



ADMINISTRATIVE REPORT

Report Date: March 18, 2013
Contact: Kent Munro
Contact No.: 604.873.7135
RTS No.: 10058
VanRIMS No.: 08-2000-20
Meeting Date: June 12, 2013

TO: Standing Committee on City Finance and Services
FROM: General Manager of Planning and Development Services
SUBJECT: 320 Abbott Street - Façade Grant - DE 416539

RECOMMENDATION

- A. THAT Council approve a façade grant of up to \$50,000 for the rehabilitation of the principal façade at 320 Abbott Street as contemplated by Development Application Number DE 416539 (Application), the source of funding being 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 320 Abbott Street to be registered in the Land Title Office as a covenant under Section 219 of the Land Title Act, which agreement shall require the rehabilitation to be overseen by a qualified Heritage Consultant and will require the owner to maintain the 320 Abbott 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 General Manager of Planning and Development Services.

REPORT SUMMARY

The purpose of this report is to seek Council's approval for a façade grant for the Vancouver Heritage Register "C" listed and municipally designated site at 320 Abbott Street, also known as the Hotel Metropole. The Application proposes to preserve and restore the exterior of the heritage building and replace the two entry doors. The applicant has requested a façade grant through the Heritage Façade Rehabilitation Program. The proposal is consistent with applicable City policy, HA-2 Design Guidelines for Gastown, Standards and Guidelines for the Conservation of Historic Places in Canada, and it is eligible for the façade grant.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this matter include:

- Heritage Building Rehabilitation Program Policies and Procedures for Gastown, Chinatown, Hastings Street Corridor and Victory Square (2003).
- Heritage Façade Rehabilitation Program Policies and Procedures for Gastown, Chinatown, Hastings Street Corridor and Victory Square (2003).

Section 206(2) of the Vancouver Charter requires a resolution passed by not less than two-thirds of all Council members for recommendation “A”.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The General Manager of Planning and Development Services RECOMMENDS approval of the recommendations contained in this report.

