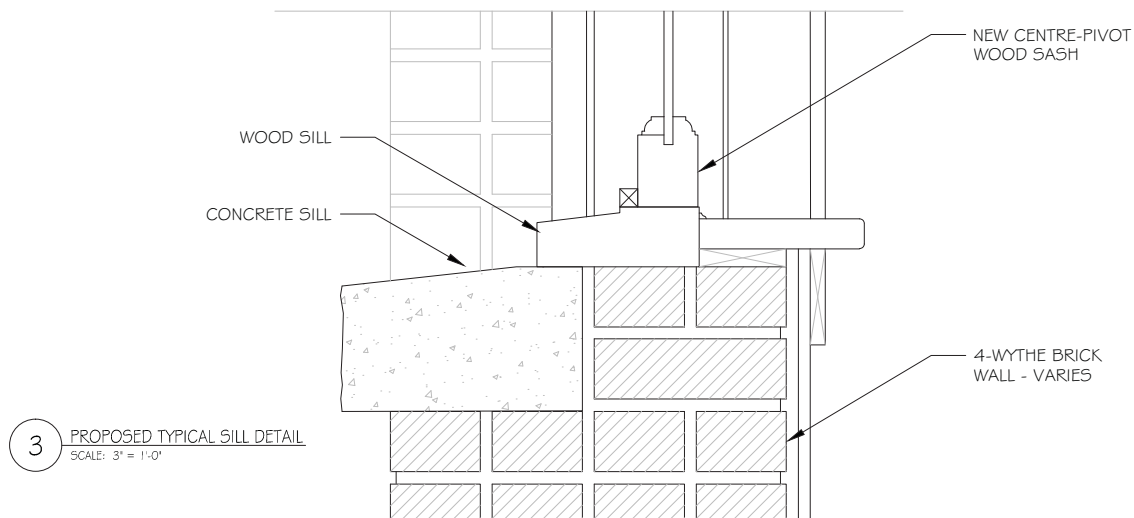
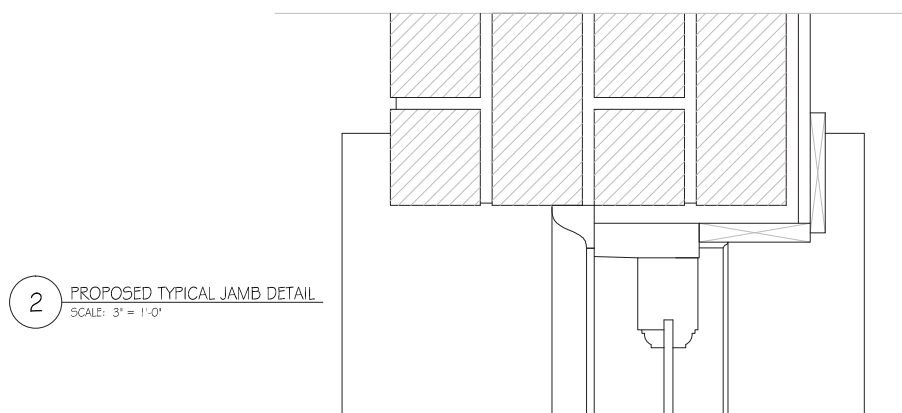
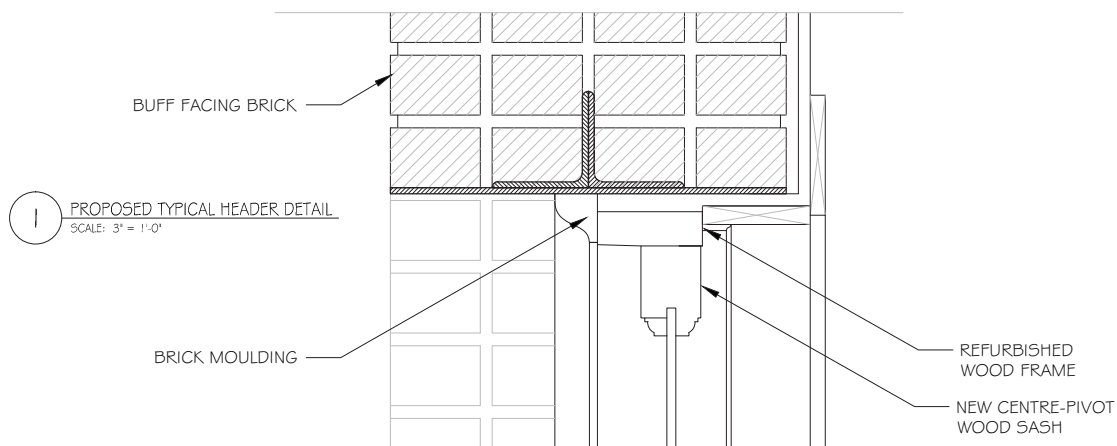
McGinn Engineering & Preservation Ltd.
Barry McGinn Architect.

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



1 EXISTING WINDOW DETAILS
3" = 1'-0"

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



1 PROPOSED WINDOW DETAILS
3" = 1'-0"

REV	DESCRIPTION	DATE


PROJECT: SRO Renewal Initiative - Sunrise Hotel

TITLE: Existing & Proposed Window Details

DRAWN BY: KV
DATE: 2012.04.26
SCALE: 3"=1'

