



ADMINISTRATIVE REPORT

Report Date: April 3, 2018
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Meeting Date: May 1, 2018

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: 233 Abbott Street - Heritage Façade Grant – DP-2018-00196

RECOMMENDATION

- A. THAT Council approve a façade grant of up to \$50,000 to The Owners, Strata Plan LMS2412 (the “Applicant”) for the rehabilitation of the principal façade of a building (the “Building”) on lands having a civic address of 233 Abbott Street (Lots 1-50, Plan LMS2412, District Lot OGT, New Westminster Land District) (the “Property”) as contemplated by Development Permit Application Number DP-2018-00196 (the “Application”); source of funds is the 2018 Capital Budget for the Heritage Façade Rehabilitation Program.
- B. THAT as a condition of approval of the façade grant, the Applicant be required to enter into an agreement with the City, to be registered against title to the Property as a covenant under section 219 of the Land Title Act, which agreement will require the rehabilitation to be overseen by a qualified Heritage Consultant and will require the owner of the Property to maintain the principal façade of the Building in good appearance and good repair for a minimum of fifteen years.
- C. THAT 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, Urban Design and Sustainability.

Approval of the grant in Recommendation A requires an affirmative vote of at least two-thirds of the votes cast.

REPORT SUMMARY

The purpose of the report is to seek Council's approval for a façade grant for the Vancouver Heritage Register "C" listed and municipally designated Property at 233 Abbott Street (Central City Mission building). The Application proposes to restore the masonry and rehabilitate upper elevation windows (storefronts are not included) on all three building elevations. The principal façade to the east (Abbott Street) will receive historic replica wood windows replacing existing, non-original, unsympathetic windows that started to fail. The window assemblies on the side elevations, to the north and south, will be rehabilitated with metal clad-wood windows of the historically appropriate design. The Applicant has applied for a façade grant through the Heritage Façade Rehabilitation Program, for the heritage conservation work on the principal façade. 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 Façade Rehabilitation Program (HFRP), Policies and Procedures for Gastown, Chinatown, Hastings Street Corridor and Victory Square (2003)
- The Heritage Action Plan approved by Council on December 4, 2013 included an extension of the existing heritage incentives in the DTES to the end of 2015. While the development of the new heritage incentive program is currently in progress, Council approved the Capital Budget for the DTES with its continued funding for the Heritage Façade Rehabilitation Program in 2016.
- The Downtown Eastside (DTES) Plan (2014)

Section 206(2) of the *Vancouver Charter* provides that Council may, by vote of at least two thirds of the votes cast, and subject to any terms and conditions it considers appropriate, provide financial assistance for the conservation of protected heritage property or property subject to a covenant under Section 219 of the Land Title Act that relates to the conservation of heritage property.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The General Manager of Planning, Urban Design and Sustainability RECOMMENDS approval of the foregoing.

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 heritage conservation and economic revitalization of heritage buildings in Gastown, Chinatown, Hastings Street corridor and Victory Square. In 2013, Council approved the Heritage

Action Plan (HAP) including the HBRP and HFRP extension to the end of 2015. The Downtown Eastside (DTES) Plan which was adopted in 2014 reconfirmed importance of both programs for DTES. While the HAP is currently entering the final stage of its development, including the development of the new Heritage Incentive Program (HIP), Council approved the 2018 Capital Budget for the DTES with funding for heritage façade grants through the HFRP.

Strategic Analysis

Site and Context

The Central City Mission at 233 Abbott Street is a six-storey Edwardian era building with two later additional floors. Located on a west side of Abbott Street, north of Cordova Street (see Figure 1), in the nationally designated historic district of Gastown, this building has a commanding presence in the historic streetscape. In 1908, local citizens founded the Central City Mission which was incorporated in 1909 as interdenominational mission. The construction of a two-storey building on this site started in 1910 but by the time it was fully finished it became a four-storey structure. The building was originally designed to provide inexpensive food and lodging to a local male population in the period of the economic decline prior to the First World War. With its three prominent facades and the use of red and yellow Clayburn brick, large double hung windows and rectangular massing the building play a significant role in a historic urban fabric of Gastown. The top two storeys were added in 1996 renovation. As a result of this rehabilitation the building was converted to residential strata development.