REPORT

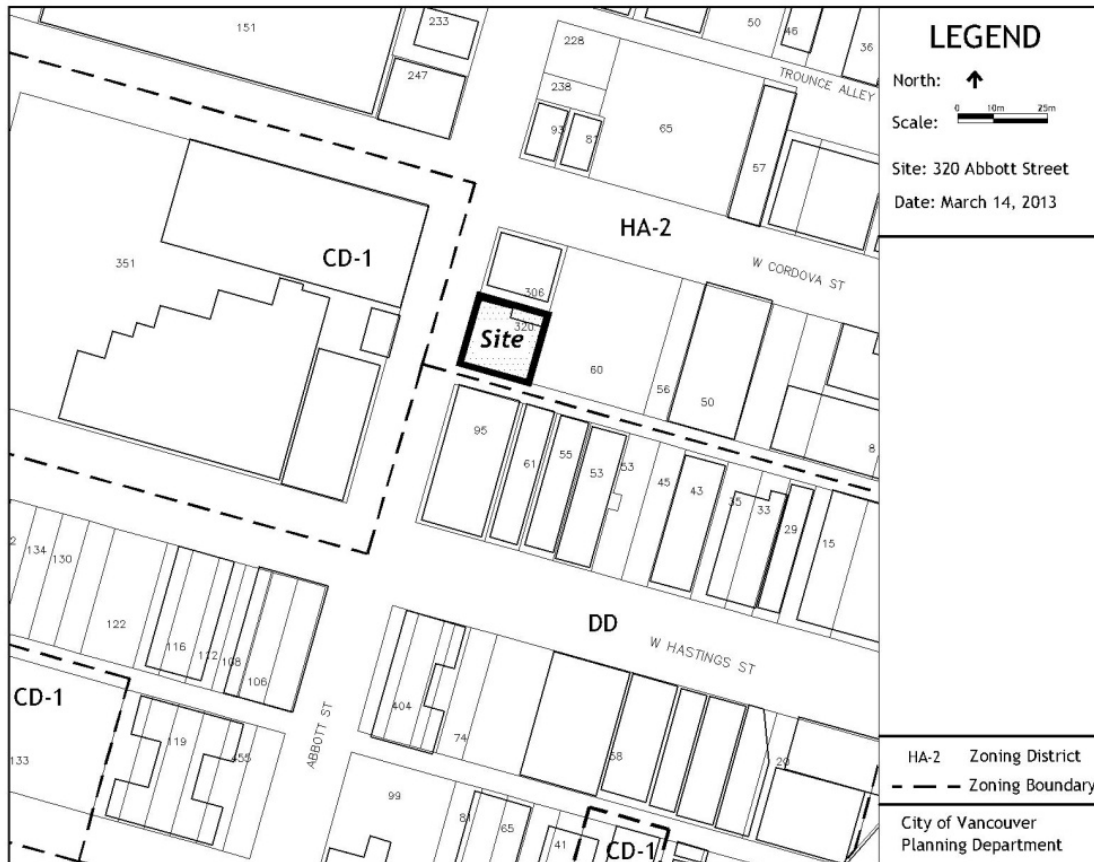
Background/Context

In July 2003, City Council approved both the Heritage Building Rehabilitation Program (HBRP) and the Heritage Façade Rehabilitation Program (HFRP) to facilitate the conservation and rehabilitation of heritage buildings in Gastown, Chinatown, Hastings Street Corridor and Victory Square. The HFRP 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. The HBRP and HFRP are consistent with current planning initiatives of the Downtown Eastside Local Area Planning Program (LAPP), including the Interim Development Management Guidelines (adopted on March 28, 2012) which allows for heritage façade grants to be considered by Council.

Strategic Analysis

Site and Context

The Hotel Metropole is a five-storey masonry commercial building occupying part of the east side of the 300 block of Abbott Street, with a secondary frontage on the mid-block alley, in the historic Gastown district. It is distinctive for its two formal facades, on Abbott Street and the alley, and a prominent projecting cornice. The current uses are commercial, on the ground floor, and the hotel/rental accommodation (Single Room Accommodation) on the upper floors. The Hotel Metropole is a municipally designated heritage site and it is listed in the category “C” on the Vancouver Heritage Register.



Site Plan showing location and surrounding zoning

Heritage Value

The Hotel Metropole is valued as an early Gastown hotel, representative of the area's seasonal population in the early twentieth century. Built in 1910, this building is valued as an example of the classically inspired architecture of the Edwardian era, with its classically-proportioned, tripartite facade articulation. Designed by one of the City's leading local architects, W. T. Whiteway, the Hotel Metropole is also associated with J. M. McLuckie, a pioneer Vancouver contractor who became well-known for numerous commercial and residential commissions, and Dr. Robert Clarke Boyle, a prominent physician and surgeon in Vancouver and president of the Vancouver Medical Association.

Originally, this building was known as a Travelers Hotel while the Metropole Hotel was located across the street. When the original Metropole was demolished in the mid-1920s to allow for the expansion of the Woodward's Department Store, the Travelers Hotel appropriated its name and became the Hotel Metropole. In the 1930s the original storefronts were altered with the insertion of Gothic-inspired entry doors and sidelights. These alterations reflected a change in public attitude and liquor policy, when drinking establishments turned inwards and no longer were allowed to have open windows facing the street (for the Statement of Significance see Appendix A).

Conservation Approach

The conservation strategy developed for this building is a combination of preservation and restoration, maximizing the retention of the building structure and the heritage fabric. The conservation procedures include a proper preparation and repairs of masonry walls, sandstone, brickwork, existing parging, cornices, wood windows and storefronts. Some missing or damaged exterior elements will be restored and replaced to match existing materials and finish, as required. The windows, storefronts and brickwork will be repainted in historic colors, as per the conservation plan. The early flagpole will be retained and preserved.

The original 1910 central hotel entrance and flanking storefronts on the principal façade were removed in 1930s and the current assembly has remnants of the 1930s storefront. The 1930s alterations are an interesting part of the evolution of the building and thus worthy of preserving.

The proposed conservation plan is generally consistent with the Gastown HA-2 Design Guidelines the Standards and Guidelines for the Conservation of Historic Places in Canada (for more details on the conservation plan see Appendix B).



320 Abbott Street (Hotel Metropole) -Existing Condition

Estimates for Proposed Conservation Work

The applicant has submitted three competitive cost estimates for the eligible façade rehabilitation work ranging from \$214,000 to \$350,000. Only the cost related to the conservation of the principal facade (Abbott Street) is considered eligible for the façade grant.

Proposed Incentives

A heritage façade grant of up to \$50,000 per principal façade is proposed to financially assist the owner in conducting the conservation work. Since this building has one principal façade, a single façade grant has been requested.