DWG#: A-PR-402

WINDOW CATALOGUE - SUNRISE HOTEL

ID	TYPE	LOCATION	EXISTING DESCRIPTION	RESTORED DESCRIPTION	REFERENCE IMAGE	NOTES
1	WOOD CENTER PIVOT SASH W/ DOUBLE GLAZED UNITS	SOUTH & WEST FAÇADES - 1ST & 2ND FLOORS	MANY OF THE ORIGINAL 1ST & 2ND FLOOR WOOD WINDOWS, INCLUDING THE LARGE CENTER PIVOT WOOD WINDOWS W/ SINGLE SASH TRANSOM SASH ABOVE, HAVE SURVIVED ON COLUMBIA STREET, BUT ALL OF THESE HAVE BEEN RETROFITTED TO ALUMINUM SASH IN THE ORIGINAL WOOD FRAMES ON HASTINGS STREET. THE ORIGINAL WOOD FRAMES ARE IN FAIR CONDITION, & REQUIRE REFURBISHING W/ SOME SILL RE-SURFACING REQUIRED. THE ORIGINAL BRICK MOLDINGS ARE STILL IN PLACE, & IN REASONABLE CONDITION.	THE ALUMINUM SASH TO BE REPLACED WITH A NEW WOOD CENTER PIVOT SASH W/ DOUBLE GLAZED UNITS & A DOUBLE ROW OF PILE WEATHER STRIPPING AT HORIZONTAL FRICTION LINES & NEOPRENE BULB WEATHER STRIPPING AT VERTICAL CLOSURE LINES, & THE HOPPER WINDOW OPERATORS RETROFITTED W/ THREADED ROD & YOKE OPERATORS TO FACILITATE EASE OF OPERATION. THE EXISTING HOPPER WINDOW SASH TO BE REFURBISHED AS REQUIRED & RETROFITTED W/ NEW WEATHER STRIPPING, SIMILAR TO THE PIVOT SASH. THE CENTER PIVOT SASH TO BE FITTED WITH METAL STOPS ON THE SILLS TO LIMIT OPENING DISTANCE. NEW CENTER PIVOT HARDWARE WILL BE REPLICATED IN STEEL, USING EXISTING HARDWARE ON SITE AS MODELS.		
2	DOUBLE HUNG W/ FIXED TRANSOM SASH, WOOD DOUBLE GLAZED	WEST FAÇADE - 1ST & 2ND FLOORS	MOST OF THE WOOD DOUBLE HUNG WINDOWS, SOME W/ TRANSOMS, HAVE SURVIVED ON BOTH STREET ELEVATIONS. THE ORIGINAL WOOD FRAMES ARE IN FAIR CONDITION, & REQUIRE REFURBISHING W/ SOME SILL RE-SURFACING REQUIRED. THE ORIGINAL BRICK MOLDINGS ARE STILL IN PLACE, & IN REASONABLE CONDITION.			
3	ARCH-TOPPED DOUBLE HUNG W/ FIXED TRANSOM SASH, WOOD DOUBLE GLAZED	WEST FAÇADE - 2ND FLOOR	MOST OF THE WOOD DOUBLE HUNG WINDOWS, SOME W/ TRANSOMS, HAVE SURVIVED ON BOTH STREET ELEVATIONS. THE ORIGINAL WOOD FRAMES ARE IN FAIR CONDITION, & REQUIRE REFURBISHING W/ SOME SILL RE-SURFACING REQUIRED. THE ORIGINAL BRICK MOLDINGS ARE STILL IN PLACE, & IN REASONABLE CONDITION.			
4	CASEMENT W/ FIXED TRANSOM SASH, WOOD DOUBLE GLAZED	WEST FAÇADE - 1ST & 2ND FLOORS	MANY OF THE ORIGINAL 1ST & 2ND FLOOR WOOD CASEMENT WINDOWS HAVE SURVIVED ON COLUMBIA STREET. THE ORIGINAL WOOD FRAMES ARE IN FAIR CONDITION, & REQUIRE REFURBISHING W/ SOME SILL RE-SURFACING REQUIRED. THE ORIGINAL BRICK MOLDINGS ARE STILL IN PLACE, & IN REASONABLE CONDITION.			
5	DOUBLE HUNG DOUBLE GLAZED	SOUTH & WEST FAÇADES - 3RD FLOOR	ALL OF THE THIRD FLOOR WOOD DOUBLE HUNG WINDOWS ARE IN PLACE; THE FRAMES ARE IN FAIR CONDITION, BUT THE SASHES HAVE REACHED THE END OF THEIR SERVICE LIFE.	THE EXISTING FRAMES, SILLS, & BRICK MOLD TO BE REHABILITATED, W/ SOME SILLS REQUIRING RESURFACING FOR SURFACE DETERIORATION, SOME JAMBS & BRICK MOLD BOTTOMS REQUIRING SCARF JOINT DUTCHMAN PATCH REPAIR. PROVIDE NEW WOOD SASH TO THE ORIGINAL PROFILE, EXCEPTING SLIGHT MOLDING PROFILE VARIANCES, & FIT W/ NEW SEALED DOUBLE GLAZED UNITS, W/ A LOW E COATING ON SURFACE 3, & FIT W/ A SUPERSEAL GLAZING SEAL. PROVIDE A WOOD STOP ON THE INSIDE OF THE SASH, SEALED W/ A BEAD OF CLEAR SILICONE SEALANT. PROVIDE TWO LINES OF REGLETTED PILE WEATHER STRIPPING AROUND THE PERIMETER OF EACH SASH. REFURBISH THE WEIGHTS, PULLEYS & CORDS FOR THE NEW SASH WEIGHT, REFURBISH EXISTING CAM CLOSERS & PULLS, OR PROVIDE NEW MATCHING IF THE EXISTING ARE MISSING OR UNSERVICEABLE.		
6	DOUBLE GLAZED METAL/METAL CLAD W/ FIXED LOWER SASH & AWNING UPPER SASH	NORTH FAÇADE & LIGHT COURT	THE ORIGINAL REAR WOOD DOUBLE HUNG WINDOWS ARE IN PLACE & IN FAIR CONDITION. THE FRAMES & ORIGINAL BRICK MOLDINGS ARE IN FAIR CONDITION, W/ SOME SILLS REQUIRING RESURFACING & SOME JAMBS MAY REQUIRE SCARF JOINT PATCHES AT THE SILL. THE ORIGINAL BRICK MOLDING IS ALSO IN PLACE, BUT ALSO REQUIRES SOME SCARF JOINT PATCHES AT THE SILL.	NEW DOUBLE GLAZED METAL/ METAL CLAD WINDOWS APPROXIMATING THE ORIGINAL DOUBLE HUNG CONFIGURATION, BUT W/ FIXED LOWER SASH & AWNING UPPER SASH, TO BE INSTALLED IN THE ORIGINAL REFURBISHED WOOD FRAMES. ALLOW FOR NEW WOOD SILLS TO MATCH ORIGINALS, WHICH ARE DETERIORATED. INSTALL NEW SCARF-JOINTED JAMB BOTTOM PATCHES & BRICK MOLD PATCHES, AS REQUIRED.		
7	ALUMINUM OR METAL CLAD W/TWIN FIXED LOWER SASH & AWNING UPPER SASH	LIGHT WELL	THE NORTH LIGHT WELL WINDOWS HAVE BEEN BLOCKED IN FOR THE CONSTRUCTION OF THE SHOWER. THE WOOD FRAMES ARE IN FAIR CONDITION, BUT SOME SILLS WILL REQUIRE RESURFACING & SOME JAMB BOTTOMS REQUIRE SCARF JOINT PATCHES. THE ORIGINAL BRICK MOLDING IS IN PLACE, BUT ALSO REQUIRES SOME SCARF JOINT PATCHES AT THE SILL.	THE EXISTING WOOD SINGLE GLAZED WINDOWS HAVE REACHED THE END OF THEIR SERVICE LIFE. NEW ALUMINUM OR METAL CLAD WINDOWS APPROXIMATING THE ORIGINAL CONFIGURATION, BUT DIFFERENT OPERATION, TO BE INSTALLED IN THE ORIGINAL PREPARED ROUGH OPENING.		
8	ALUMINUM OR METAL CLAD W/TWIN FIXED LOWER SASH & AWNING UPPER SASH	LIGHT WELL	THE NORTH LIGHT WELL WINDOWS HAVE BEEN BLOCKED IN FOR THE CONSTRUCTION OF THE SHOWER. THE WOOD FRAMES ARE IN FAIR CONDITION, BUT SOME SILLS WILL REQUIRE RESURFACING & SOME JAMB BOTTOMS REQUIRE SCARF JOINT PATCHES. THE ORIGINAL BRICK MOLDING IS IN PLACE, BUT ALSO REQUIRES SOME SCARF JOINT PATCHES AT THE SILL.	NEW ALUMINUM OR METAL CLAD WINDOWS APPROXIMATING THE ORIGINAL CONFIGURATION, BUT DIFFERENT OPERATION, TO BE INSTALLED IN THE ORIGINAL PREPARED ROUGH OPENING.		

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Web: www.mcginn-engineering.com

REV	DESCRIPTION	DATE

PROJECT:
SRO Renewal Initiative
WASHINGTON HOTEL

177 EAST HASTINGS,
VANCOUVER, BC

TITLE:

Window Catalogue

DRAWN BY: AR
DATE: 2012.05.01
SCALE:

DWG#:

A-PR-501

Statement of Significance: **Sunrise Hotel**

101 East Hastings Street, Vancouver, British Columbia, V6A 1N5

Other Name(s)

Broadway Hotel
Irving Hotel

Construction Dates

1906

Description of Historic Place

The Sunrise Hotel is a four-storey, masonry, mixed-use commercial building occupying the Northeast corner of East Hastings and Columbia Streets in the Downtown Eastside Area.

Heritage Value

The Sunrise Hotel is valued as an example of a transitional design from the late Victorian era of historicist styles to a more restrained Edwardian Commercial Style, illustrated by its Romanesque Revival and classical design and ornamental treatments. The mixed-use rooming house, with commercial services on the ground floor and lodging rooms on the upper floors 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 Sunrise Hotel is notable in that it was designed by the firm Hooper and Watkins Architects, which was a prolific architecture firm of this period.

Character-Defining Elements

The character-defining elements of the Sunrise Hotel include:

- Its siting, close to property lines with no setbacks;
- Its rectangular massing and flat roof;
- Its consistent scale and design with the neighbouring properties;
- Articulation of its upper façade, including detailed red brick, pattern of fenestration on the first and second floors of large windows with transoms between stone-trimmed pilasters, pattern of fenestration at the third floor consisting of a horizontal band of double hung windows with stone headers between a lower beltcourse and the upper band previously occupied by the sheet metal cornice,
- Surviving elements of the exposed ornamental storefront cast iron framing,
- Evidence of advances in functional design, including the use of fire escapes, provision of natural light with skylights and open light courts, central heating, and bathrooms;
- Interior detailing, including the original stair and balustrade, corridor transom windows, interior trim and cast iron radiators
- Original de-commissioned elevator and glazed elevator shaft.