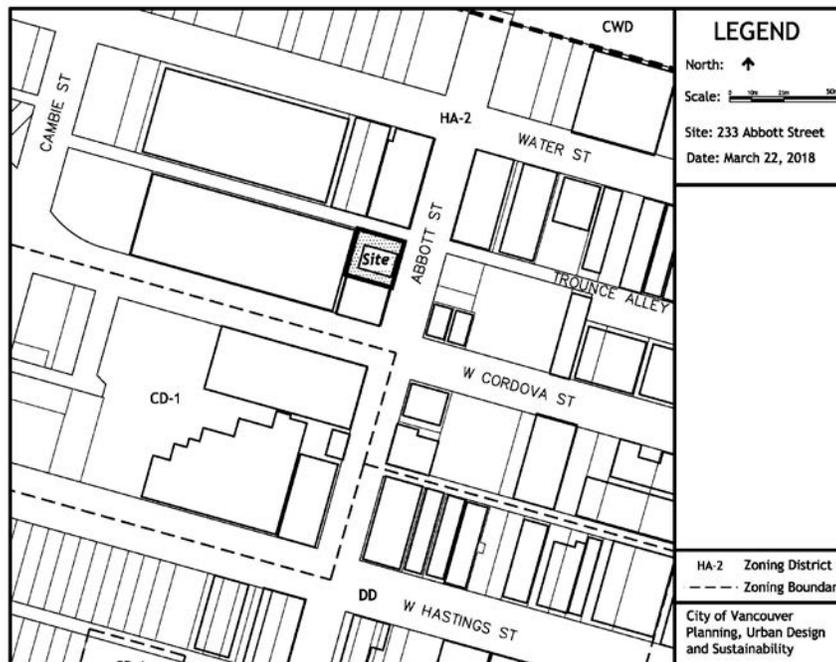


Figure 1. 233 Abbott Street – Site Plan showing location and surrounding zoning

Heritage Value

The Central City Mission is representative of the city's earliest historic commercial buildings and warehouses area. It illustrates the changing labour and economic conditions in Gastown at the beginning of the twentieth century. This was the time of rampant unemployment, labour unrest and violent anti-Asiatic riots. The building was intended to accommodate some of those affected by turbulent events, in search for job opportunities in the docks and warehouses of Gastown and in need of help from the Mission (See the Statement of Significance in Appendix A).

Another important heritage value of the Central City Mission is in its association with William Frederick Gardiner, a prolific local architect, and the Dominion Construction Ltd., one of the most prominent contracting firms in city's history (see Figure 2).



Figure 2. The Central City Mission concept rendering - circa 1910 and 2018 photo

Conservation Approach

A condition review of the Central City Mission was conducted by the heritage consultant, Don Luxton and Associates Inc. and findings presented in the Conservation Plan dated February 2018. Separate condition assessment of the exterior masonry and wood windows were also prepared by Read Jones Christoffersen Ltd. (Building Envelop Rehabilitation Design Development Report). Both of these reviews were used to inform the conservation program for the building. The Central City Mission features original window openings whereas all original windows have been replaced in the past. The existing replacement window sashes are unsympathetic to the historic character of the building and showing signs of heavy deterioration. The scope of work involves all three building facades while conservation procedures recommend two rehabilitation strategies for the treatment of the upper façade windows:

- For the principal façade (Abbott Street), the proposal is to replace all existing windows with historically appropriate double-hung wood sash windows to match original based on archival photos.
- For other two facades (north and south elevations), the proposal is to remove unsympathetic replacement windows and install new heritage-grade wood

window assemblies with aluminium exterior casing resembling the appearance and operation of the original windows.