Comments of Advisory Bodies

The application was reviewed by the Gastown Historic Area Planning Committee on March 20, 2013 and it was supported (for detailed minutes see Appendix C).

Financial

Council approved a Capital Budget of \$500,000 for funding façade grants through the Heritage Façade Rehabilitation Program in 2009. In February 2012, Council approved a further Capital Budget of \$150,000 for façade grants. Currently, the amount remaining in the program is \$300,000, not including this request.

Staff recommend an allocation of up to \$50,000 from the 2009 Capital Budget for the Heritage Façade Rehabilitation Program for the rehabilitation of the principal façade at 320 Abbott Street. The grant funds will be available to the applicant in accordance with the Heritage Façade Rehabilitation Program Policies and Procedures.

Legal

Should Council approve this façade grant request, an agreement between the City and the property owner to ensure the continued maintenance of the restored/rehabilitated façade, will be required. This agreement will be prepared by the Director of Legal Services and, once finalized with the owner, will be registered in the Land Title Office against title to the lands as a covenant under Section 219 of the Land Title Act. The agreement will require that the rehabilitation work is to be supervised by a qualified Heritage Consultant, will contain the terms and conditions upon which the grant is to be paid to the owner once the rehabilitation work is complete and will require the owner to keep the heritage façade in good appearance and good repair for a minimum of fifteen years after completion of the rehabilitation.

The façade grant will be issued only after the agreement is registered on title to the lands, the rehabilitation of the façade has been satisfactorily completed and the conservation plan satisfactorily implemented and the owner has delivered to the City satisfactory proof of payment of the costs incurred in carrying out the façade rehabilitation work.

CONCLUSION

The Hotel Metropole is listed in the “C” evaluation category on the Vancouver Heritage Register and under the provisions of the Vancouver Charter is designated as a protected heritage property. The proposed heritage façade rehabilitation will improve the overall condition of the heritage building, preserve its character defining elements and contribute to the economic revitalization of Gastown. The General Manager of Planning and Development Services recommend approval of up to \$50,000 for the rehabilitation of the principal façade of 320 Abbott Street.

* * * * *

BC Register of Historic Places

320 Abbott Street

Unique FPT Identifier DhRs-88

| | | | |
|---------------------|-----------------------------|------------------|--------------|
| Jurisdiction | BC | Province | BC |
| Community | Vancouver | Datum | NAD83 |
| Coordinates | Type Digital Maps | Zone | |
| | Latitude 49.28255853 | Longitude | -123.1066258 |

Description

The Hotel Metropole is a five-storey masonry commercial building occupying part of the east side of the 300 block of Abbott Street, with a secondary frontage on the mid-block alley, in the historic Gastown district of downtown Vancouver. It is distinctive for its two formal facades, on Abbott Street and the alley, and a prominent projecting cornice.

Description of Boundaries

The site is located on the east side of Abbott between Cordova and Hastings Streets, bounded on the south side by the mid-block lane.

Area 403.4 square meters

Heritage value

Gastown is the historic core of Vancouver, and is the city's earliest, most historic area of commercial buildings and warehouses. The Gastown historic district retains a consistent and distinctive built form that is a manifestation of successive economic waves that occurred prior to the First World War. The area is recognized as the birthplace of Vancouver, and was pivotal in the first twenty-five years of the city's history and represents a formative period in Canada's economic development. The Hotel Metropole is valued as an early Gastown hotel, representative of the area's seasonal population in the early twentieth century, 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. Many of these hotels served a combined function of providing lodging on the upper floors, while commercial space on the ground floor contributed to the lively street life in Gastown.

Built in 1910, The Hotel Metropole is valued as an example of the classically inspired architecture of the Edwardian era, illustrating how popular styles were used by the hotel business to market a progressive image. The exterior exhibits a classically-proportioned, tripartite articulation, as reflected in the granite plinth, brick pilasters at ground level, stone stringcourses, regular fenestration and projecting metal cornice.

Originally, this building was known as the Travelers Hotel; there was a Metropole Hotel located across the street. When the original Metropole was demolished in the mid-

1920s to allow for the expansion of Woodward's Department Store, the Travelers appropriated this venerable name.

In the 1930s the original storefronts were altered with the insertion of a series of Gothic inspired entry doors and sidelights, reflecting the traditional historicism that was again popular in the period between the two world wars. These alterations marked a change in attitude and liquor policy, when drinking establishments such as this one turned inwards and no longer were allowed to have open windows facing the street.