Recognition

Not Recognized

Function – Current/Historic

Commerce/Commercial Services
Hotel, Motel or Inn

Architect

Hooper and Watkins Architects

Builder

unknown

Additional Information

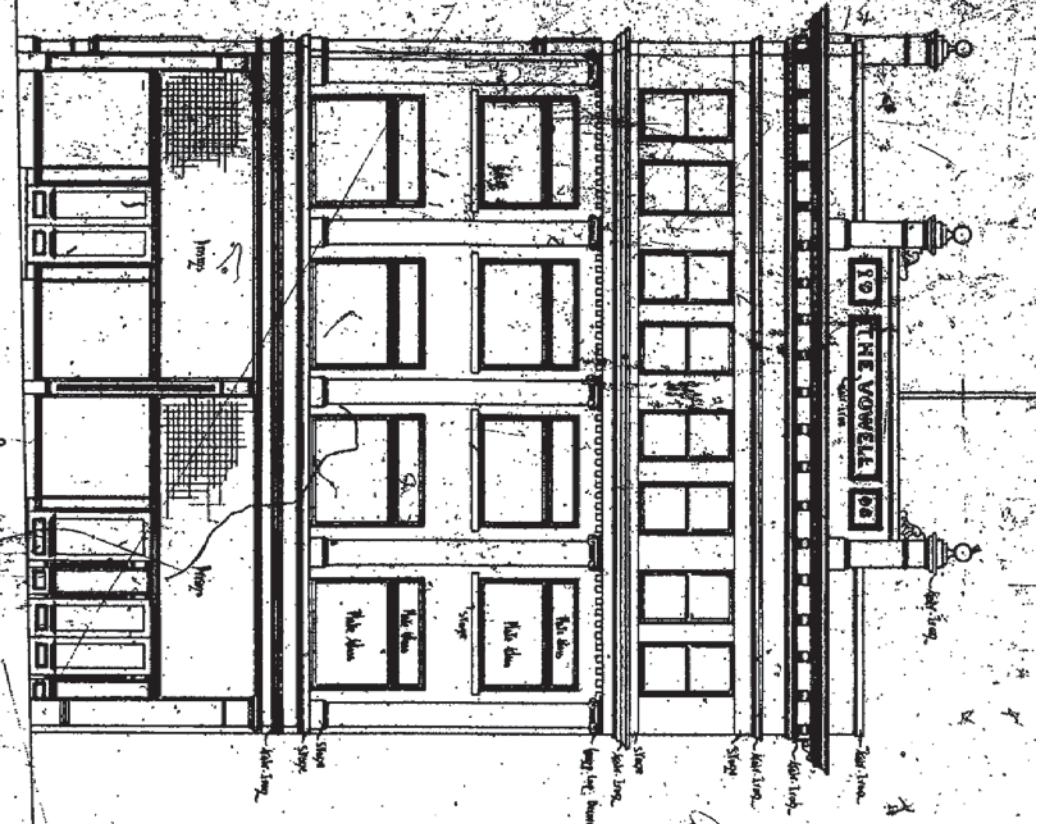
Location of Supporting Documentation

City of Vancouver Archive
Vancouver Public Library

KV | 03 July 2012

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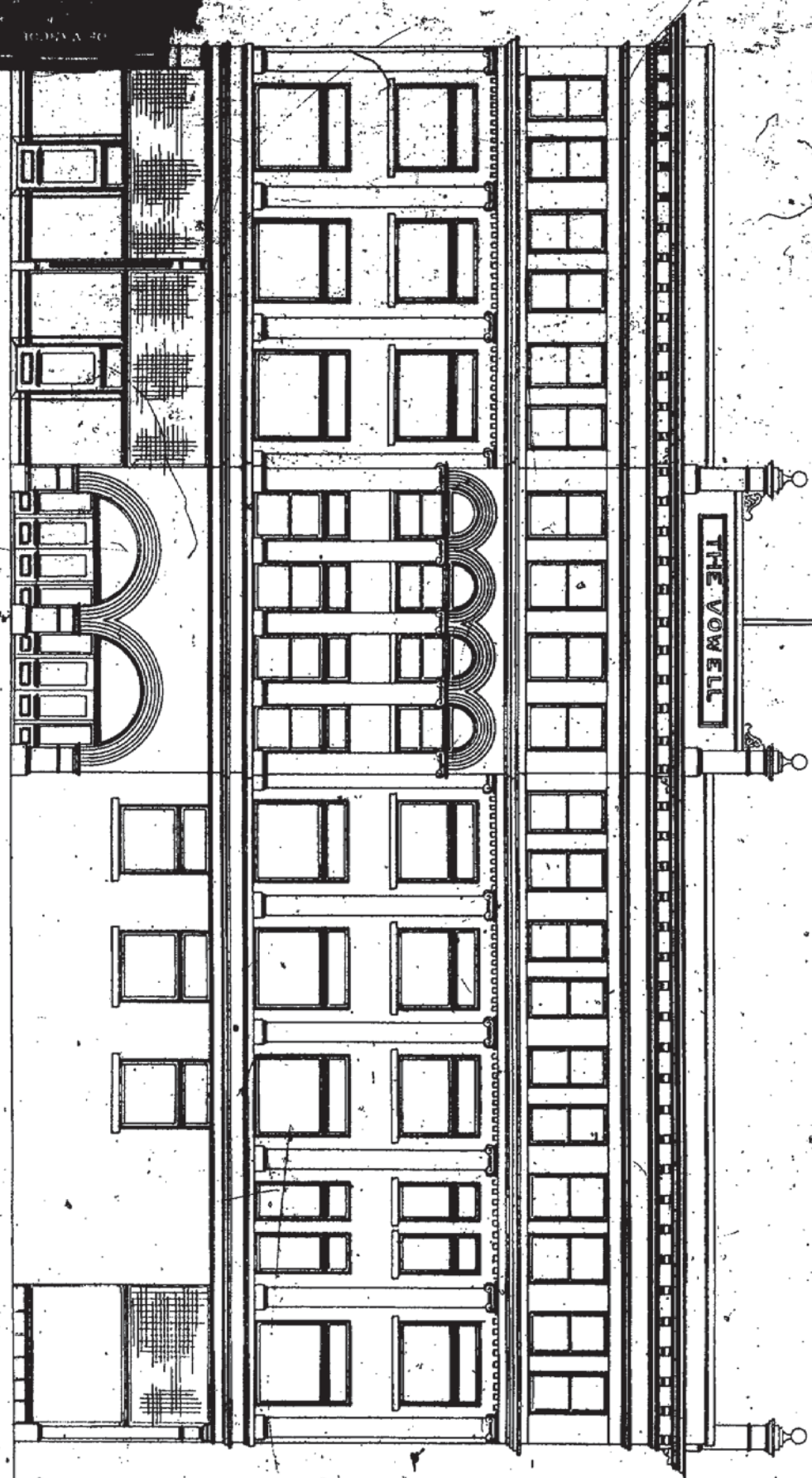


Hastings St. Elevating

James Mr. Bank Building

to be erected (on Hastings St. and Georgia Ave.

Yagower, B. & Co.



