

**HERITAGE
CONSULTANTS**



FOX TON

PROJECT: **HARTNEY CHAMBERS**
SERVICE: **HERITAGE CONSERVATION PLAN**
ADDRESS: **343 WEST PENDER STREET**
DATE: **July 2025 (Revised August 2025)**

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Cover: Hartney Chambers as it appeared in c.1985. *City of Vancouver Archives 790-1855*

Hartney Chambers Heritage Conservation Plan

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|--|
| RESOURCE NAME |
| Hartney Chambers |
| ALTERNATIVE NAMES |
| n/a |
| LEGAL DESCRIPTION |
| Lot A (SEE 374692L)of Lots 19 and 20 Block 23 District Lot 541 Plan 210; The South 75 Feet of Lot 19 Block 26 District Lot 541 Plan 210; The South 75 Feet of Lot 20 Block 26 District Lot 514 Lot 210 . |
| PARCEL ID |
| 015-502-082 015-502-091 015-502-104 |
| YEAR BUILT |
| 1908-09 |
| ORIGINAL OWNER(S) |
| Peter G. Drost |
| ARCHITECT/DESIGNER |
| William F. Gardiner |
| BUILDER |
| Adkison & Dill |

Hartney Chambers is a three-storey, mixed-use, masonry structure located at the northeast corner of West Pender and Homer Streets in the Victory Square area of downtown Vancouver. The historic building is a municipally designated resource and included on the Vancouver Heritage Register. The Neoclassical style building was designed by architect William F. Gardiner and represents one of his early works. Hartney Chambers was constructed between 1908-09 and for a cost of \$22,000.

The extant property, and the one directly to the north, are to be redeveloped through the rezoning of the properties, demolition of the building to the north, and rehabilitation of Hartney Chambers through the construction of a modern multi-storey tower which extends onto the property to the north. As part of the understanding of Hartney Chambers, structural assessments of the unreinforced masonry building were completed. In 2024, a structural assessment by RJC (Read Jones Christoffersen Ltd.) was carried out following issuance of a notice by the City of Vancouver regarding the state of the building's parapet cornice on West Pender Street. RJC completed a visual review of the two street façades as well as the cornice assessing their condition and providing recommendations for their stabilization and repair. Due to the original design and deteriorated condition of the façades, immediate steps were taken to stabilize the façades' masonry and metalwork as well as install safety measures to protect the public.

The structural assessments, original design, and condition of the building, have been considered in relation to the level of interventions to Hartney Chambers as part of the redevelopment of the overall project site to a residential building for seniors at risk of homelessness. The original structural design of the building, its overall condition, extent of upgrades to align with code, and proposed new use have contributed to the approach of façade only retention.

Proposed Redevelopment Scheme

The redevelopment scheme for this property has been prepared by the architectural firm of Musson Cattell Mackey Partnership for Chard Property Group Ltd., proposed interventions includes:

- retention in place of Hartney Chambers two street façades;
- temporary deconstruction of the retained façades to below the parapet cornice due to their condition

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and structural issues; removed materials will be salvaged and later reinstated to match the façades' original appearance;

- preservation and repair of intact original elements of the retained façades, elements too deteriorated to be repair will be replaced in-kind to match existing;
- restoration of missing and/or previously alter original elements;
- rehabilitation of fenestration;
- rehabilitation of elements of the retained street façades to align with structural and seismic requirements; and,
- rehabilitation of the site through the construction of a new eight-storey building behind the retained street façades and extending to the property to the north.

As a designated heritage resource, façade only retention and the temporary deconstruction, and later reconstruction, of the upper portions of the façades are acknowledged to be a high level of intervention and not reflective of existing City heritage policy. However, the condition of the façades and the extensive structural improvements required to address existing structural deficiencies and facilitate the new construction necessitate this approach being pursued. Diligence during the deconstruction of portions of the façades and the completed point cloud scan will permit a high level of accuracy in the reconstruction of those portions to their original appearance.

Due to the condition of the street façades, steps have already been taken to stabilize the them, such as:

- Portions of the sheet metal cornice and brick parapet that were unsafe were removed have been stored on site for the redevelopment.
- Temporary weather/safety protection was added around the perimeter adjacent to the heritage façades on Homer Street and Pender street.
- Loose parging was removed on Homer Street and Pender Street and the temporary weather/ safety protection stops anything further from falling off the building into the public.
- Loose parging was removed and netting has also been installed on the lane elevation to secure any debris from the public.

Portions of the façades that have been temporarily deconstructed and those elements temporarily removed will be reinstated as part of the proposed redevelopment. The reinstated portions and elements will match the appearance and materiality of the original.

The following Heritage Conservation Plan for the retained façades is based on the current understanding of the building and proposed redevelopment of the site. This document is based on Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Architects

Hartney Chambers is located at the corner of Homer Street and West Pender Streets in Vancouver's city centre. Built between 1908 and 1909, Hartney Chambers was commissioned by property owner Peter G. Drost (1862-1954). Drost was a local real estate speculator, developer, contractor, broker, and humanitarian, most notably having instituted the Central City Mission in 1909 (now the Central City Foundation), an organization initially tasked to help and shelter homeless men. The building originally provided commercial space along the ground floors and professional offices above. Both the architect, William F. Gardiner, and general contractors,



Peter G. Drost, 1949. *City of Vancouver Archives 371-1576*

Adkison & Dill, for the building opened offices in the newly completed structure in 1909. A variety of original tenants found space in the building, including several real estate and accounting firms.

