DONNACONNA BLOCK

148 EAST 6TH AVENUE, VANCOUVER, BC

RECONSTRUCTION PLAN

MARCH 2024

DONALD LUXTON
AND ASSOCIATES INC

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DONALD LUXTON AND ASSOCIATES INC

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1 INTRODUCTION

Building Name:	Unknown
Historical Building Name:	Donnaconna Block
Civic Address:	148 East 6th Avenue, Vancouver, BC
Legal Description:	Plan 200A, Block 37, Lot C
Year of Construction:	1911-1912
Original Owner(s):	James Smith
Architect/Designer:	Unknown
Builder:	Unknown

The Donnaconna Block, located in Vancouver's Mount Pleasant neighbourhood, is located on the unceded, ancestral territory of the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) people. The three-storey, rectangular plan, masonry clad apartment building features Edwardian-era architecture and is characterized by its symmetrical north façade with pilasters separating the structural bays and double assembly rectangle window openings, as well as brick detailing. Constructed in 1912, the historic structure is an example of the denser, multi-family housing constructed during Vancouver's pre-First World War development boom.

An overall redevelopment scheme has been prepared by Henriquez Partners Architects for the Donnaconna Block. The Donnaconna Block is part of a larger redevelopment which includes two properties to the west which consist of a vacant lot and a lot possessing the historic Black House (1891). Through the proposed redevelopment a new multi-storey non-residential building with multi-level underground parking garage will be constructed. The proposed parking garage will occupy the entirety of the site below grade, with the new multi-storey building positioned behind the relocated historic elements.

The proposed interventions to the Donnaconna Block are to:

- scan, document, and inventory elements of the north façade and side wall returns of the apartment block;
- carefully deconstruct the masonry north façade and its side returns salvaging brick and intact original elements;
- investigate and document any information revealed of previously removed elements during the deconstruction process;
- reconstruct the north façade and its returns in new location to the north of its original using salvaged masonry;
- restore any deteriorated or missing character-defining elements, where possible;
- rehabilitate fenstration and cornice; and,
- rehabilitate the site through the construction a new building behind the relocated and reconstructed masonry façade of the Donnaconna Block and that also spans the lots to the west.

2 HISTORICAL CONTEXT

2.1 MOUNT PLEASANT

The Donnaconna Block is located on the unceded, ancestral territory of the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) people. For the last 10,000 years Mount Pleasant's natural ecology of plants, birds and animals such as deer, bear, beaver, cougar and small herds of elk were a rich resource hinterland for First Nations peoples. On its northern edge was a shore of the Pacific Ocean, lined with grasses, willow, and crabapple trees, and its beaches were a source of shellfish such as clams and crab. Running down both its western and eastern borders were substantial creeks draining the forests directly northwards to the salt waters of False Creek where sturgeon, flounder, sole, perch and smelt were abundant. Down the centre of Mount Pleasant's land mass ran one of the largest salmon and trout creeks in Vancouver, which formed a ravine up to 40 feet deep as it cascaded down the hillside to the ocean. For the local First Nations this creek would have been a source of fresh water, salmon and trout, numerous useful plants and animals, and it would have provided access to the upper reaches of Mount Pleasant where the different ecology of swamps provided more useful flora and fauna. The creek was later named Brewery Creek and was in effect Mount Pleasant's first Main Street, the street that came later and followed the same route up the hill.

Most of Mount Pleasant was covered in a dense rainforest of huge fir, cedar and hemlock, which was diagonally bisected by an ancient Indigenous and animal trail, the future Kingsway. At its southern edge near 16th Avenue and spanning between Main and Fraser streets was an unusual opening in the dark forest where a large beaver dam backed up Brewery Creek forming a huge swampy lake open to the sky. Here in the rich organic soil of the swamp grew a variety of berry bushes, and many other useful and unusual plants such as Labrador Tea. With 10,000 years of local knowledge of these plants, the local Indigenous people had an amazing number of uses for every local plant. For example they used Labrador Tea, which they called me'xwuchp, as a flavouring for meat. They found its high tannin content was helpful for treating wounds or sores. It was also used as treatment for gastrointestinal problems or coughs, and because of its mild narcotic effect, it was a drink useful to relieve pain during childbirth.

Post-colonization, Mount Pleasant emerged as one of Vancouver's first residential neighbourhoods outside of downtown as a result of the expansion of the streetcar network. In 1869, Henry Valentine Edmonds, the clerk of the municipal council in New Westminster, acquired District Lot 200A—all of the wilderness land north of today's Broadway in the future Mount Pleasant. He was speculating that Vancouver's unusually fine natural harbour would someday become home to the terminal of a transcontinental railway, since he had witnessed first-hand the pandemonium that ensued when San Francisco had been declared a transcontinental railway terminal. During the 1870s a rickety bridge was built across the narrows on False Creek where Julius Voight had settled, firmly establishing the route south from Gastown that would later become Main Street; the Hastings Sawmill acquired most of the remaining land in the Mount Pleasant area and chopped down the heavy timber for use in its lumber mill. In 1887, as Edmonds had foreseen, the railway arrived and created spectacular growth in the newly named boomtown of Vancouver. In 1888 a new bridge was built south across False Creek and Edmonds began to build streets in earnest. He named the new hillside subdivision "Mount Pleasant" after a village just outside of Dublin, Ireland, the birthplace of his wife Jane Edmonds. With co-owner Dr. Israel Powell, Edmonds began with the portion of Mount Pleasant north of Broadway. In 1871, Dr. Powell was one of the key people who negotiated the entry of British Columbia into the country of Canada that had been created in 1867. In return, Canada agreed to build the Canadian Pacific Railway across thousands of miles of wilderness to the Pacific coast. Powell bought his extensive acreage in the future Mount Pleasant, expecting to make a fortune in real estate after the railway arrived, which he did.