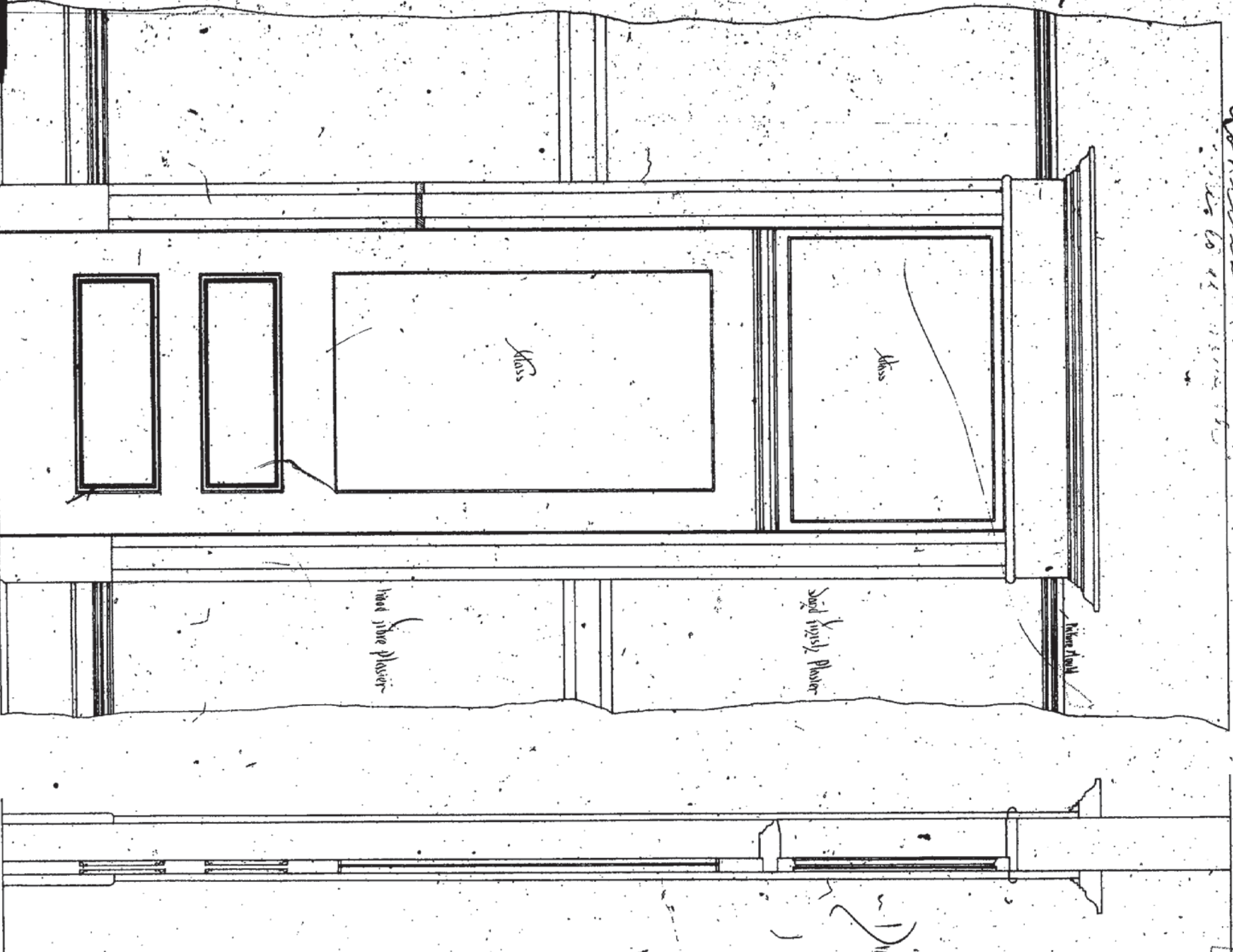
South 8th St. Elevating

Georgia Ave. Elevating

East 11th St. Elevating

Yagower, B. & Co.

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[illegible]

Drawings for Bank Building
to be erected (or finishing St. Catharine.
Laurens, B.C.

Detail of bones & upside finish

Heper & Nathan
Publishers
Lancaster & Victoria B.C.

A dark, high-contrast photograph of a city skyline at night, likely Vancouver, with the text "CITY OF VANCOUVER" printed vertically on the right side.

NOT ACCREDITED
for New Building Application.

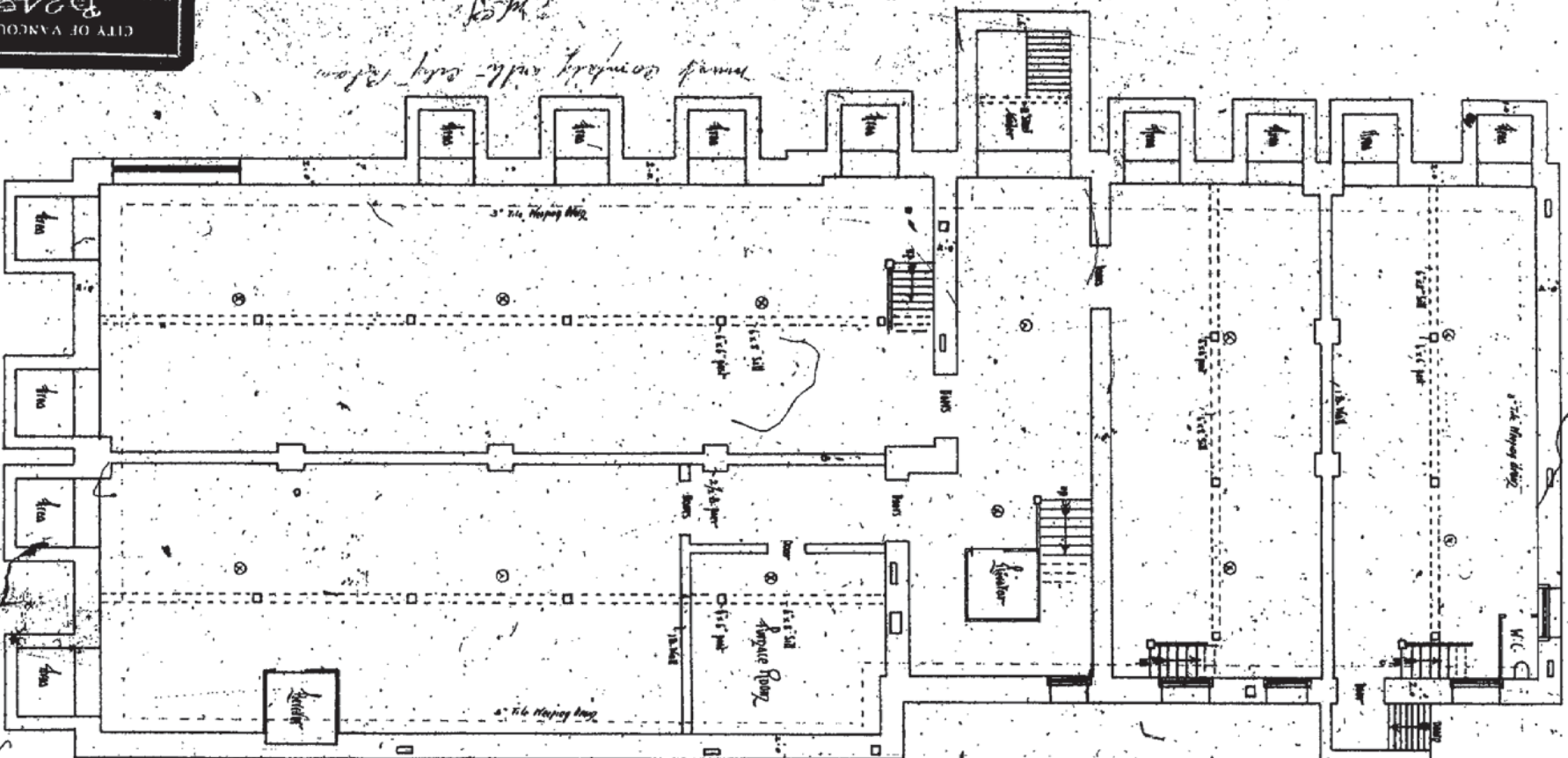
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Drawings for Brick Building
to be erected for Storages of 5 (Gumiba five