The Hotel Metropole is further valued for its association with its architect, W.T. Whiteway (1856-1940). Whiteway arrived in Vancouver at the time of the Great Fire of 1886 and worked in Vancouver from 1886 to 1887, then followed other building booms in the United States and Canada before returning to Vancouver, where he became one of the leading local architects. The contractor for the Hotel Metropole was J.M. McLuckie, a pioneer Vancouver contractor who became well-known for numerous commercial and residential commissions. The hotel was an investment property that was originally owned by Dr. Robert Clarke Boyle (1869-1926), a prominent physician and surgeon in Vancouver and president of the Vancouver Medical Association.
Source: City of Vancouver Heritage Conservation Program

Character-Defining elements

The character-defining elements of the historic place include:

- commercial form, scale and massing, as expressed by its five-storey block form with no setbacks, a full basement and flat roof
- prominent corner location with two formal facades, with the primary facade facing Abbott Street and a secondary facade facing the service alley
- the historic mixed use of street level commercial space with lodging on the upper floors
- original Edwardian era architectural elements, including: large projecting sheet metal cornice on two facades; masonry construction such as granite foundation, brick façade and stone string-courses at each storey; and regular fenestration, with wooden sash windows resembling the original double-hung sash
- elements relating to the 1930s alterations, including Gothic pointed-arches and stained glass windows
- surviving interior details, such as the mosaic floor in the interior ground floor
- basement-level areaway with glass prisms in the Abbott Street sidewalk

Functional Type

Contributing Resources

| Type | Category | Era | # Type |
|-------|----------|------------------|------------|
| Hotel | Commerce | Primary Historic | 1 Building |
| Hotel | Commerce | Primary Current | |

FORMAL RECOGNITION

| Statute | Enactment | Date |
|-----------------------------|----------------------------------|-------------|
| Local Government Act, s.954 | Council Resolution | 11/21/1994 |
| Local Government Act, s.967 | Schedule 'A', Part 2 to Heritage | 1/14/2003 |

DOCUMENTATION/ADMINISTRATION

| | |
|------------------------|---|
| Supporting docs | City of Vancouver Heritage Conservation Program |
| Owner Response | Not applicable |
| Registrar | Neil Wilton |

5.0 CONSERVATION GUIDELINES

5.1 CONSERVATION STRATEGY

A. The *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) is the source utilized to determine the approach of intervention for this project. Considering these standards and guidelines, the interventions proposed for this project include aspects of *preservation, rehabilitation and restoration*, defined below:

Preservation: The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, 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.

Restoration: The action or process of accurately revealing, recovering or representing the state of an historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

5.2 CONSERVATION INTERVENTIONS

B. The conservation strategy of the Metropole Hotel at 320 Abbott Street is based on the preservation of the exterior and maximising the retention of the existing building structure; incorporating rehabilitated storefronts and a preserved central entrance assembly. In conjunction with respecting the heritage value of this historic building, this strategy also integrates sustainability measures by reusing existing building fabric and therefore reducing landfill waste and embedded energy in producing replacement materials.

C. As noted in the *Standards & Guidelines for the Conservation of Historic Places in Canada*: "In planning, it is important to maintain a firm sense of the longer term and larger picture, and to not place emphasis on particular character-defining elements at the expense of others. Planning should include consideration of all factors affecting the future of a historic place, including the owner's needs, resources and external constraints".

Below is as description of the recommended conservation intervention for the particular built element.

5.2.2 Masonry Walls

5.2.2.1 Common Red Brick

The brickwork and pointing on the west, south and north elevations is in good condition, with only small isolated areas of pointing loss recorded in vertical joints at the north end of the west façade – on one area due to splash back from the adjacent building. Some paint failure is visible, notably under windows, but the remainder of the paint is very well adhered. Although originally unpainted, removal of the later paint layers would probably be detrimental to the fire skin of the brickwork and in this instance paint removal is not recommended.

The introduction of wall vents created core holes in the brickwork of the west and south façades. These holes are too large to accommodate a mortar repair and should be blocked by removing damaged brick units and replaced with salvaged bricks matching in colour and dimension.

Proposed Intervention: Preservation

- Carefully carry out testing in presence of the Heritage Consultant if existing paint can be remove from the historic red brick without damaging the fabric.

- If paint removal tests are not satisfactory, prepare brickwork for repainting by hand scraping and lightly cleaning with low pressure water, as necessary.
- Restore brickwork at core holes by removing damaged units and infilling with matching salvaged bricks.