By the late 1880s, the earliest houses appeared in Mount Pleasant, giving birth to the City's first neighbourhood south of False Creek. By the early 1890s, rapid growth had begun and would not let up until 1914. The first streetcars reached Mount Pleasant by crossing the Westminster Avenue bridge

2 HISTORICAL CONTEXT

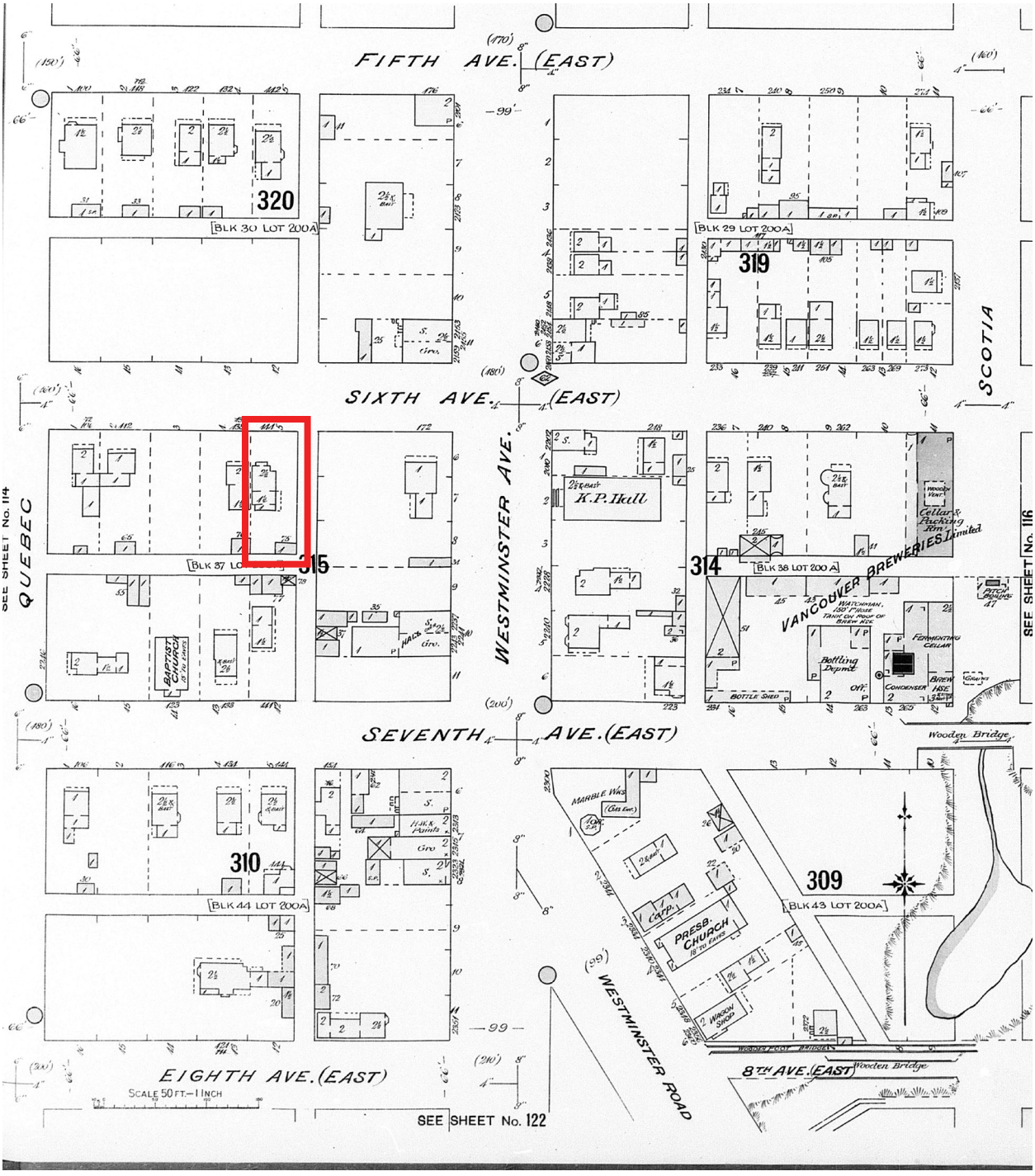
(now Main Street) to their North Street barns. In 1892, Westminster and 9th Avenues were serviced with the Fairview beltline. In the ensuing decades industrial uses crept southward, with smaller industries locating here that supported the larger industrial complexes in Southeast False Creek. The growth of industry brought increased residential development to Mount Pleasant, with people choosing to live along the slopes south of False Creek, in an area that was close to jobs and also serviced by the streetcar. The Donnaconna Block, completed in 1912, was part of this pre-World War One residential growth. Increased settlement in the area demanded community growth and investment, including the development of shops, churches, post offices (including the 1916 building now known as Heritage Hall at Main Street and 15th Avenue) and schools to cater to the growing residential population.

2.2 APARTMENT TYPOLOGY

Beginning in 1906, enthusiasm with the approaching completion of the Panama Canal, and the economic benefits it would bring Vancouver, propelled real estate speculation, development, immigration, and foreign and domestic investment for several years prior to the First World War. The residential building stock of Mount Pleasant by this time was generally dominated by single-family detached dwellings, but with a rapidly increasing population, apartment blocks began to be constructed in the area to alleviate the demand for housing. By 1911, approximately 25 apartment buildings had been constructed in Mount Pleasant, and by the advent of the First World War, that number had doubled.

1913. Moore, W.J. Panorama of Vancouver [CVA PAN N161A]. Connaught Bridge, later known as Cambie Street Bridge. Mount Pleasant shown in foreground and downtown Vancouver beyond. Donnaconna Block shown by white arrow.

2 HISTORICAL CONTEXT



1905. Vol. 2 of Insurance Plan of Vancouver, BC. Chas. E. Goad , Sheet 115 [CVA AM1594, Map 625, 1974-100.19] showing the site (outlined in red) before the subdivision and construction of the Donnaconna Apartments.

2 HISTORICAL CONTEXT

1912. Vol. 2 of Goad's Atlas of the City of Vancouver, BC. Chas. E. Goad, Plate 082 [CVA AM1594, MAP342b.18] showing the site (outlined in red) and the extent of development by 1912.

3 STATEMENT OF SIGNIFICANCE

Historic Name: Donnaconna Apartments
Address: 148 East 6th Avenue, Vancouver, BC
Original Owner: James I. Smith
Date of Construction: 1911-1912

Description of the Historic Place
Donnaconna Apartments, located along East 6th Avenue in the Mount Pleasant neighbourhood of Vancouver, is a three-storey, wood-frame apartment building featuring brick veneer cladding and Classical Edwardian architecture. The building is situated on the unceded, ancestral territory of the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) people.

Heritage Value of the Historic Place
Donnaconna Apartments, completed in 1912, is valued for its association with the prewar development of the Mount Pleasant neighbourhood and for its Classical Edwardian architecture.

Donnaconna Apartments is valued for its connection to the development of Vancouver's Mount Pleasant neighbourhood during the prewar era. Mount Pleasant's colonial development benefited from its proximity to the established business district of Vancouver and the availability of a quality water supply. By 1904, Mount Pleasant was home to a tannery, slaughterhouses, several breweries, and a train station; this industrial expansion brought increased residential and commercial development. By 1912, when Donnaconna Apartments was completed, Mount Pleasant boasted a thriving residential population, community facilities, and was a hub for the streetcar network. The streetcars travelled along, and serviced, major arterials across the city, including both Main Street and nearby Broadway. In 1907, this parcel, which contained a residence constructed in 1891, and the neighbouring lot to the west were purchased by James Smith, a superintendent with the Royal City Mills. In 1910, after residing in the house for several years, Smith began the process of resubdividing the land into three lots and moving both existing houses several metres to the east to construct the Donnaconna Apartments building. In 1954, after several changes in ownership, Donnaconna Apartments was purchased by Mah Kai Ming and renamed 'Hinson Apartments'. Donnaconna Apartments exists today as a good example of an early apartment building constructed during the Edwardian era construction boom, as an answer to the intense demand for housing that was prevalent at the time.