Wagonover. B. 6.5

Robert J. Rosner

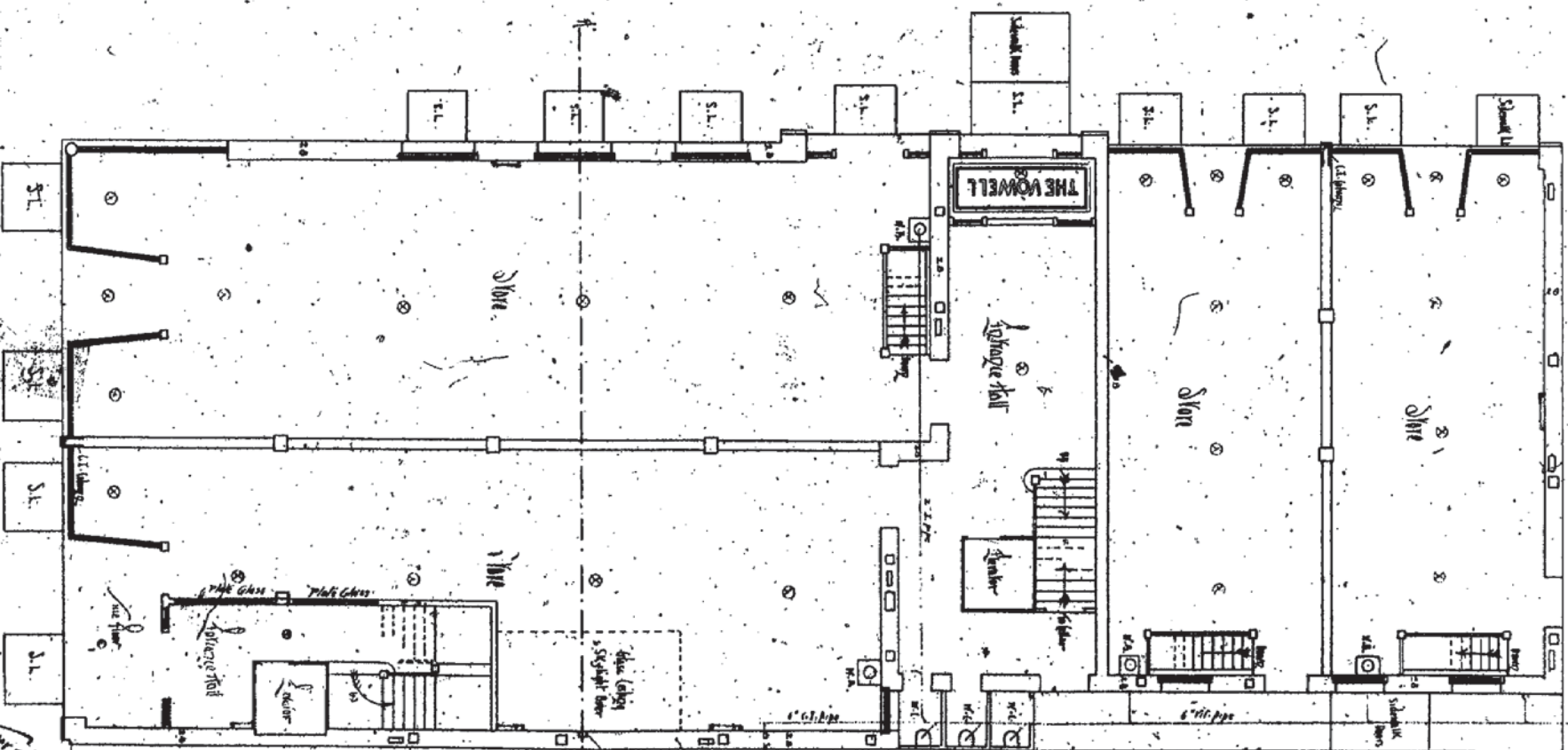


CITY OF VANCOUVER
B249A50
HOTEL
103 HASTIE

Mar of Basant

Slide 8 to 12

Plan of Knapp's Farm -



Heper & Holden
Exposers & Retoris. 134

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Distance
to the beach
is 16 m. small