All stone and masonry surfaces have also been assessed and the following heritage conservation work is proposed:

- Cleaning, repairing and repointing of all masonry, stone and precast work,
- Removal of all redundant precast and metal inserts on the exterior walls,
- Patch any holes in the masonry or replace to match existing.

Part of the restoration process is to finish the building in historically appropriate paint colours. Window frames and sashes will be painted with colours historically used in Gastown.

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

Estimates for Proposed Conservation Work

The applicant has submitted four competitive cost estimates for the eligible façade rehabilitation work clearly identifying costs that apply to the principal façade, ranging from \$435,254 to \$934,631. Only the cost related to the heritage conservation of the principal façade (Abbott Street) is considered eligible for the façade grant under the Heritage Façade Rehabilitation Program.

Proposed Incentives

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

Public/Civic Agency Input

The application was reviewed by the Gastown Historic Area Planning Committee (GHAPC) on March 21, 2018. GHAPC supported the proposed conservation plan and associated façade grant application.

Implications

Financial

Staff recommend an allocation of up to \$50,000 for the rehabilitation of the principal façade of 233 Abbott Street (historic Central City Mission); source of funds is the 2018 Capital Budget for the Heritage Façade Rehabilitation Program.

Legal

Should Council approve Recommendation A, the Applicant will be required to enter into an agreement with the City to ensure the continued maintenance of the restored/rehabilitated façade. This agreement will be prepared by Legal Services and once finalized with the Applicant, will be registered against title to the Property as a covenant under Section 219 of the Land Title Act. The agreement will require that the rehabilitation work be supervised by a qualified Heritage Consultant, will contain the terms and conditions upon which the façade grant is to be paid to the Applicant once the rehabilitation work is complete and will require the owner of the Property 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 Property, the rehabilitation of the façades 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 Central City Mission building at 233 Abbott Street is listed in the “C” evaluation category on the Vancouver Heritage Register and has been designated as a protected heritage property. The proposed heritage façade rehabilitation will improve the overall condition of the Building, preserve its character-defining elements, and contribute to the economic revitalization and stewardship of the nationally designated historic district Gastown. The General Manager of Planning, Urban Design and Sustainability recommends approval of up to \$50,000 for the rehabilitation of the principal façade at 233 Abbott Street.

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3.0 STATEMENTS OF SIGNIFICANCE (excerpt)

GASTOWN NATIONAL HISTORIC SITE

(Retrieved from historicplaces.ca)

Description of Historic Place

Gastown Historic District National Historic Site of Canada is located on the south side of Burrard Inlet in downtown Vancouver, British Columbia. The district is positioned on a grid layout that follows the Inlet's curvature. The 141 buildings within the site, built mostly between 1886 and 1914, comprise a homogeneous commercial district of three- to six- storey stone and brick warehouses, commercial stores, hotels and taverns. Masonry construction is seen throughout the site, with an emphasis on solid brick and stone façades punctuated by regular window openings above glassed-in storefronts. Official recognition refers to the 1971 boundary of the district, excluding the parking lot on West Cordova Street.

Heritage Value

Gastown Historic District was designated as a national historic site of Canada in 2009 because:

- it is an intact urban area of business and commercial buildings dating for the most part from 1886 to 1914, representing, through the visual qualities of the buildings, an early Western Canadian city core and the economic flowering of the Western Canadian economy in the late 19th and early 20th centuries;
- it is an exceptional group of commercial buildings that displays, as a whole, the architectural styles of the late 19th and early 20th centuries, and is a rare, harmonious group of buildings in terms of materials, scale and architectural detailing;
- as an early legally protected historic district, it illustrates the activist heritage movement that emerged in Canada's urban centres in the years around 1970, and the creation of local organizations intent on protecting the historic fabric of cities and reorienting urban redevelopment.