Donnaconna Apartments is valued for its Classical Edwardian architecture, a style popular in the early decades of the 1900s. The building is characterized by its symmetrical, three-bay, north façade with partial brick veneer cladding, pilasters, and corbelled brick details. Though modest in design ornamentation, Donnaconna Apartments is an early example of refined, Classical Edwardian multi-family residential design in the Mount Pleasant neighbourhood.

Character-Defining Elements
The elements that define the heritage character of Donnaconna Apartments are its:

- location along East 6th Avenue in the Mount Pleasant neighbourhood of Vancouver;
- siting set back from East 6th Avenue, accessed by a short set of steps from the sidewalk, and north entrance set at grade;
- continuous residential use since 1912;
- multi-family residential form, scale, and massing as expressed by its rectangle plan, three-bay width, three-storey height with full-height basement; flat roof; parapet which is stepped along the alley;
- wood frame construction with red brick veneer in running bond on the first bay of the east elevation, and buff coloured brick veneer in running bond on the north elevation;
- Classical Edwardian-era design features including its: symmetrical north façade with pilasters separating the structural bays; corbelled brick above upper floor windows; brick parapet; sandstone window sills; double assembly rectangular window openings on the north façade;
- variety of original rectangular window openings on side and rear elevations;
- central single door north entry with sidelights and transom;
- interior elements including: wood trim, wood newel post and open wood balustrade with square spindles; gabled metal skylight.

4 CONSERVATION GUIDELINES

4.1 GENERAL STRATEGY

The primary intent is to deconstruct, salvage, and reconstruct the north façade and its returns in a new location on the same overall site. As part of the scope of work salvaged materials will be used in the reconstruction to match the appearance of the original with missing and/or deteriorated elements restored or rehabilitated depending upon available onsite and archival evidence.

Proposed Redevelopment Scheme
An overall redevelopment scheme has been prepared by Henriquez Partners Architects for the Donnaconna Block. The Donnaconna Block is part of a larger redevelopment which includes two properties to the west which consist of a vacant lot and a lot possessing a historic residence constructed in 1891. Through the proposed redevelopment, a new multi-storey non-residential building with multi-level underground parking garage will be constructed. The proposed parking garage will occupy the entirety of the site below grade, with the new multi-storey building positioned behind the relocated historic elements.

- scan, document, and inventory elements of the north façade and side wall returns of the apartment block;
- carefully deconstruct the masonry north façade and its side returns salvaging brick and intact original elements;
- investigate and document any information revealed of previously removed elements during the deconstruction process;
- reconstruct the north façade and its returns in new location to the north of its original using salvaged masonry;
- restore any deteriorated or missing character-defining elements, where possible;
- rehabilitate fenstration and cornice; and,
- rehabilitate the site through the construction a new building behind the relocated and reconstructed masonry façade of the Donnaconna Block and that also spans the lots to the west.

Although the intent is to reconstruct the façades, the highest level of intervention, consideration should still be given as to the suitability of a new addition. New construction should follow the *Standards and Guidelines* which lists recommendations for new additions to historic places. The proposed design scheme should follow these principles:

- Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.
- Design for the new work may be contemporary or may reference design motifs from the historic place. In either case, it should be compatible in terms of mass, materials, relationship of solids to voids, and colour, yet be distinguishable from the historic place.

An addition should be subordinate to the historic place. This is best understood to mean that the addition must not detract from the historic place or impair its heritage value. Subordination is not a question of size; a small, ill-conceived addition could adversely affect an historic place more than a large, well-designed addition.

Additions or new construction should be visually compatible with, yet distinguishable from, the historic place. To accomplish this, an appropriate balance must be struck between mere imitation of the existing form and pointed contrast, thus complementing the historic place in a manner that respects its heritage value.

4.2 STANDARDS AND GUIDELINES

The Donnaconna Block is a historic resource in Vancouver. Although reconstruction, a high level of intervention is proposed, Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* remains the source used to assess the appropriate level of conservation and intervention to specific materials of the reconstructed north façade and its returns. Under the *Standards and Guidelines*, the work proposed for certain CDEs of the Donnaconna Block is anticipated to include aspects of preservation, restoration, and rehabilitation.

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.*

4 CONSERVATION GUIDELINES

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 at 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 a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.*

Where possible, interventions to the salvaged materials of the Donnaconna Block should be based upon the Standards outlined in the *Standards and Guidelines*, which are conservation principles of best practice. The following General Standards should be followed when carrying out any work to an historic property.

STANDARDS

Standards relating to all Conservation 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.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
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.
7. Evaluate the existing condition of character-defining elements to determine the appropriate

***Standards and Guidelines*:**
Conservation Decision Making Process

UNDERSTANDING

- **REFER TO HERITAGE VALUE AND CHARACTER-DEFINING ELEMENTS**
  An historic place's heritage value and character-defining elements are identified through formal recognition by an authority or by nomination to the *Canadian Register of Historic Places*.
- **INVESTIGATE AND DOCUMENT CONDITION AND CHANGES**
  On-site investigation as well as archival and oral history research should be carried out as a basis for a detailed assessment of current conditions and previous maintenance and repair work.

PLANNING

- **MAINTAIN OR SELECT AN APPROPRIATE AND SUSTAINABLE USE**
  Find the right fit between the use and the historic place to ensure existing new use will last and provide a stable context for ongoing conservation.
- **IDENTIFY PROJECT REQUIREMENTS**
  Define the needs of existing or future users, and determine the scope and cost of conservation work to establish realistic objective. Define priorities and organize the work in logical phases.
- **DETERMINE THE PRIMARY TREATMENT**
  While any conservation project may involve aspects of more than one of the three conservation treatments, it helps to decide during the planning stage whether the project falls under *Preservation*, *Rehabilitation* or *Restoration*.
- **REVIEW THE STANDARDS**
  The Standards are central to the process of preserving, rehabilitating or restoring an historic place in a consistent manner.
- **FOLLOW THE GUIDELINES**

INTERVENING

- **UNDERTAKE THE PROJECT WORK**
  Familiarize those working on the project with the planned conservation approach and to ensure they understand the scope of the project. Hiring processes for consultants and contractors should identify the need for heritage expertise and experience.
- **CARRY OUT REGULAR MAINTENANCE**
  The best long-term investment in an historic place is adequate and appropriate maintenance. Develop and implement a maintenance plan that includes a schedule for regular inspection to pro-actively determine the type and frequency of necessary maintenance work.

intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

8. Maintain character-defining elements on an ongoing 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.
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.