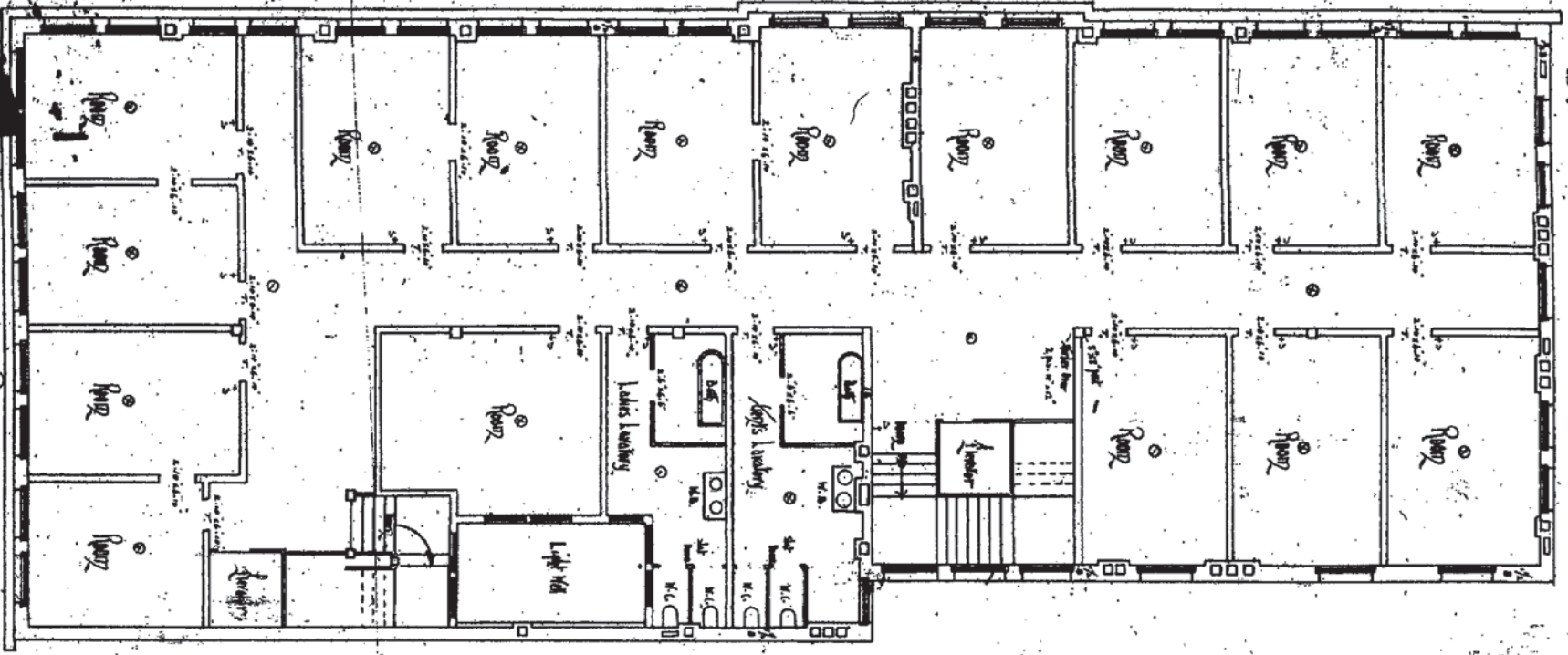
James C. Smith

4

Demands for Brick Building

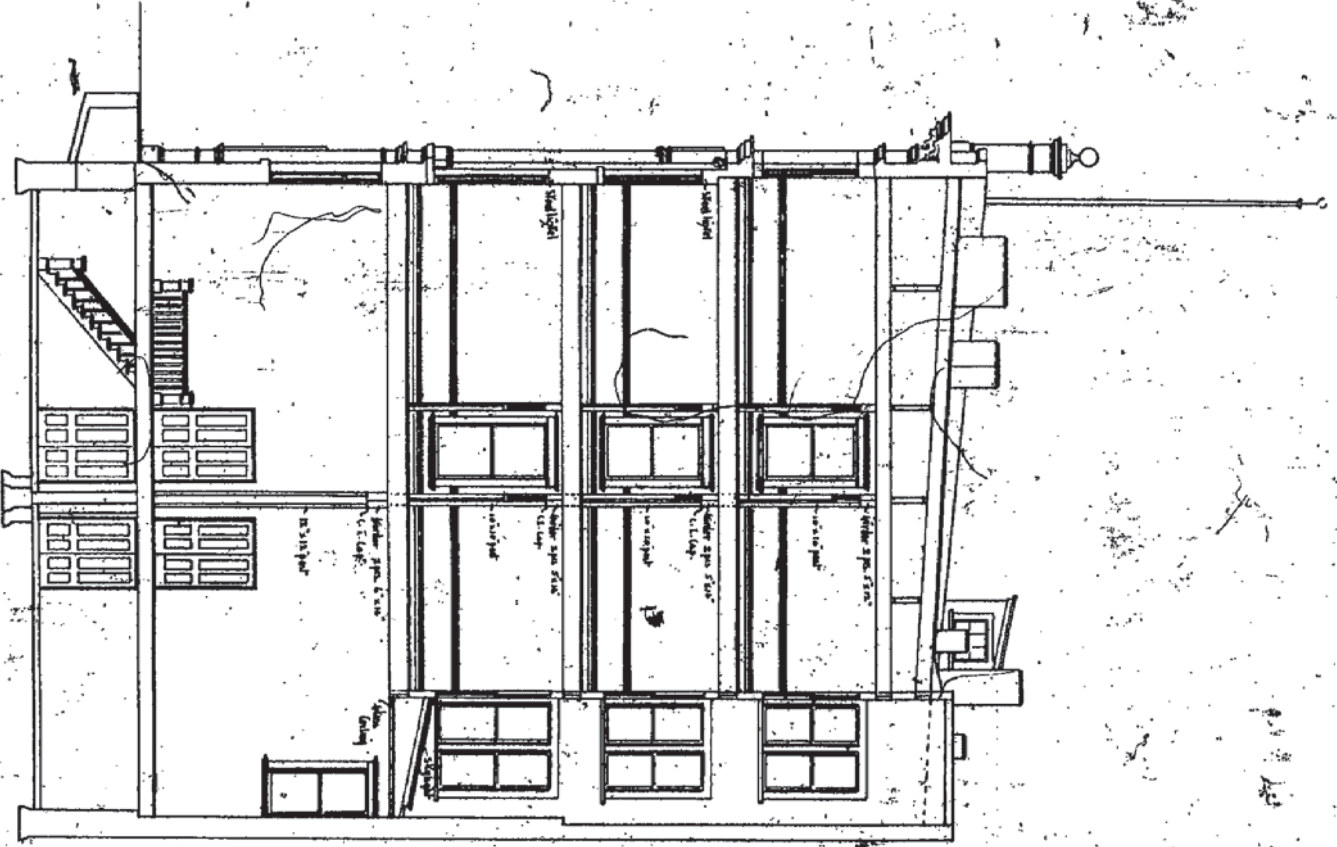
to be erected for housing of our children the

KADAMBAKAR, B. G.