Gastown Historic District began to develop in the late-19th century, on the south side of Burrard Inlet in downtown Vancouver. Gastown was constructed on a grid pattern that follows the Inlet's curvature on flat land near sea level. The layout and location of the district reflects an early period of Vancouver's development as an important and prosperous transshipment point and wholesale district for goods transferred between the Prairies and the Pacific Rim. The Canadian Pacific Railway (CPR), set adjacent to the townsite, was responsible for the rapid development and transformation of the townsite into a commercial district. Power and telephone lines run along the laneways of the district instead of the street, which is a typical example of Vancouver's early urban development.

In the 1970s, the district went through a process of "beautification" in response to the activist heritage movement that was emerging in Canada's urban centres. Local organizations protected the historic fabric of the district by adding historic elements to urban spaces. These include the bollards along Water Street and around Maple Leaf Square, the bronze statue of "Gassy" Jack Deighton, the landscaping features of Gaoler's Mews, the red-brick paving on Water Street and the ornate lamp fixtures.

After the provincial government designated Gastown as a heritage area in 1971, the district gradually became distinct from surrounding neighbourhoods on the downtown peninsula. The area is now characterized by commercial and office space (with some live/work lofts interspersed), many with shops and restaurants on the ground floors. Within the district are approximately 141 buildings constructed before 1914. These buildings range from two- to six-storeys, with details in a variety of styles, ranging from the Victorian Italianate style of the late-19th century buildings; the Victorian Romanesque Revival style used in the early-20th century buildings, and the more austere, industrial style used in the pre-First World War buildings. Only six buildings have been constructed in the district since 1914.

Character-Defining Elements

Key elements that contribute to the heritage character of the site include:

- its location on the south site of Burrard Inlet in downtown Vancouver, British Columbia;
- its setting adjacent to the Canadian Pacific Railways (CPR) rail yard;
- its grid pattern layout that follows the Inlet's curvature on flat land near sea level;
- the two-to-six-storey massing of the buildings with stone and brick construction;
- the main exterior features including, the placement of regularly-spaced window openings set above glassed-in storefronts;
- elements from the mid-1880-1890s buildings, characterized by their brick and wood construction, stone and iron accents, Victorian Italianate style of decorative detailing exhibited in strong cornice lines and flat roofs, the emphasis on the eaves, corbels, bay windows, and decorative window surrounds, as well as a mix of colours and materials;
- elements from the early-1900s buildings, characterized by their greater height, larger volumes, and less decorative styles, as well as their Victorian Romanesque style solid massing of stone and brick, with wide, arched windows and a strong emphasis on the belt courses along each storey;
- the elements from the late-1900s-1910s buildings which reflect the higher density sought in the district and feature early skyscraper designs and cubic volume;
- the lane typology elements that are physical examples of Vancouver's early urban development, including the two lanes, T-junctions, narrow triangular lots, and power and telephone lines that run along the laneways instead of along the streets;
- the streetscape elements relating to the "beautification" of the district, including the bollards along Water Street and around Maple Leaf Square, the bronze statue of "Gassy" Jack Deighton, the landscaping features of Gaoler's Mews, the red-brick paving on Water Street and the ornate lamp fixtures;
- the open views northward from each of the north-south streets, to the mountain wall on the North Shores of Burrard Inlet.

THE CENTRAL CITY MISSION

(Retrieved from historicplaces.ca)

DESCRIPTION OF HISTORIC PLACE

Standing in the heart of Vancouver's Historic Gastown District Central City Mission is a six-storey plus lower level Edwardian era steel frame, brick clad block, with two later additional stories, located on the west side of Abbott Street, north of Cordova Street in the historic district of Gastown.