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.
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.
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.

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.
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.

4.3 CONSERVATION REFERENCES

The proposed work to the salvaged materials will likely entail aspects of preservation, restoration and rehabilitation The following conservation resources should be referred to where applicable:

***Standards and Guidelines for the Conservation of Historic Places in Canada*, Parks Canada, 2010.**
http://www.historicplaces.ca/en/pages/standards-normes/document.aspx

National Park Service, Technical Preservation Services. Preservation Briefs.
https://www.nps.gov/tps/how-to-preserve/briefs.htm

- *Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.*
- *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings.*
- *Preservation Brief 3: Improving Energy Efficiency in Historic Buildings.*
- *Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings.*
- *Preservation Brief 9: The Repair of Historic Wooden Windows.*
- *Preservation Brief 10: Exterior Paint Problem on Historic Woodwork.*
- *Preservation Brief 32: Making Historic Properties Accessible.*
- *Preservation Brief 35: Understanding Old Buildings: The Process of Architectural Investigation*
- *Preservation Brief 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing.*
- *Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.*
- *Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.*

4.4 ALTERNATE COMPLIANCE

The Donnaconna Block is not currently listed on the City of Vancouver Heritage Register. Under the current proposed redevelopment the north façade and its returns will be deconstructed, select materials salvaged and then reconstructed in a new location with the rest of the building demolished. Due to these interventions, it is not likely to be eligible for heritage variances offered under the following municipal legislation. The following legislation should be explored in the event that a change in the redevelopment approach for the Donnaconna Block occurs which resulted in a lower level of intervention.

4.4.1 VANCOUVER BUILDING BY-LAW

Building Code upgrading is the most important aspect of heritage building rehabilitation, as it ensures life safety and long-term protection for the resource. It is essential to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements does not recognize the individual requirements and inherent performance strengths of each building. Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades.

This is recognized in the Vancouver Building By-Law (VBBL), in which a number of equivalencies have been developed and adopted that enable more sensitive and appropriate heritage building upgrades. The heritage equivalencies available under the VBBL are available for this project as required. In addition to the equivalencies offered under the VBBL, the City can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

4.5 SITE PROTECTION

It is the responsibility of the owner to ensure the heritage resource and its materials (in situ or salvaged) are protected from damage at all times. At any time that the building is left vacant prior to work starting onsite, it should be secured against unauthorized access or damage through the use of appropriate fencing and security measures. Additional measures to be taken include:

- Are smoke and fire detectors in working order?
- Are wall openings boarded up and exterior doors securely fastened once the building is vacant?
- Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst?

Depending on the sequence of site work, the exterior, and any elements being salvaged for reuse, should be protected from movement, loss, deterioration, and other damage at all times. Those materials that are salvaged should be stored securely and in a manner suitably for the nature of the materials which will prevent damage and/or deterioration.

5 RECONSTRUCTION RECOMMENDATIONS

A condition review of the Donnaconna Block was carried out during a series of site visits in January 2022 and February 2024. The initial assessment was limited to a visual review of the condition of the exterior of the building, and select interior spaces of the building. The second site visit was completed to gain an improved understanding of the construction of the building especially the north façade. The recommendations for the intervention to the building based on the proposed redevelopment of the site consider the condition of the exterior materials and archival documents that provide valuable information about the original appearance of the historic building that have been altered from the time of the completion.

The following section describes the materials, physical condition, and proposed interventions to the Donnaconna Block.

5.1 SITE

The building is situated mid-block between Quebec Street and Main Street, bounded by East 6th Ave on the north, and a laneway on its east and south. The Donnaconna Block is built to property line at the west, south, and east façade, and with a significant setback on north façade facing East 6th Ave. The site is slightly sloped, with its lowest point at the northwest corner. The proposed redevelopment site consists of the Donnaconna Block property, the historic Black House directly west and the vacant lot to the west of the Black House. As part of the proposed overall redevelopment, the Black House will be relocated to the northwest corner of the overall site and the Donnaconn Block's north façade and its returns will be deconstructed, materials salvaged and the facade rebuilt in a new location to the north of its present one. A new multi-storey development will be constructed between and behind the two relocated historic resources.

All heritage resources within the site should be protected from damage or destruction at all times. Reference Section 4.6: Site Protection and Stabilization for further information.

STRATEGY: REHABILITATION

- Rehabilitate the site through the reconstruction and relocation of the north façade and its returns of the Block and construct a new multi-storey building behind the reconstructed façade and extending to the west. All rehabilitation work should occur within the property lines.
- The reconstructed north facade to maintain is orientation facing East 6th Avenue.
- Any drainage issues should be addressed through the provision of adequate site drainage measures.

North-east corner of the Donnaconna Block, facing East 6th Ave, with the historic Black Residence on the adjacent lot.

South-east corner of the Donnaconna Block, standing at the side and rear laneways.

5 RECONSTRUCTION RECOMMENDATIONS

1913. Moore, W.J. Panorama of Vancouver [CVA PAN N161A] showing Donnaconna Block's original wraparound balconies, exterior stairs and roof overhang.

5.2 FORM, SCALE AND MASSING

The Donnaconna Block was constructed in 1912, and is located on East 6th Avenue in the Mount Pleasant neighbourhood of Vancouver. The wood frame building with masonry and stucco exterior is three-storeys, with a rectangular shaped plan and features Edwardian-era classical architecture. The building is characterized by its symmetrical, three-bay, north façade with brick veneer cladding, pilasters, and corbelled brick details.

The building has mostly retained its original form, scale, and massing. Past interventions which have impacted aspects of the original design include the demolition of the original balcony, exterior stairs, and roof overhang on the rear elevation. The current balcony and stairs design on the rear elevation were constructed sometime between 2015 and 2016. Through the proposed redevelopment of the site, the masonry of the north façade and its returns and intact original elements of the north facade will be salvaged through deconstruction. The remaining building and foundations will be demolished. The north façade and its returns will be reconstructed to the north of the building's extant location on a new foundation and using salvaged materials, wherever possible. A new modern multi-storey building will be constructed behind the reconstructed facade extending to the west. A multi-level underground parkade will also be constructed which will occupy the entire project site. The new structure's exterior will be finished with modern finishes as well as masonry along its side (east) laneway elevation.

STRATEGY: RECONSTRUCTION

- Re-establish the overall original appearance of the building as viewed from the street through the reconstruction of the north façade and its returns using salvaged materials, as much as possible.
- The reconstructed facade to be positioned north of its extant location maintaining its frontage on East 6th Avenue.

