



A10

ADMINISTRATIVE REPORT

Report Date: September 15, 2009
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VanRIMS No.: 08-2000-20
Meeting Date: October 6, 2009

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: 330 W. Pender Street - Façade Grant

RECOMMENDATIONS

- A. THAT Council approve a façade grant of up to \$50,000 for the rehabilitation of the principal façade at 330 W. Pender Street as contemplated by Development Application Number DE413260. The source of funding is the 2008 Capital Budget for the Heritage Façade Rehabilitation Program.
- B. THAT Council authorize the City to enter into an agreement with the owner of 330 W. Pender Street to be registered in the Land Title Office as a section 219 covenant, which agreement shall require the rehabilitation to be overseen by a qualified Heritage Consultant and will require the owner to maintain the 330 W. Pender Street façade in good appearance and good repair for a minimum of fifteen years.
- C. THAT the agreement described above shall be prepared, registered and given priority to the satisfaction of the Director of Legal Services in consultation with the Director of Planning.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

Heritage Façade Rehabilitation Program (HFRP) Policies and Procedures for Gastown, Chinatown, Hastings Street Corridor and Victory Square.

The Vancouver Charter requires a resolution passed by not less than two-thirds of all Council members for recommendation "A".

PURPOSE

The purpose of this report is to seek Council's approval for a façade grant for the Vancouver Heritage Register "A" listed and municipally designated building at 330 W. Pender Street.

BACKGROUND

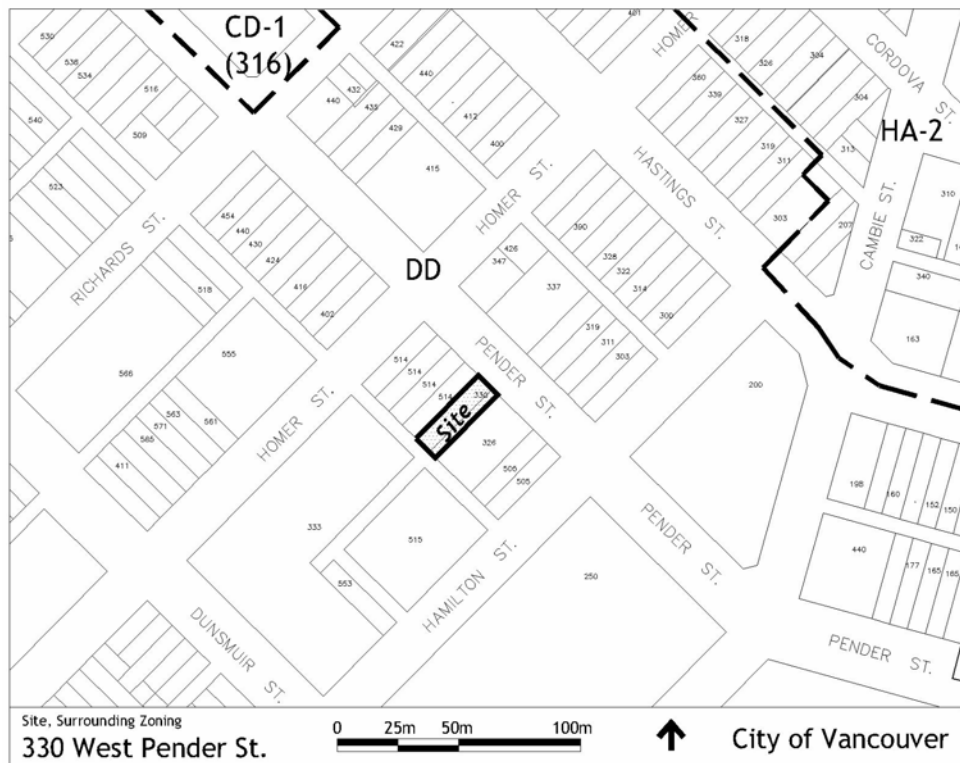
In July 2003, City Council approved both the Heritage Building Rehabilitation Program and the Heritage Façade Rehabilitation Program to facilitate the conservation and rehabilitation of heritage buildings in Gastown, Chinatown, Hastings Street Corridor and Victory Square. Both programs were initially established for a five year period (2003-2008) to stimulate economic activity in these important historic areas through work on individual heritage buildings. In July 2009, City Council approved continuation of the Heritage Façade Rehabilitation Program for a period of 3 years (2009-2011). This program is available to assist owners and tenants with 50% of the cost of rehabilitating heritage building facades up to a maximum of \$50,000 per principal façade.