HERITAGE VALUE

Gastown is the historic core of Vancouver, and is the city's earliest, most historic area of commercial buildings and warehouses. 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 Central City Mission illustrates the changing labour and economic conditions in Gastown at the start of the twentieth century, as evidenced in rampant unemployment, labour unrest and violent anti-Asiatic riots against the increasing numbers of Chinese, Japanese, and East Indian migrants seeking work. In 1908, local citizens founded the Central City Mission, with the goal of providing food and lodging to local destitute men. It was incorporated in 1909 as an interdenominational mission, and in 1910 the Mission started construction on a two storey building on this site. During construction, its size tripled to six storeys, indicating the great need for such a facility in the area, as well as the deteriorating economic conditions, which exacerbated joblessness and homelessness. This building also illustrates the gulf between the rich and the poor in Vancouver at this time, as wealthy businessmen were building family mansions in Shaughnessy Heights, while the workingmen gravitated to Gastown, where they might find casual labour in the docks and warehouses, as well as help from the Mission. When it was built, it was the largest such facility west of Toronto.

It is also significant as an early surviving design by architect William Frederick Gardiner (1884-1951), who designed many institutional and commercial buildings during the course of his long and prolific local career. It was also an early project undertaken by Dominion Construction Ltd., which became one of the most prominent contracting firms in Vancouver's history.

CHARACTER-DEFINING ELEMENTS

The character-defining elements of the Central City Mission building include:

Exterior Features:

- Location, in close proximity to the waterfront of Burrard Inlet and the Canadian Pacific Railway yard, with an alley to the north side and a small passageway to the south;
- Sitting on the property lines, with no setbacks;
- Form, scale, and massing as expressed by the rectangular plan, airshaft on west façade and flat roof;
- Masonry façades construction: tan Clayburn brick cladding on the front and alley facades with narrow mortar joints, rounded brick used on vertical front facade pilasters, concrete lintels and sills and common red brick wall on the south and west property lines;
- Granite block corner stones inscribed 'CENTRAL MISSION NOV 9TH AD, 1910';
- Projecting Sheet metal cornice on front façade;
- Regular fenestration grid on front façade; and
- Steel internal structure and concrete floors.

5.0 CONSERVATION RECOMMENDATIONS (excerpt from the Conservation Plan)

A condition review of the Central City Mission was carried out during a site visit in Dec 20th, 2016 where a visual review was conducted at grade and from upper tiers of the adjacent parkade. Additional paint samples will need to be taken from exterior building materials and examined. The recommendations for the preservation and rehabilitation of the historic façades are based on the site review, material samples and archival documents that provide valuable information about the original appearance of the historic building.

Separate condition assessments of the exterior masonry wall and wood window assemblies were also prepared by Read Jones Christoffersen Ltd., and should be read in conjunction with this document.

The following chapter describes the materials, physical condition and recommended conservation strategy for the Central City Mission based on Parks Canada Standards & Guidelines for the Conservation of Historic Places in Canada.

5.1 SITE

The Central City Mission is located at 233 Abbott Street, in Gastown Historic District National Historic Site of Canada. It was built to the front and side property lines with no setback; with the side elevation to the north facing Trounce Alley, and the historic front facade to the east along Abbott Street. The front façade features sable-hued brick, subdued stone details, granite corners, and recessed entrance raised off the street level.

Conservation Strategy: Preservation

- Preserve the original location of the building. All rehabilitation work should occur within the property lines.
- Retain the main historic street frontage along Abbott Street.

5.2 OVERALL FORM, SCALE & MASSING

The Central City Mission is characterized by its six-storey height; and rectangular massing that is extruded as a repeated floor plate, with the exception of the rear air shaft that cuts into the footprint. A two-storey addition above the original roofline was built in 1996.

The window openings are recessed on a grid-like pattern on all six floors. The front facade features concrete headers and sills on each floor, and a projecting metal cornice along the parapet walls.

Conservation Strategy: Preservation

- Preserve the overall form, scale and massing of the building.
- The historic front façades should be retained.

5.3 EXTERIOR BRICK WALLS, PRECAST AND STONE DETAILS

The Central City Mission features tight jointed brickwork in running bond pattern, brick pilasters with bullnose corners and integrated corbels at the storefront level, and precast concrete lintels and sills.