5.3 FOUNDATIONS

A visual review of the building's exterior revealed an existing concrete foundation structure visible on the east and west sides of the building's footprint. The foundation is stepped to accommodate the slight slope towards the north. Foundations appear to be in good to fair condition. Through the proposed redevelopment of the overall project site, the Donnaconna Block will be demolished. The masonry and intact original elements of the north façade and its returns will be salvaged and reused in the reconstruction of the north façade in a new location to the north of the building's current position on a new concrete foundation. Salvage and reconstruction are proposed to permit the construction of a multi-level underground parking garage which will cover the entire redevelopment site.

STRATEGY: NEW

- Construct new foundations. Ensure the relation of building and grade is preserved even through the reconstruction of the north façade in their new location.
- To ensure the prolonged preservation of the new foundations, all landscaping should be separated from the foundations at grade by a course of gravel or decorative stones, which help prevent splash back and assist drainage. New vegetation may assist in concealing the newly exposed foundations, if desired.

5.4 MASONRY

5.4.1 Brick Veneer

The Donnaconna Block features brick masonry veneer laid in running bond pattern. The north façade is characterized by buff coloured brick, while a portion of the west elevation is characterized by red common

brick. The north façade mortar joints have a narrow, concave profile with a red colour mortar, while the side elevations have a wider, flush profile with a grey colour mortar. In general, the exterior brick masonry units appear to be in good condition. Varying degrees of weathering and deterioration were noted including: efflorescence, staining and discolouration, organic growth, chips, missing mortar, and stepped cracking.

The assembly of the brick exterior has been determined to be a single wythe of brick supported by a light-frame wood structure across an air cavity. The nature of the tie-backs of the brick to the wood structure are unknown as is their condition. Through the proposed redevelopment of the site, the north façade and its returns will be deconstructed and reconstructed north of the building's present location to permit the construction of a new multi-level underground parkade. Consideration was given to relocate the façade and returns intact; however, this was determined to not be a viable option. Structural review (Appendix B) of the exterior masonry walls of the building identified limitations of the existing assembly; concerns over public egress of the new development; and, the degree and nature of the temporary support system required to permit relocation of the walls in their entirety. These aspects contributed to the proposed deconstruction and salvage and reconstruction approach to the north façade and its returns rather than relocating the elements as they present stand. The construction of the underground parkade, covering the entire project site, is the primary cause for the relocation of the north facade closer to the East 6th Avenue.

To permit the accurate reconstruction of the north façade and its returns, it is recommended that the these areas be scanned prior to deconstruction. All brick will be salvaged for reuse through the careful deconstruction of the masonry walls. Any deteriorated brickwork will be replaced in-kind to match intact original brickwork. Original mortar samples will also be collected to ensure the extant mortar and new mortar are consistent including its colour and joint profile.

STRATEGY: SALVAGE AND RECONSTRUCTION

- Scan masonry walls of building and undertake complete condition survey of all brick surfaces where brick is to be salvaged.
- Salvage the brick of the north façade and its side returns for reuse through their careful deconstruction. It is recommended brick be cleaned of stains, organic growth, etc. prior to the walls being deconstructed.
- Clean mortar for brick, stack, and store brick in a manner that will not cause any damage or deterioration of the masonry.
- Retain sound exterior masonry or deteriorated exterior masonry that can be repaired.
- Salvage brick that is determined to be too deteriorated to reuse should be replaced in-kind with new and/or brick salvaged from elsewhere that matches the original brick in strength, dimensions, and colour.
- Cleaning, repair and pointing specifications to be reviewed by Heritage Consultant.
- Any holes in the brick should be filled with repair mortar or replaced with new brick that matches existing originals.
- Overall cleaning of the brick should be carried out. Do not use any abrasive methods that may damage the fireskin surfaces. Use a soft natural bristle brush and mild water rinse. Only approved chemical restoration cleaners may be used. Sandblasting or any other abrasive cleaning method of any kind is not permitted.
- Reconstruct the north façade and its returns in their new location using salvaged brick matching the original coursing, detailing, joint size and profile, and mortar, including its colour.
- Complete mockups until Consultants are satisfied that the masonry walls will be reconstructed to match the original.

5.4.2 SANDSTONE

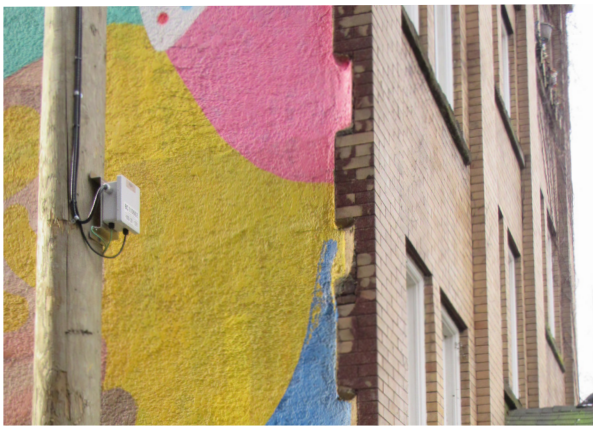
The brick faced façade (north façade and portion of south elevation) include sandstone sills characterized by a rock-face dressing. On the north façade, the sandstone sills run the length of each double assembly window opening. In general, the sandstone elements are in fair to poor condition. Notable signs of natural weathering include: discolouration and staining,

5 RECONSTRUCTION RECOMMENDATIONS

Brick corbel detailing above third floor windows.

North of parapet has been covered, potentially concealing evidence of original cornice.

Sill deterioration under north elevation window.



North-east corner showing brick quoining.

Masonry deterioration at sill on rear elevation window.

Stuccoed east elevation showing large ledge along top of foundation. Possibility that brick was also present on east elevation due to presence of sill, however, no concrete archival evidence has been found that shows this.

delamination, biological growth, and mortar loss. Accelerated deterioration is notable on a number of window sills possibly due to moisture issues, the majority of which are on the south façade. Through the proposed redevelopment the north façade and its returns will be reconstructed in a new location directly north of its existing location. The sandstone sills will be inventoried, salvaged, cleaned, and repaired as required. Any units deemed too heavily deteriorated to preserve, will be replaced in-kind.

STRATEGY: SALVAGE AND RECONSTRUCTION

- Inventory and salvage original sandstone elements.
- Clean, stack, and store stone in a manner that will not cause any damage or deterioration to it.
- Replace in-kind stonework too deteriorated to repair. Matching new stone to the original stone.
- Cleaning, repair and pointing specifications to be reviewed by Heritage Consultant. Work should only be undertaken by skilled mason with qualified experience in heritage conservation work.
- Any repair work should be done using in-kind methods. Repair mortars are acceptable. Replacement of missing or heavily deteriorated elements is also acceptable using new units that match existing materials, physically and visually.
- Point mortar joints with new mortar to match existing in consistency, composition, strength, colour and pointing profile.

5.5 STUCCO WALLS

The east and majority of the west and south elevations are finished with stucco. Brick quoining at the north-east corner and a ledge along the top of the east foundation suggest that there could have been brick along the east laneway elevation that has been removed and replaced with stucco. Through the proposed redevelopment only the north façade and its returns will be reconstructed.