5.2.2.2 Sandstone

Of all the materials on the façades, the soft sandstone elements are in the poorest condition, as a result of weathering. There are areas of surface loss on all the capitals at main floor level and on the string courses and sills throughout. All sandstone elements are painted, and possibly were originally due to the two materials (sandstone and metal) forming the string courses. The south elevation is more deteriorated than the west. There is approximately 50% loss of the tooled surface and profile on the storefront capitals. However, there is enough remaining to use as reference for repairs.

Proposed Intervention: Preservation or Restoration

- Remove delaminated and deteriorated stone by scaling back to solid substrate
- Preserve sandstone material in good condition, restore or replaced, as required.
- Repair arrises and profiles to match original using an appropriate repair mortar (such as Jahn Restoration Mortar), matching in colour, texture and finish of the original.
- Protect the sheet metal moulding beneath the sandstone section of string course during repair.
- Repaint following repair. See Table 1 for colour and paint type recommendations.

5.2.2.3 Granite

The painted granite plinths are in good condition and require only cleaning. The granite is sufficiently durable to withstand paint removal, if required.

Proposed Intervention: Preservation

- Clean and remove paintwork.

5.2.2.4 Parging

It is unknown whether the back wall was originally parged or not. There is evidence of brickwork beneath the current parging in the area where it has failed. Black paint covers the parging, but this does not appear to be a form of waterproofing, as it is not bitumen-based. The parging is in reasonably condition but is a very hard mix for the softer brick substrate. There are areas of a settlement cracks through the weakest section of the façade – along the line of the only bay of windows. In this zone there are also quite small areas of detached and missing stucco below window openings.

Proposed Intervention: Preservation

- Repair cracks in parging to prevent moisture penetration.
- Monitor cracks and further investigate, as necessary.

5.2.3 Metalwork

A visual inspection from the ground level indicates that the front cornice is in good condition. It appears to have been recently repaired and a new capping placed over it. The condition of the southern cornice is more decayed with paint failing, the loss of one dentil and probably corrosion. Pigeons gather on the projecting cornice resulting in guano on the metalwork and windows. Aside from being unsightly, this can cause corrosion of metal.

Proposed Intervention: Preservation

- Remove loose paint from all metalwork by hand scraping until sound material has been reached. It is not necessary to remove all the paint but sufficient to allow for repainting.
- Method and condition of cornice, cladding and spandrel attachment to building should be investigated and repaired, as necessary.
- Remove surface deterioration and patch any existing holes using a 2 part epoxy such as auto-body putty.
- Repaint metalwork with paint compatible with substrate.
- Consider bird deterrent system for the cornice.
- Restore missing dentil on the south elevation.

5.2.4 Windows and Doors

The current awning-swing wood windows on the front and side façades bear a reasonable resemblance to the original one-over-one wooden sash windows and are in good condition. Given the condition, it is not recommended to replace them, until they reach the end of their lifespan. When replacement is necessary, consider reinstating a one-over-one double-hung wooden sash arrangement that more closely resemble the original assembly and profiles. The remaining original window elements including the brick mould on the south elevation and the window frames at main floor level on the south elevation should be preserved. The wooden double-doors on the upper floors on the south elevation, historically providing access to the removed fire escape, are no longer in use and require repair.

Proposed Intervention: Preservation

- Preserve and repair original window elements during works and retain in situ. Remove paint, remove rotten wood and replace in kind, repair cracks and holes in wood storefront assembly with wood filler.
- Consider one-over-one double-hung wood sash arrangement for future replacement of later awning windows.
- Retain and repair upper floor wooden doors on south elevation. Repaired doors should comply with code regulations (e.g. fall protection). When replaced in the future, the design should be sympathetic to the historic character and can commemorate the original door configuration.
- Paint windows and doors according to colour schedule.

5.2.5 Storefront

The original 1910 central hotel entrance and flanking storefronts on the front façade were removed by 1935 and the current assembly has remnants of the 1930s storefront. The 1930s alterations are an interesting part of the evolution of the building and representing elements e.g. the stained glass arch over the central entrance, including the “320” panel, should remain in situ.

Proposed Intervention: Preserve 1930s storefront

- Remove exposed metal strap running the length of the top of the storefront and make good area.
- Preserve central entry assembly and north and south entrance storefronts including existing stained glass.
- Carefully clean stained glass and soldering.