The east and north (laneway) elevations feature sable coloured Clayburn brick in running bond pattern, and have either brick or concrete sills. The south elevation is typical running bond,

common red brick for the initial six floors. The final top two floors from the 1996 renovation are completed in yellow brick, presumably built with the intention to match existing.

The pointing on each elevation appears to be in fair to poor condition, showing signs of varying degrees of deterioration, as evident by mortar loss, efflorescence, spalled brick, and organic build-up. Original pointing was replaced in sections, but was comprehensively addressed during the last renovation and restoration project in 1990s.

The precast concrete lintels and sills appear to be in good condition, with minor signs of discolouration, organic build-up, and spalling in localized areas. Further investigation is required to determine extent of moisture saturation and potential ingress that may facilitate further deterioration of the windows and adjacent brick masonry units.

The original stone corbels are non-existent. Replacement corbels have been installed on each of the pilasters in the past 30 years. The original front profile of the corbels was partially replicated. The replacement corbels may be removed, and restored to matched original based on photo documentation, as necessary.

Conservation Strategy: Preservation

- Undertake condition survey of condition of all stone and masonry surfaces. A targeted condition assessment was completed in 2012.
- Preserve the stone and brick whenever possible, and replace in kind masonry work that is too deteriorated for safe use.
- Based on the condition survey of the precast/ stone sills, determine whether full replacement of the sills and headers are necessary, or if patching and repair would suffice.
- Cleaning, repair and repointing specifications to be reviewed by Heritage Consultant.
- All redundant or additional precast and metal inserts and services mounted on the exterior walls should be removed or reconfigured if panels are reset.
- Any holes in the masonry work should be patched or replaced to match existing using prescribed methods by the heritage consultant.
- Overall cleaning of the masonry on the exterior front façade and side elevations should be carried out. Do not use any abrasive methods -particularly power washing- that may damage the exterior surfaces and pointing. Use a soft natural bristle brush and mild water rinse. Only approved chemical restoration cleaners may be used. Sandblasting, power washing or any other abrasive cleaning method of any kind is not permitted.
- Repoint the masonry work by raking out loose mortar material to a uniform depth. Take care that the profiles and edges of the masonry finishing are not damaged. Work should only be undertaken by skilled masons. Do not use power tools to cut or grind joints; hand-held grinders may be used for the initial raking of horizontal joints after test samples have been undertaken and only if approved by the Heritage Consultant. Repoint mortar joints with new mortar that matches existing in consistency, composition, strength, colour and pointing profile; note the finely tooled profile of the original mortar joints.
- Retain sound exterior masonry or deteriorated exterior masonry that can be repaired.
- If repair of the existing brick, stone or precast components is viable, use only approved restoration mortar to build up the sills to their original profile. New material should be visually compatible with existing precast/ stone sills. Heritage Consultant may provide product recommendation, if required.
- If the stone, precast and brick is to be retained, the overall cleaning and paint removal methods should not be done with abrasive methods that may damage the surface. In areas

where masonry requires cleaning, use soft natural bristle brush and mild water rinse. Sandblasting or any other abrasive cleaning method of any kind is not permitted.

- If full replacement of brick, stone, or precast is required, the new material should preferably be a more weather-resistant simulating the existing finish of the material.
- If new repaired or replacement material requires a protective coating/ treatment, recoat in appropriate colour to match the original appearance of the masonry material. Heritage Consultant will provide colour schedule.

5.4 FENESTRATION

Windows, doors and storefronts are among the most conspicuous feature of any building. In addition to their function— providing light, views, fresh air and access to the building - their arrangement and design is fundamental to the building's appearance and heritage value. Each element of fenestration is, in itself, a complex assembly whose function and operation must be considered as part of its conservation. – Standards and Guidelines for the Conservation of Historic Places in Canada.

5.4.1 WINDOWS & TRIMS

The Central City Mission features original window openings that are generally characterized by later, replacement windows in various configurations (cottage and double-hung) from later renovations. The transom windows above the storefront canopy were modified at some point in time, with a reduced scale that matches the upper sections of the building.