CONSERVATION STRATEGY: DEMOLITION

- Stucco side and rear elevations will be demolished under the proposed redevelopment of the site.

5.6 ARCHITECTURAL METALWORK

5.6.1 CORNICE

Based on the visual assessment of the north façade, there may have been a modest cornice on the face of the parapet that has since been removed or modified and portion of the brick covered. A small cornice would have been historically appropriate for this time period but further investigation is required. If through investigation and/or documentation it is determine a cornice did exist that differs from the extant, reinstate a matching cornice. If no further evidence is found as to the nature of the original cornice, review retaining the existing or install a period appropriate cornice.

STRATEGY: INVESTIGATION AND REHABILITATION

- Investigate by removing existing cladding at parapet during deconstruction of the north façade. Document any evidence revealed as to the presence and design of a metal parapet cornice.
- Rehabilitate cornice to a historically appropriate cornice or, if archival evidence is found, restore to match original.
- The sheet metal work should be painted. Apply appropriate primer for galvanized surfaces. Paint in historically appropriate colour, based on colour schedule prepared by Heritage Consultant.

5.6.2 PARAPET CAP FLASHING

Based on a the visual assessment of the cap flashing, it appears to be in good condition. If a cornice is reinstated at the north parapet of the reconstructed façade, the cap flashing may need to be modified to permit the cornice's installation.

STRATEGY: DEMOLITION AND REHABILITATION

- Remove existing cap flashing to permit the investigation of the north façade's parapet cornice and deconstruction of the masonry walls.
- Where new flashings are installed, ensure that the colour is compatible with the overall colour scheme.

5.7 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.

5.7.1 WINDOWS

While the Donnaconna Block features original window openings on all exterior walls, all the original sashes have been replaced. On the north façade, the original sashes have been replaced with metal inserts and the rear and side elevations currently have metal and vinyl inserts. The original wood frames are still intact in most openings. Archival photographs suggest the original wood sashes were hung sashes in a 1-over-1 configuration. A single skylight is present that provides light to the third floor hallway.

Through the proposed development, the north façade will be deconstructed and rebuilt to match the original. Only the intact wood window frames of the north façade will be salvaged for possible reuse. Window frames should be inventoried and carefully salvaged as part of the deconstruction of the north façade. The salvaged frames should be assessed and determined if they can be reused or if replacement in-kind is required. If new frames are required, they should match the originals in materials, dimensions, and locations in the reconstructed north façade.

New sashes may be double-glazed, if necessary, but should retain the original sash profile and historic configuration, as viewed from the exterior, including any trim elements or detailing evidenced on site or in archival images which has since been removed.

STRATEGY: SALVAGE, RESTORATION AND REHABILITATION

- Inspect for condition and complete inventory of north façade window frames.
- Salvage wood window frames of the north façade and evaluate if frames can be reused in the reconstructed façade or if they require replacement in-kind.

SPECIFICATIONS FOR NEW WINDOWS AND WINDOW COMPONENTS

For replacement wood windows or window sash, the following specifications need to be met by the manufacturer in order to produce a compliant replica windows or components:

- New wood windows to match the appearance and character of the original wood windows.
- New wood windows to be through mortise and tenon construction.
- Each side of the window sash will be made from one piece of wood; splices are not acceptable
- The use of finger-jointed wood is not acceptable.
- Wood to be solid kiln dried Douglas Fir.
- Frames:
  - Heads and Jambs: solid flat grain Douglas Fir
  - Stops: solid vertical grain Douglas Fir
  - Sills: solid vertical grain kiln dried Douglas Fir.
- Sash horns (if present on original windows) must be replicated as an integral part of the side sash. Pinned or glued-on horns are not acceptable.

5 RECONSTRUCTION RECOMMENDATIONS

Original double assembly window openings on 3rd floor.

1958. Yates, A.L. 144 East 6th Avenue [CVA Bu P508.15] showing original fenestration design (1-over-1 with sash horns).

Original double assembly window openings on basement level with sandstone sill.

Wood gabled canopy over main entrance. Note outline (white arrow) of previous canopy is evident on the existing brick.

Existing window opening on east elevation, insert window installed.

Main entrance on north elevation with intact sidelights and transom.

- Install new sashes to match original configuration (1-over-1) in original wood frames or new wood frames if condition does not permit reuse of original wood sashes.
- Prime and paint as required in appropriate colour, based on colour schedule devised by Heritage Consultant.

5.7.2 DOORS

The north entry consists of a main door, nearly full height sidelights and a transom window. The transom glazing is not original and the sidelights have been covered over and painted; however, the wood frames appear to be original and in good condition. Historically appropriate glazing should be reinstated for both the sidelight and transom openings. The north door is not original and does not reflect the historic character of the building, and should be replaced with new wood door assembly that is historically appropriate.

There are three doors that exit onto the fire escape on the rear elevation. The doors are not original. There is one door on the ground floor of the west elevation that exits onto a ramp down to the back lane. The door is new. Original openings for a door exiting onto the original balcony on the west elevation have been filled in.

Door openings onto fire escape on rear elevation.

1913. Moore, W.J. Panorama of Vancouver [CVA PAN N161A] showing Donnaconna Block's original wraparound balconies, exterior stairs and roof overhang. Rear exit doors are hidden by stairs.

Through the proposed development only the north façade will be reconstructed in a new location to the north of the existing. The extant door frame, transom, and sidelights of the north entry should be salvaged and assessed for possible reinstallation in the reconstructed north façade.

STRATEGY: SALVAGE AND REHABILITATION

- Salvage door frame, transom, and sidelights of north entry and assess for potential reinstallation at reconstructed north façade entry, if condition permits. If reuse is possible, repair as required. If salvage elements cannot be repaired, replace in-kind.
- Rehabilitate north entry through installation of new door which should be visually compatible with the historic character of the building and installation of glass in sidelights and transom.

5.8 CANOPY

Over the main entry on the north façade of the building is a gabled wood canopy which is not original to the building. Based on a visual assessment, there is evidence of a previous larger, possibly flat, canopy with brackets (evident by ghost painting) existed at one time. Further investigation is required to determine if evidence remains of the design, size, and finish of the original canopy. Through the proposed redevelopment a new canopy will be installed over the north entry.

STRATEGY: INVESTIGATION AND REHABILITATION

- Remove existing wood canopy as part of deconstruction of north façade. Investigate presence and design of original canopy, if evidence is revealed.
- Install new canopy at north entry.

5.9 ROOF

The Donnaconna Block is characterized by a low-slope roof, low parapet walls, one skylight over the third floor hallway, and a brick chimney. Through the proposed redevelopment, the roof and these elements will be demolished.