5.2.7 Flagpole

The early flagpole is made of wood and should be retained and preserved.

Proposed Intervention: Preserve flagpole

- Inspect flagpole fixings and repair and replace as necessary.
- Repair and repaint flagpole.

5.2.8 Historic Colours

The following original colours were determined based on on-site sampling and microscopic colour matching. It is intended that further sampling will be under taken once scaffolding is erected. Other colours are based on similar buildings in the area of the same period. The intent is to restore the original finish, hue and placement of applied colour. Refer to architectural drawings for proposed applied colours, placement and finish and Table 1, below. The recommended paint is manufactured by Benjamin Moore under the Vancouver Heritage Foundation's Historical Vancouver "True Colours" scheme.

Table

| | | |
|--|---|-------|
| <i>Brickwork (if repainting required)</i> | TBD, to match existing red brick colour | TBD |
| <i>Metal cornice</i> | Gloss Black | VC-35 |
| <i>Metal string courses and sandstone</i> | Haddington Grey | VC-15 |
| <i>Window assembly (including sashes, frames and brick mould) and doors on south elevation</i> | Gloss Black | VC-35 |
| <i>Storefront</i> | Gloss Black | VC-35 |

Excerpt from the minutes of the Gastown Historic Area Committee meeting held on March 20, 2013:

2) 320 Abbott Street C (VHR), M

Applicant: Ted Murray Architect Inc., Ted Murray
Heritage Consultant: Donald Luxton Associates Inc.
Staff: Zlatan Jankovic, Heritage Planner
Attachments: Conservation plan in electronic form

Staff and the applicant provided an overview and responded to questions regarding:

- i. Details of new wood door replacements based on 1930s entries;
- ii. Signage: illuminated signage will not be replaced;
- iii. Paint to be removed from plinth;
- iv. Paint to be removed from hard surface brick work on main floor and upper levels, and efforts to reinstate the historic appearance;
- v. Restoration of weathered sandstone, including restoration of chunks missing on the south side if possible after reviewing detailed analysis when it becomes available;
- vi. Preservation of existing metalwork on corners with consideration to some seismic upgrades;
- vii. Options available for use in place of bird spikes;
- viii. Replacement of rubber roof;
- ix. Fenestration on upper floors involving retention and preservation of wood sash awning windows and potential future replacement with double-hung wood sash windows;
- x. Plaster on east and north elevations;
- xi. Fire escape doors being preserved and repaired or replaced;
- xii. Black paint for consistent color scheme on doors, windows and façade;
- xiii. Wood sashes and mullions;
- xiv. Potential for encapsulation of lead-based paint on brick versus full abatement; and
- xv. Overall approach to restore the original character with minimal intervention.

Committee members commented on:

- i. Appreciation for applicant's detailed consideration with discreet intervention;
- ii. Support for use of wood sash and wood doors with single laminated glazing;
- iii. Staff recommendation on restoration of brick work and stability of the top cornice;
- iv. Clarification needed on flashing for sandstone stringers and sills;
- v. Conservation plan should include restoration procedure for rebuilding missing pieces appropriately;
- vi. Recommendation that the cornice be stabilized as part of the conservation and restoration of the façade;
- vii. Suggestion that staff assist with negotiation of façade grant to ensure proper work is undertaken;
- viii. Significance of the building;
- ix. Commend applicant on thorough preservation plan and documentation provided, noting that further information consistent with the heritage plan should come forward on: structural condition/seismic stability of cornice; condition of sandstone sills, lintels, string courses and flashing; and restoration of the brick.

Suggested motion to be considered at the next duly constituted meeting:

MOVED by Jim Lehto
SECONDED by Alan Davies

THAT the Gastown Heritage Area Planning Committee strongly supports the application for 320 Abbott Street - C (VHR), M and the efforts shown to preserve, restore and renovate the façade of the building.

SUBJECT TO RATIFICATION

On April 17, 2013 Gastown Historic Area Planning Committee ratified the motion, as follows:

MOVED by Jim Lehto
SECONDED by Glenda Bartosh

THAT the following motion from the March 20, 2013 meeting of the Gastown Heritage Area Planning Committee be ratified:
“THAT the Gastown Heritage Area Planning Committee strongly supports the application for 320 Abbott Street - C (VHR), M and the efforts shown to preserve, restore and renovate the façade of the building.”

CARRIED UNANIMOUSLY