The existing replacements window sashes are unsympathetic to the historic character of the building. In general, they appear to be in poor condition, showing signs of weathering and heavy deterioration. Refer to Appendix A, which includes the Wood Frame Window Condition Assessment of the historic building that was completed by RJC in May 2012.

From heritage point of view, two window rehabilitation strategies are recommended: one for the treatment of the upper windows on the principal facade along Abbott Street; and another for the treatment of the windows on the side elevations to the north and south.

5.4.2 PRINCIPAL FACADE

Based on existing archival photos of the principal facade of the Central City Mission along Abbott Street, the windows on the second floor level above the storefront originally featured large window openings with wood window assemblies hinged at the bottom of the sashes. The rest of the upper window opening were characterized by double hung wood sash windows, with operable upper and lower sashes, and an upper sash with true integral sash horns.

None of the original wood window sashes have survived over time. The second floor window openings have been reduced in width to match the window openings above; the replacement windows are historically inappropriate, as characterized by a fixed bottom sash and an upper sash in awning configuration.

These original window openings and wood window assemblies contribute to the historic character of the Central City Mission. As such, all existing later wood window assemblies should be removed, and replaced with historically appropriate double-hung wood sash windows to match original based on archival photos. The new window assemblies may have thermally glazed units, if desired.

5.4.3 NORTH & SOUTH ELEVATIONS

No archival photos show the original configuration of the windows on the south and south elevations. Presumably, the original window openings would have been characterized by double-hung wood sash windows, similar to the ones on the principal facade. The existing windows are not original, and they appear to be in fair to poor condition, showing signs of heavy deterioration.

The windows assemblies on the side elevations to the north and south may be rehabilitated with windows sashes that are characterized by solid wood interior and aluminum cladding exterior, including thermally glazed units. All efforts should be made to ensure that the exterior visual appearance of the new replacement windows is historically appropriate. It should match the appearance of the double-hung wood windows on the principal facade, as possible. The design and finishes must be approved by the heritage consultant prior to fabrication, construction, and installation.

Conservation Strategy: Rehabilitation

- Inspect for condition and complete detailed inventory to determine extent of recommended repair or replacement.
- Remove unsympathetic replacement windows, and install new heritage-grade wood window assemblies on the primary facade along Abbott Street (east elevation).
- Remove unsympathetic replacement windows, and install new heritage-grade wood window assemblies with aluminum exterior casing on the side elevations to the north and south. The alternate window assembly should be approval by the engineer and heritage consultant. The approved window supplier(s) should provide mock-ups of the new assemblies prior to installation for approval regarding format and colour.
- Counter balances should be calibrated as part of an ongoing maintenance measure to maintain function and performance.
- Each window should be made weather tight by weather-stripping, or other measures as necessary.
- Prime and paint as required in appropriate colour, based on colour schedule devised by Heritage Consultant when undertaking maintenance measures after the installation is completed, as part of the warrantee and service life of the new window assemblies.

5.5 EXTERIOR COLOUR SCHEDULE

Part of the restoration process is to finish the building in historically appropriate paint colours. The following preliminary colour scheme has been derived by the Heritage Consultant, based on on-site paint sampling and microscopic paint analysis. The colours have been matched to Benjamin Moore's Historical True Colours Palette. Further on- site analysis is required for final colour confirmation once access is available.

Prior to final paint application, samples of these colours should be placed on the building to be viewed in natural light. Final colour selection can then be verified. Matching to any other paint company products should be verified by the Heritage Consultant.

PRELIMINARY COLOUR TABLE: CENTRAL CITY MISSION, 233 ABBOTT STREET

Element	Colour*	Code	Sample	Finish
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Window Frames & Sashes

Comox Green or

Gloss Black

VC-19

or VC-35

High Gloss

*Paint colours matched from Benjamin Moore's Historical Vancouver True Colours