CONSERVATION STRATEGY: DEMOLITION

- Ensure new roof at connection with new addition sits below the top of the parapet of the reconstructed masonry walls.

5.10 EXTERIOR COLOUR SCHEDULE

Part of the conservation process is to finish the building in historically appropriate paint colours. The building displays areas where there was original applied paint. A colour scheme was developed based on the collection and analysis of paint samples.

CONSERVATION STRATEGY: RESTORATION

- Determine an appropriate historic colour scheme and restore finish to exterior painted elements.

COLOUR SCHEME: DONNACONNA BLOCK, 148 EAST 6TH AVENUE, VANCOUVER

Element	Colour	Code	Sample	Finish
North Façade Window Frames and Sashes	Gloss Black	VC-35		Gloss
North Facade Entry (door, frame, sidelights, transom)	Gloss Black	VC-35		Gloss
Parapet Cornice	Gloss Black	VC-35		Semi Gloss
Entry Canopy	Gloss Black	VC-35		Semi Gloss

5.11 INTERIOR

> *"Interior features can include elements such as interior walls, floors and ceilings, mouldings, staircases, fireplace mantels, faucets, sinks, built-in cabinets, light fixtures, hardware, radiators, mail chutes, telephone booths and elevators. Because their heritage value resides not only in their physical characteristics, but also in their location in the historic building, it is important to protect them from removal. This is particularly true of doors, banisters, church pews, fireplace mantels, sinks and light fixtures, which are often replaced instead of being upgraded. Reuse in their original location not only protects their heritage value, but is also a more sustainable approach to conserving these artefacts."*
> *Standards and Guidelines for the Conservation of Historic Places in Canada*

Building Code upgrading is one of the most important aspects of heritage building rehabilitation, as it ensures life safety and long-term protection for the resource. However, the interior features of an historic property are often heavily damaged in the process. Both Vancouver Building By-law and the British Columbia Building Code offer equivalencies and exemptions to heritage buildings, which enable a higher degree of heritage conservation and retention of original material. The following guidelines pertaining to Health, Safety and Security Considerations from the *Standards and Guidelines* should be followed when faced with the conservation of interior character-defining elements:

- Upgrade interior features to meet health, safety and security requirements, in a manner that preserves the existing feature and minimizes impact on its heritage value.
- Work with code specialists to determine the most appropriate solution to health, safety and security requirements with the least impact on the character-defining elements and overall heritage value of the historic building.
- Explore all options for modifications to existing interior features to meet functional requirements prior to considering removal or replacement.
- Remove or encapsulate hazardous materials, such as friable asbestos insulation, using the least-invasive abatement methods possible, and only after thorough testing has been conducted.
- Install sensitively designed fire-suppression systems that retain character-defining elements and respect heritage value.

5.11.1 INTERIOR WOOD DETAILING

The Donnaconna Block retains few remaining original interior wood element. Those noted during the site visit were trimwork and wood newel posts and open wood balustrade with square spindles at the north staircase. The elements have been painted and have localized areas of damage from use over time (e.g. scratches, dents, chips). Through the proposed redevelopment of the site the building will be demolished including the limited original interior elements.

CONSERVATION STRATEGY: DEMOLITION

Window casings.

5 RECONSTRUCTION RECOMMENDATIONS

Open wood balustrade with square spindles and wood newel post.

6 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the reconstructed features of the Donnaconna Block. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and this Conservation Report to be incorporated into the terms of reference for the management and maintenance contract for the building;
- Cyclical maintenance procedures to be adopted as outlined below;
- Record drawings and photos of the building to be kept by the management / maintenance contractor; and
- Records of all maintenance procedures to be kept by the owner.

A thorough maintenance plan will ensure the integrity of the reconstructed north facade of the Donnaconna Block is preserved. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship of the building will be protected. Proper maintenance is the most cost effective method of extending the life of a building, and preserving its character-defining elements. The survival of historic buildings in good condition is primarily due to regular upkeep and the preservation of historic materials.

6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards and Guidelines for the Conservation of Historic Places in Canada*. As defined by the *Standards and Guidelines*, maintenance is defined as:

> *Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.*

The assumption that newly renovated buildings become immune to deterioration and require less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amount of money otherwise required for later repairs.

6.2 PERMITTING

Repair activities, such as simple in-kind repair of materials, or repainting in the same colour, should be exempt from requiring city permits. Other more intensive activities will require the issuance of a Heritage Alteration Permit.

6.3 ROUTINE, CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards and Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that recommends “using the gentlest means possible”. Any cleaning procedures should be undertaken on a routine basis and should be undertaken with non-destructive methods. Cleaning should be limited to the exterior material such as concrete and stucco wall surfaces and wood elements such as storenorth frames. All of these elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. - must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it will be by the least intrusive and most gentle means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building.

From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot.

These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked. Major issues of concern should be extracted from the report by the property manager.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

6.6 INFORMATION FILE

The building should have its own information file where an inspection report can be filed. This file should also contain the log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.

The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

6.6.1 LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building. Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the

maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity.

Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminded to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate.

The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section ***6.6 Information File***.

6.7 EXTERIOR MAINTENANCE

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings.

The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

6.7.1 INSPECTION CHECKLIST

The following checklist considers a wide range of potential problems specific to the Donnaconna Block, such as water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

EXTERIOR INSPECTION

Site Inspection:
- ◯ Is the lot well drained? Is there pooling of water?
- ◯ Does water drain away from foundation?

Foundation:
- ◯ Moisture: Is rising damp present?
- ◯ Is there back splashing from ground to structure?
- ◯ Is any moisture problem general or local?
- ◯ Is spalling from freezing present? (Flakes or powder?)
- ◯ Is efflorescence present?
- ◯ Is spalling from sub-fluorescence present?
- ◯ Are there shrinkage cracks in the foundation?
- ◯ Are there movement cracks in the foundation?
- ◯ Is crack monitoring required?
- ◯ Is uneven foundation settlement evident?
- ◯ Deflection of lintels?

Masonry:
- ◯ Are moisture problems present? (Rising damp, rain penetration, condensation, water run-off from roof, sills, or ledges?)
- ◯ Is spalling from freezing present? Location?
- ◯ Is efflorescence present? Location?
- ◯ Is spalling from sub-florescence present? Location?
- ◯ Need for pointing repair? Condition of existing pointing and re-pointing?
- ◯ Is bedding mortar sound?
- ◯ Are weep holes present and open?
- ◯ Are there cracks due to shrinking and expansion?
- ◯ Are there cracks due to structural movement?
- ◯ Are there unexplained cracks?
- ◯ Do cracks require continued monitoring?
- ◯ Are there signs of steel or iron corrosion?
- ◯ Are there stains present? Rust, copper, organic, paints, oils / tars? Cause?
- ◯ Does the surface need cleaning?