DISCUSSION

The B.C. Permanent Building is a two storey sandstone clad structure, located at 330 West Pender Street in Victory Square, downtown Vancouver. It was built in 1907, designed by two of the most prominent architects in British Columbia at the time, Thomas Hooper and C. Elwood Watkins. This site is municipally designated and listed as a category "A" heritage resource on the Vancouver Heritage Register.

Heritage Value

The predominant heritage value of this site is its architectural value. Designed as a temple form bank building with Neoclassical Revival details, this building represents an excellent example of an English Palladian architectural expression. The building's architecture is also significant for the employment and retention of high quality and expensive materials, both on the exterior and the interior. Recognized as one of the most elegant designs by architects Hooper and Watkins, this building expresses the sense of monumentality despite its relatively small scale. The overall effect of the building projects conservatism, permanence and security. These qualities directly contributed to development of the area as the financial district of Vancouver in the early twentieth century.



Site Plan

Conservation Plan

The B.C. Permanent Building has changed very little over the years and continues to maintain a high degree of its original design, as well as its visual and structural integrity. In 1979, the basement access was infilled and entrance to it blocked. The exterior of the building is made of sandstone which is known for poor weathering abilities. A lack of maintenance of the flashings has resulted in deterioration of the exterior stone surface in the form of delamination and dissolution of the stone face, and staining. This is particularly noticeable on the upper part of the main (north) elevation. The proposed Conservation Plan addresses the cause of water saturation and develops proper procedures for the conservation of the stone façades, especially the main facade. It also proposes to restore the basement entrance. The key elements of the Conservation Plan are:

- replace roof membrane, flashings, gutters, hoppers and downspouts,
- remove loose paint and failed stone,
- rake out and repoint failed mortar joints,
- carry out mortar repairs to build-up arrises and finished faces of the individual blocks,
- wash areas affected by biological growth to reduce the re-appearance of staining,
- prepare stone for repainting and apply paint,
- clean and repoint joints in the granite stairs on the west end,
- repaint windows,
- restore the use of the basement entrance,
- preserve the cast iron railings.

In addition, the Conservation Plan specifically asks for a trained and experienced contractor to conduct the stone preservation work, who is familiar with stone preservation techniques and methods, and who has previous experience with working on historic buildings.

Estimates for Proposed Rehabilitation Work

The applicant submitted three cost estimates, all exceeding \$100,000 in eligible, scope related costs.

FINANCIAL IMPLICATIONS

Council approved a total of \$2.5 million for funding façade grants through the Heritage Façade Rehabilitation Program for the period 2003-2008.

Staff recommend an allocation of up to \$50,000 from the 2008 Capital Budget for the rehabilitation of the principal façade at 330 West Pender Street. The grant funds will be available to the applicant in accordance with the Heritage Façade Rehabilitation Program Policies and Procedures.

PUBLIC CONSULTATION

This application is fully compliant with both, the applicable City planning policies and guidelines, as well as with the Standards and Guidelines for the Conservation of Historic Places in Canada. The proposed conservation work does not ask for any changes to the building; rather it focuses on the maintenance of the existing fabric. Because of simplicity of the proposed scope and work staff did not deem it necessary to conduct public consultation in this circumstance.

CONCLUSION

The building at 330 West Pender Street (the B.C. Permanent Building) is "A" listed on the Vancouver Heritage Register, municipally designated, and is located in Victory Square. The proposed façade preservation will greatly improve the appearance of the local landmark building and also further contribute to DTES revitalization. The Director of Planning recommends approval of up to \$50,000 for the conservation of the principal façade of 330 W. Pender Street.

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