- Day of Youth -

— Dieb 8 K 47 127 —

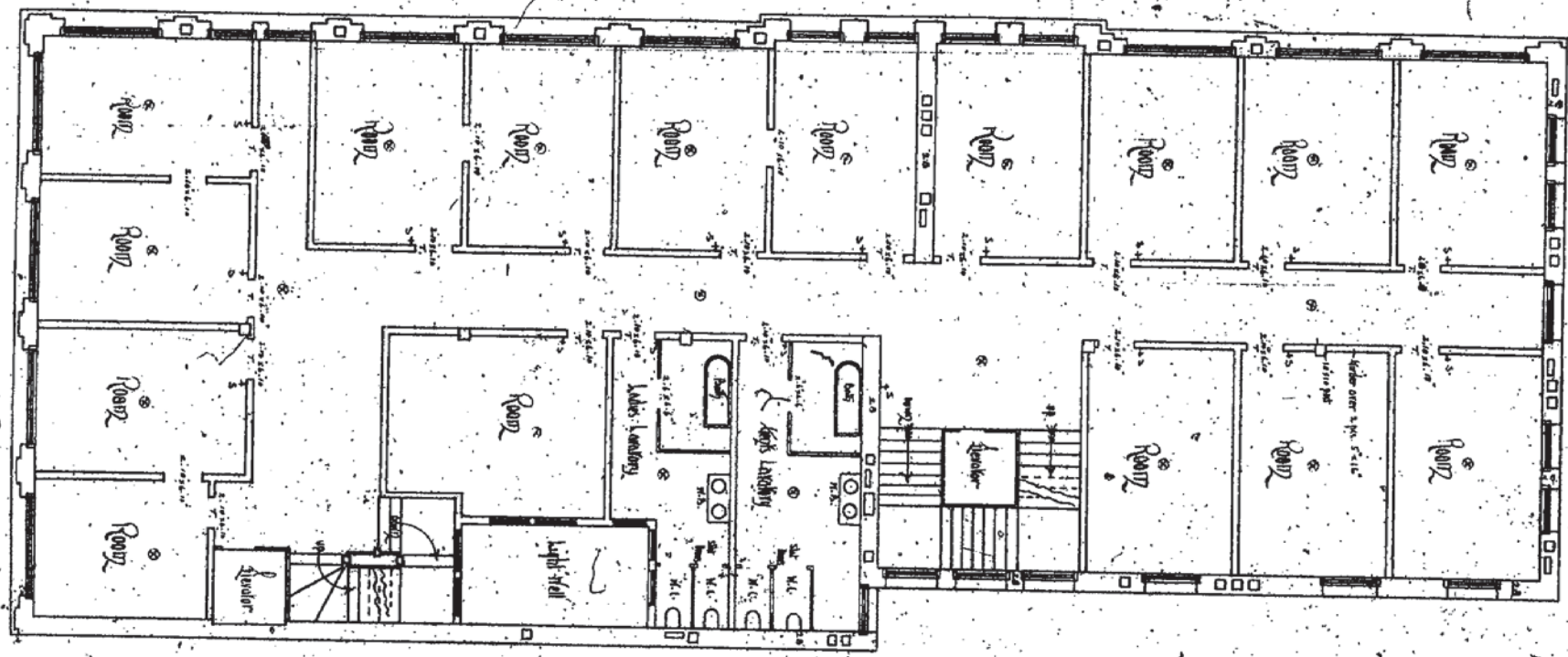


— Cross Section of line A, A —

Genl. Warden
Building Inspector

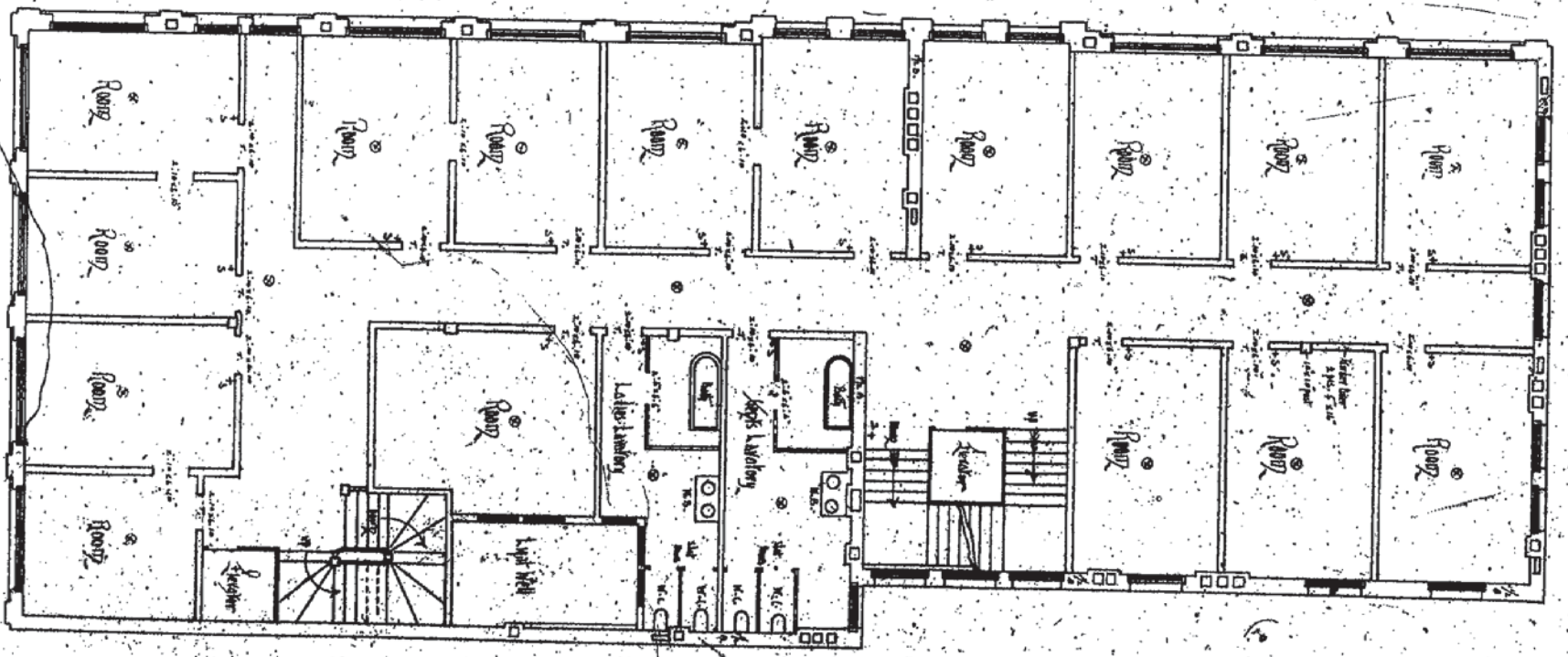
Heper & Nelson
Franklin
Vogel & Nelson

Plan of Second Floor -



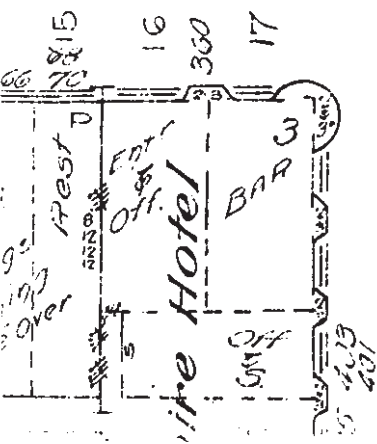
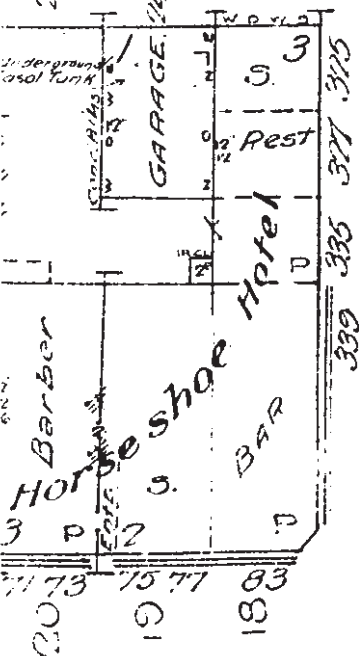
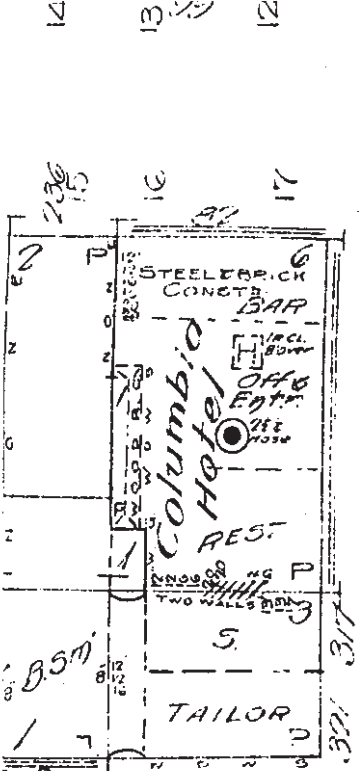
Scale 8 1/2 in 12 ft

Plan of Third Floor -

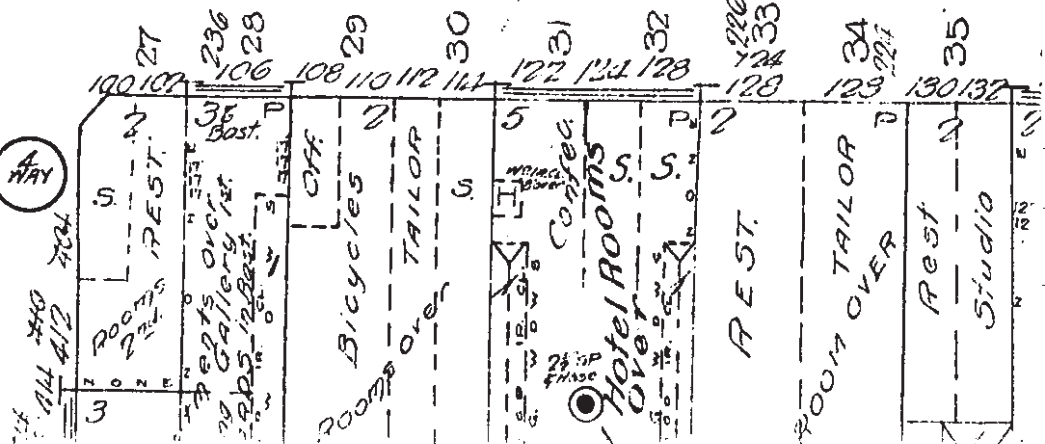
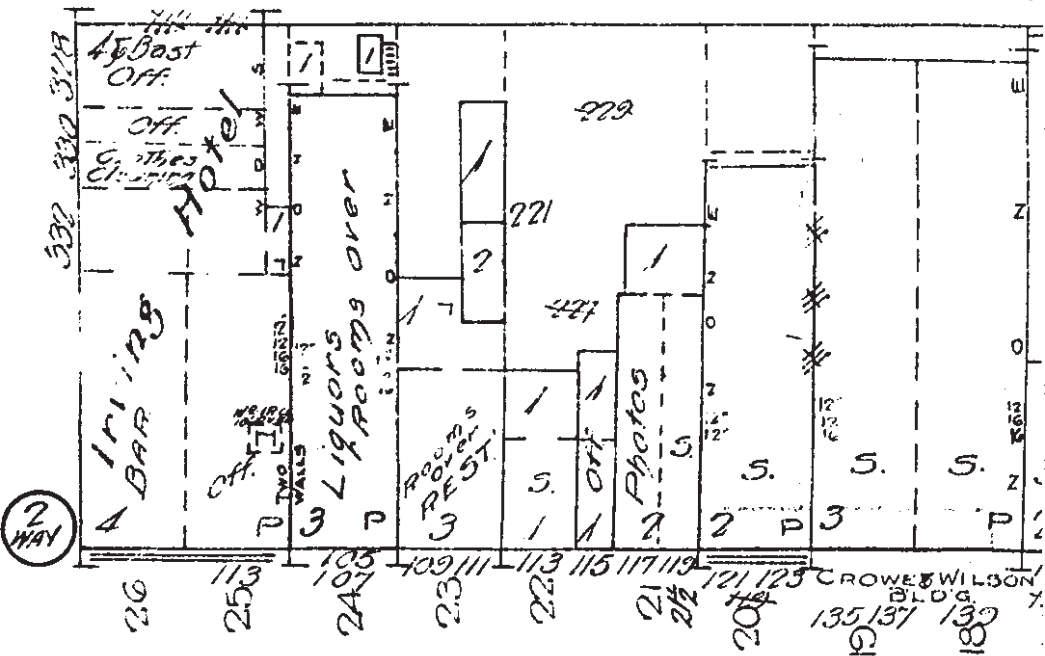
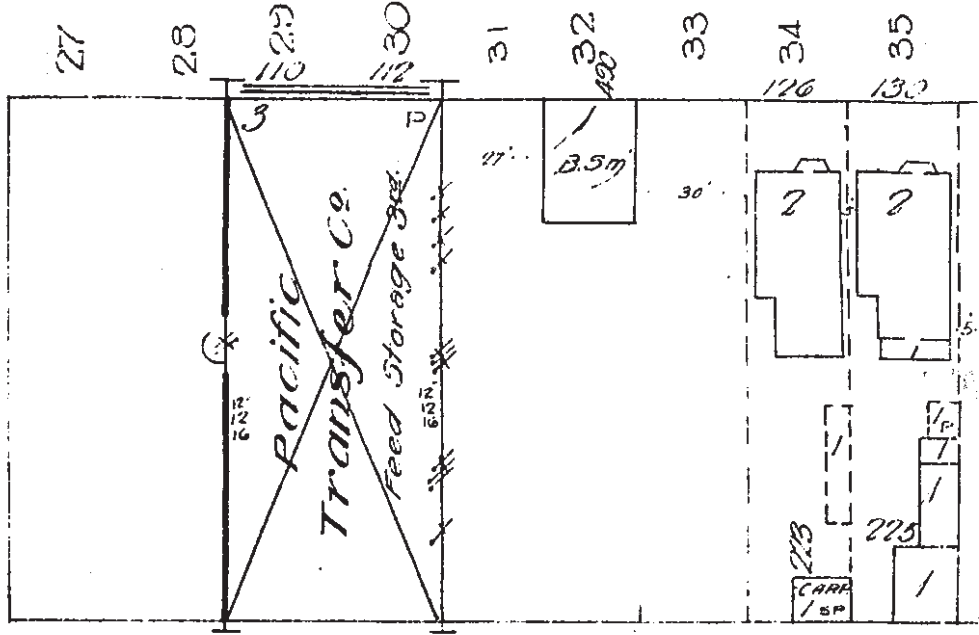


