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ADMINISTRATIVE REPORT

Report Date: September 9, 2010
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VanRIMS No.: 08-2000-20
Meeting Date: September 21, 2010

TO: Vancouver City Council
FROM: Director Of Planning
SUBJECT: 100 West Pender Street - Façade Grant - DE 413935

RECOMMENDATIONS

- A. THAT Council approve a façade grant of up to \$50,000 for the rehabilitation of the principle façade at 100 West Pender Street as contemplated by Development Application Number DE 413935. The source of funding is the 2009 Capital Budget for the Heritage Façade Rehabilitation Program.
- B. THAT Council authorize the City to enter into an agreement with the owner of 100 West 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 100 West 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 A, B and C.

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

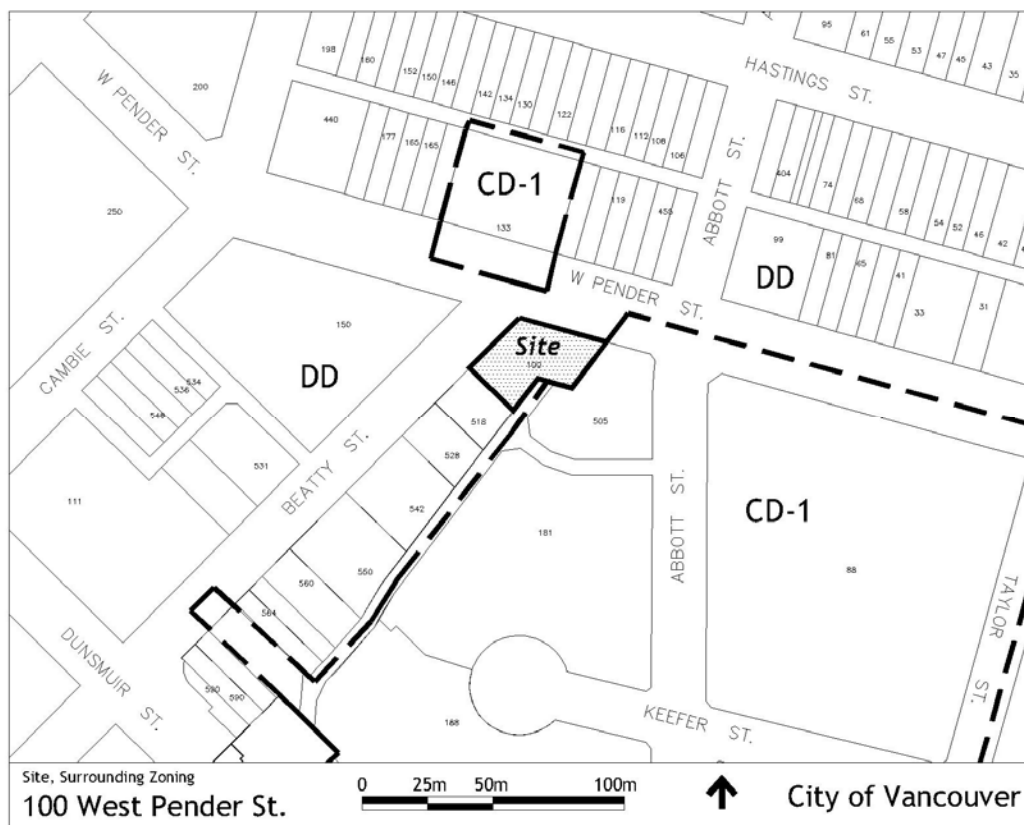
The purpose of this report is to seek Council's approval for a façade grant for the Vancouver Heritage Register "A" listed and municipally designated building at 100 West Pender Street.

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 Sun Tower (World Building) is an iconic city landmark built from 1911 to 1912, and located in Victory Square area. Designed by William Tuff Whiteway, this impressive seventeen-storey commercial building was once the tallest building in the British Empire. Detailed in an eclectic combination of architectural styles the building structure comprises an innovative steel frame with brick-and-terracotta cladding. The Sun Tower is municipally designated and listed as a category "A" heritage resource on the Vancouver Heritage Register.



Heritage value

In addition to architectural value, as presented in its elaborate version of the Edwardian Commercial Style, and its innovative construction, the building is valued for its association with the publisher and politician Louis D. Taylor. Taylor served as a Mayor of Vancouver for eight terms between 1919 and 1932. He was also the owner of the World newspapers, which he lost together with the World Building ownership in 1915. In 1924 the building was sold to Belkin Moving & Storage and became their first office in Canada. The Sun newspapers took the ownership and occupancy of the building in 1937 which legacy has been preserved in one of its historic names - Sun Tower. Since 1964, when the Sun newspapers moved to South Granville, the building has been used for rental offices, including a number of key Vancouver businesses among its tenants.

Conservation Plan

The historic entrance was removed in the 1970s to be replaced with the current assembly of mirrors set in oak-varnished frames and oak panelling above the brass-framed glass entrance door. Additional elements include the existing brass guardrail and handrails and an ornamental lighting fixture were introduced later. The 1970 alterations do not contribute to the heritage value of the historic site. The proposed Conservation Plan intends to preserve existing historic materials of the entrance area and to rehabilitate the area by reversing some of 1970 alterations. The proposed conservation work is based on available archival documentation and consists of the following conservation procedures:

- preservation of the granite plinth, stair and Doric columns, and cleaning by low-pressure water washing;
- preservation of the historic terracotta cladding around the entrance area;
- restoration of the three entrance area walls by removing 1970 concrete black walls, wood and glass panels, and restoring the historic appearance of terra cotta cladding;
- restoration of the arched openings above windows and entrance doors;
- rehabilitation of entrance area windows and doors by removing existing 1970 windows and doors and installing tempered glazing in contemporary anodized aluminium window frames and frameless doors;
- rehabilitation of existing rails and lighting by replacing with new architectural elements in contemporary material and design sympathetic to the historic place.

Conservation procedures were developed in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada. The applicant has applied for the façade grant through the Heritage Façade Rehabilitation Program.

Estimates for Proposed Rehabilitation Work

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

FINANCIAL IMPLICATIONS

Council approved a total of \$500,000 for funding façade grants through the Heritage Façade Rehabilitation Program in 2009. Currently, the amount of \$450,000 is available, not including 100 West Pender Street request.

Staff recommend an allocation of up to \$50,000 from the 2009 Capital Budget for the rehabilitation of the principal façade at 100 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

The application was presented to Vancouver Heritage Commission on June 21, 2010 and was unanimously supported.

CONCLUSION

The building at 100 West Pender Street (Sun Tower/World Building) is listed in the "A" category on the Vancouver Heritage Register and is municipally designated. The proposed building entrance preservation and rehabilitation will reverse some of the unsympathetic alterations of the 1970s and will improve the appearance of this landmark building. The Director of Planning recommends approval of up to \$50,000 for the rehabilitation of the entrance area of the principal façade of 100 West Pender Street.

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