Wood Elements:
- ◯ Are there moisture problems present? (Rising damp, rain penetration, condensation moisture from plants, water run-off from roof, sills, or ledges?)
- ◯ Is wood in direct contact with the ground?

- ◯ Is there insect attack present? Where and probable source?
- ◯ Is there fungal attack present? Where and probable source?
- ◯ Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?
- ◯ Is any wood surface damaged from UV radiation? (bleached surface, loose surface fibres)
- ◯ Is any wood warped, cupped or twisted?
- ◯ Is any wood split? Are there loose knots?
- ◯ Are nails pulling loose or rusted?
- ◯ Is there any staining of wood elements? Source?

Condition of Exterior Painted Materials:

- ◯ Paint shows: blistering, sagging or wrinkling, alligatoring, peeling. Cause?
- ◯ Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?
- ◯ Paint cleanliness, especially at air vents?

Windows:

- ◯ Is there glass cracked or missing?
- ◯ Are the seals of double glazed units effective?
- ◯ If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?
- ◯ Is there condensation or water damage to the paint?
- ◯ Are the sashes easy to operate?
- ◯ Is the frame free from distortion?
- ◯ Do sills show weathering or deterioration?
- ◯ Are drip mouldings/flashing above the windows properly shedding water?
- ◯ Is the caulking between the frame and the cladding in good condition?

Doors:

- ◯ Do the doors create a good seal when closed?
- ◯ Are the hinges sprung? In need of lubrication?
- ◯ Do locks and latches work freely?
- ◯ If glazed, is the glass in good condition? Does the putty need repair?
- ◯ Are door frames wicking up water? Where? Why?
- ◯ Are door frames caulked at the cladding? Is the caulking in good condition?
- ◯ What is the condition of the sill?

Gutters and Downspouts:

- ◯ Is the water being effectively carried away from the building by a drainage system?

Roof:

- ◯ Are there water blockage points?
- ◯ Are flashings well seated?
- ◯ Are metal joints and seams sound?
- ◯ Is there rubbish buildup on the roof?
- ◯ Are there blisters or slits in the membrane?
- ◯ Are the drain pipes plugged or standing proud?
- ◯ Is water ponding present?

6.7.2 MAINTENANCE PROGRAMME

INSPECTION CYCLE:

Daily

- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

Semi-annually

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/ brush.

Annually (Spring)

- Inspect concrete for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for paint and glazing compound failure, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all perimeter drains and rainwater systems.
- Touch up worn paint on the building's exterior.
- Check for plant, insect or animal infestation.
- Routine cleaning, as required.

6 MAINTENANCE PLAN

Five-Year Cycle

- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint windows every five to fifteen years.

Ten-Year Cycle

- Check condition of roof every ten years after last replacement.

Twenty-Year Cycle

- Confirm condition of roof and estimate effective lifespan. Replace when required.

Major Maintenance Work (as required)

- Thorough repainting, downspout and drain replacement; replacement of deteriorated building materials; etc.

APPENDIX A: RESEARCH SUMMARY

HISTORIC NAME: Donnaconna Apartments
ADDRESS: 148 East 6th Avenue, Vancouver, BC
ORIGINAL OWNER: James I. Smith
DATE OF CONSTRUCTION: 1911-1912

CITY OF VANCOUVER BUILDING PERMIT:
Owner: Smith, Jas. J.
Architect: Smith, Jas. J.
Builder: Smith, Jas. J.
Legal Address: DL: 200A Block: 37 Lot: C
Date: 1911-11-21
Street Number: 148
Street Name: 6th Avenue E
Value: $12,000.00
Remarks: Three-storey frame building apartment; [added legal address].

DIRECTORIES:
1912 Henderson's Greater Vancouver City Directory
- Page 478: Sixth Avenue East 148: Smith James I
- Page 1203: Smith James I supt Hastings Saw Mill h 144 6th Ave E

1913 Henderson's Greater Vancouver City Directory
- Page 512: Sixth Avenue East 148: Donnaconna Block [9 apartments listed]
- Page 1296: Smith James I supt Royal City Mils h 1630 Charles

1930: Wrigley's British Columbia Directory
- Page 1652: Sixth Ave E" 148: Donnaconna Apts (12 apartments listed)

BC VITAL EVENTS:
- Person: James Israel Smith; Event Type: Death; Registration Number: 1933-09-479636; Event Date:1933-03-04; Event Place: Vancouver; Age at Death: 68.

APPENDIX B: STRUCTURAL SUMMARY

Date: March 11, 2024 GS: 224002

Henriquez Partners Architects
598 West Georgia Street
Vancouver, BC V6B 2A3

Attention: Mr. Payam Ashjae, Director of Architecture, 1000A Holdings Inc. c/o Henriquez Partners Architects

RE: 148 East 6th Avenue, Vancouver BC
STRUCTURAL ENGINEERING CONSULTING SERVICES

Dear Mr. Ashjae.

As the Engineer of Record for the proposed development located at 148 East 6th Ave, we have reviewed the existing building structure as part of the ongoing discussion on potential retention in situ, or other re-build strategies.

The existing building facade is comprised of a single wythe of brickwork supported by a light-frame wood structure across an air cavity. Any retention of this assembly presents several concerns, and re-construction creates several opportunities:

1. The existing wall is one wythe. In mass brick supporting structures, the multiple brick wythes will have interconnected collar ties linking the wythes and providing a thicker, more robust overall assembly. That is not the case here. Here we have one wythe of façade brick that is not capable of spanning more than a few feet vertically without support.

2. The finished wall will flank a means of egress, with pedestrian traffic immediately parallel to the façade in question. We need to provide a strategy for holistic lateral and gravity support that considers the risk to the public, and alleviates that.

3. Providing a clamping temporary support system to a single wythe brick is possible, but clamping the compressive whaler system will require infilling the air gap with shimming of some kind to forestall collapsing the air gap with the temporary clamping supports. Even with the shimming, there is a strong likelihood of nominal clamping movement which would result in cracking of the brick assembly. In the best case, that cracking could be repaired cosmetically. In the worst case, it leads to instability of the wall.

Glotman·Simpson Consulting Engineers
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4. Re-construction gives the opportunity to refurbish any of the deteriorated brickwork, address water damage, repair collapsed mortar joints and provide contemporary tie-backs to connect the façade brick to a new more robust back up structure that would be able to sustain forces from contemporary building code gravity and lateral demands.

Given the slender profile of the façade combined with the cavity and the fragility of that assembly, we believe that supporting and moving the façade may prove dangerous, and ultimately necessitate repair regardless. We proposed the brickwork is dis-assembled, moved, and re-assembled in its preferred location after the basement structure and level 1 platform has been constructed.

Should you have any further questions on this matter, please do not hesitate to contact us.

Yours truly,
GLOTMAN•SIMPSON

2024-03-11
Per: Levi Stoelting, P.Eng. Principal

cc: -