W. H. Colwell
Architect
Vancouver, B.C.

W. H. Colwell
Architect
Vancouver, B.C.
The plan is for the Britic Building
to be erected for the purpose of
being a hotel.



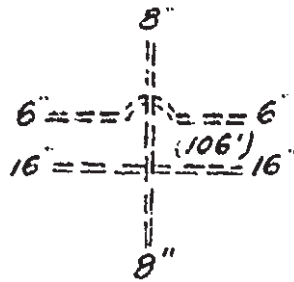
COLUMBIA AVE.



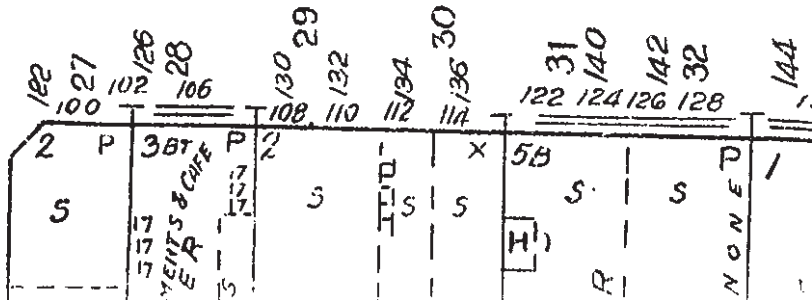
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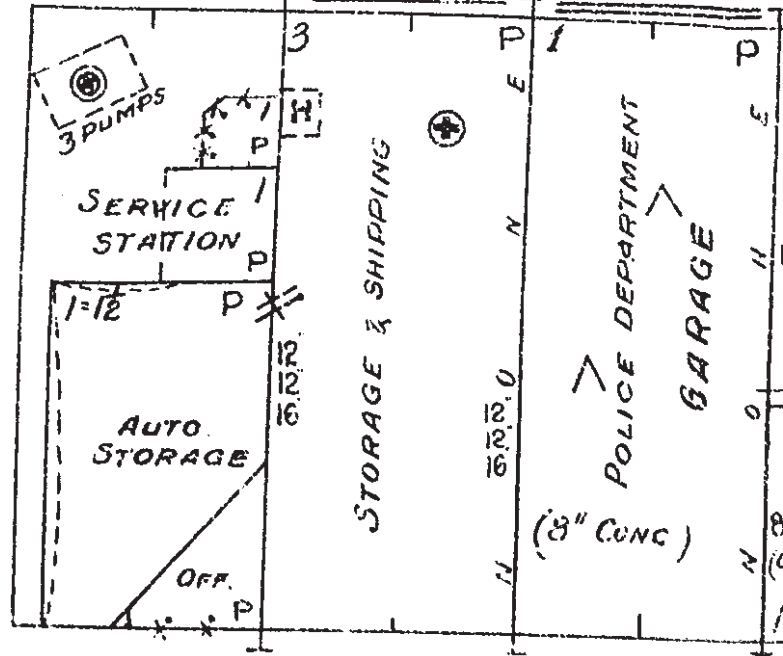
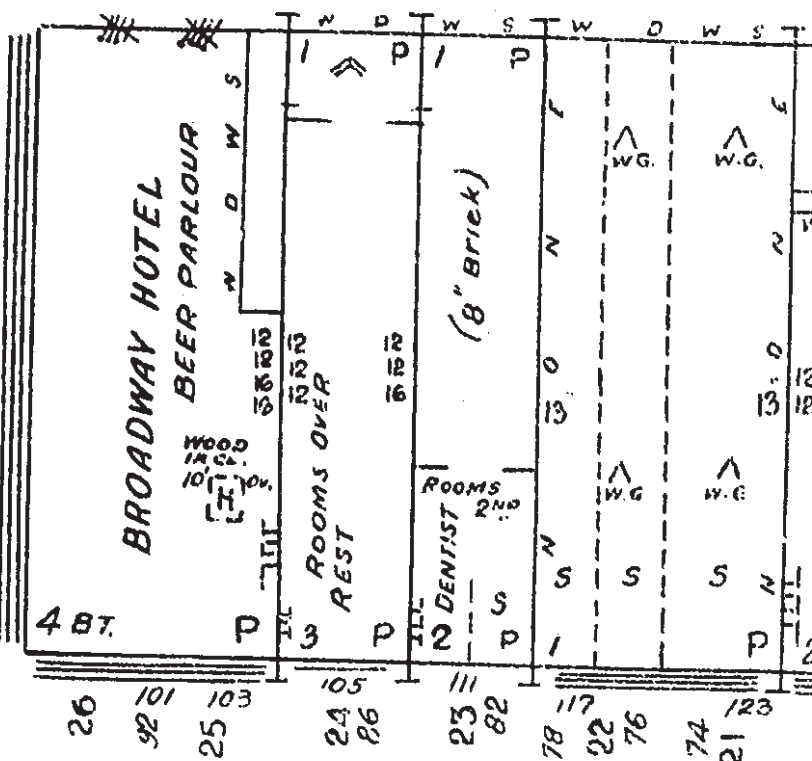
SEE SHEET NO 113



2
EC



2
EC

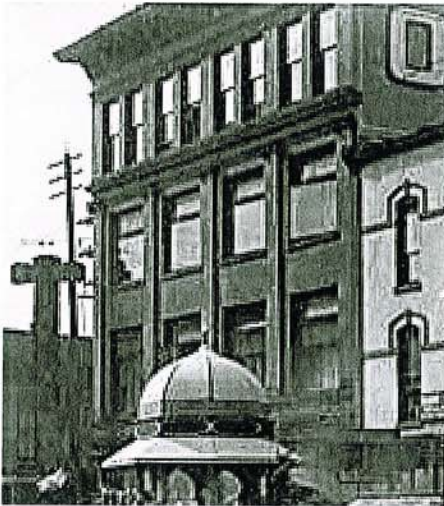




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e-mail: mcginneng@telus.net

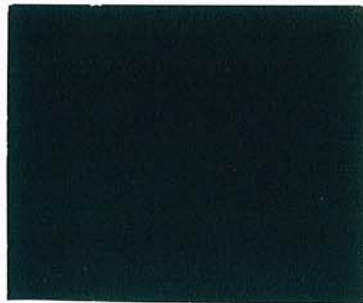
Sunrise Hotel Conservation Plan Colour Analysis

June 6, 2012



Front Façade Trim (Frames and Sash) – Top Paint Layer - Recommended Colour

Trim



Benjamin Moore
2050-10
Salamander

Record of Base Paint Layer

Base Paint Layer

Benjamin Moore
CC-190
Summer Harvest



Methodology

- 1 – It was established from early historic photographs that the front façade trim was dark in colour.
- 2 – Paint samples were collected from existing wood elements.
- 3 – Microscopic analysis revealed two layers of paint in the sample. A cream colour was determined to be the base layer. Due to discrepancies with the historic photography the dark green of the top layer, a common colour of the period, was chosen for the trim elements. The frame and sash are to be painted the same colour, which was typical of masonry buildings of this period.



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

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

SUMMARY *for* Sunrise Hotel

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