Hartney Chambers was designed by William F. Gardiner (1884-1951). The masonry exterior of Hartney Chambers features a rare use of Oamaru stone, a limestone quarried and imported from New Zealand. The *Vancouver Daily World* noted in early 1909 that Vancouver was the only city in North America that had utilized Oamaru stone, with several residences and other buildings using the material recently, with a large shipment passing through the city on its way to Kamloops for public buildings.

During and following the First World War, what was originally office space on the upper storeys of the Hartney Chambers gradually transitioned into apartments and became known as the Hartney Apartments. Since the mid-1990s, a hostel has occupied the former apartments.

WILLIAM F. GARDINER

Taken from: Building The West: Early Architects of British Columbia.

W.F. Gardiner left England as a young man, looking for opportunities in the New World. He chose to settle in far distant Vancouver, a career decision that ultimately paid off handsomely. Born May 24, 1884 in Bath, he was the son of architect and surveyor, Frederick William Gardiner and Emma Elizabeth Brown. After education at Kingsholme College, Weston-Super-Mare, he entered a three-year course in architecture, and then articulated in his father's office in Bath from 1901-07. On October 24, 1907, William left England to start a new life in far-distant Vancouver. His family relates that after he set himself up at a boarding house, he started looking for work by knocking on doors in the West End and introducing himself to whoever answered. At one house a young girl's birthday party was underway, and Gardiner, who was proficient at magic tricks and an enthusiastic singer and piano player,

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William F. Gardiner (Courtesy of AIBC)

ended up entertaining the children. The girl's father, a doctor, was impressed, and hired Gardiner for his first Canadian commission. After four months in Vancouver he submitted the successful plans to the B.C. Permanent Loan Company for the Victoria Block on Pender Street, a substantial project that was completed in just five months. Prospects looked good for the young architect, and by the end of 1908 he entered into a short-lived partnership in New Westminster with Thomas Douglas Sherriff. Born in Scotland in 1884, Sherriff had been indentured to an architect and civil engineer, but was more interested in commercial pursuits and left before he completed his articles, immigrating to British Columbia in 1908.

When William's brother, Frank Gardiner, arrived on the coast, the firm of Gardiner & Sherriff was dissolved by mutual consent, and the two brothers entered into partnership in 1909. They added Andrew Mercer to the partnership, but the association was tenuous at best. William also maintained a busy office in Vancouver, and by 1912 he had broken completely free of his brother's practice.

Gardiner's first big break had come in 1910, with the job as supervising architect for the Provincial Normal School in Vancouver, designed by Pearce & Hope two years earlier. Typical of his ongoing commercial and institutional work is the Central City Mission on Abbott Street, 1911. He also acted as supervising architect for two Canadian Bank of Commerce projects designed by Toronto architect V.D. Horsburgh, the imposing branch office at Main and Pender Streets, 1914-15, and the Vault Building on East 1st Avenue, 1915. Gardiner enlisted for the First World War on February 1, 1917, and was sent overseas with the Canadian Expeditionary Force. He was commissioned to the Duke of Connaught's Regiment, and was transferred on arrival in England to the 2nd Canadian Mounted Rifles. Ranked as Captain, he spent a long time in the trenches in France, and the constant dampness ruined the circulation in his feet. William was in the thick of fighting, which he described in a letter to Frank:

Later we tied our horses to the fence behind the hospital and were billeted in a farm house close by. We hadn't been there ten minutes when we heard a faint whistle which suddenly developed into a hideous scream. What actually happened I don't know, but I found myself later flat on the ground holding my horse, with huge cakes of mud falling on top of me like hailstones. It was our first experience with a 'Jack Johnson' shell.

He suffered severe shrapnel wounds in his left leg at Cambrai just weeks before the Armistice, was discharged as medically unfit in the summer of 1919, and returned to Vancouver aboard the hospital ship Essequibo. Gardiner & Mercer had relocated to Vancouver in 1916, and William Gardiner left them in charge of his practice while he was overseas. While still at the CEF Camp at Vernon in early 1917, William had sent Frank a friendly post card with the note: "Hope everything is going well in the office." When he returned, relations with Frank soured beyond redemption, as William felt that Frank had used the public confusion over their names to steal his clients. William moved to an office in the Vancouver Block, and the Gardiner brothers were never again on speaking terms.

On April 6, 1921 William married Amy Doris Lindsay of Vancouver, and over the next few years they had two daughters and a son. They bought a modest house

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in Vancouver's West End, and Gardiner was content to live in a house that he had not designed. Gardiner continued to work on his own, and established a sound corporate clientele. His main source of work was in bank commissions, and in the growing automobile service industry, which allowed him to ride out the Depression when the careers of many other architects faltered. He served as architect for Austin C. Taylor's Home Oil Distributors Ltd., and starting in the late 1920s, designed over one hundred service stations around the province for the rapidly growing company; a surviving example is the Oak Tree Auto Sales building on Nanaimo's Front Street. Taylor became a personal friend, and when he acquired a large farm in Langley where he could breed horses, Gardiner designed a grand estate house for the property, which still stands today. When Taylor bought the B.T. Rogers mansion, Shannon, in 1936, Gardiner provided the plans for the renovations.

In addition to his ongoing work for Taylor, Gardiner continued to serve as the local architect for the Canadian Bank of Commerce and the Sun Life Assurance Company of Canada. He flirted with modernism in the 1930s with buildings like the streamlined Cathay Apartment Hotel in Victoria, but never ventured far from a conservative, main-stream approach, providing solid and consistent design work for his many corporate clients.

In addition to his commercial work Gardiner designed a number of grand, traditional, country estates throughout the 1920s and 1930s. This was a time when the monied classes could afford to build, and Gardiner was one of their favoured architects. In Qualicum Beach he designed a summer lodge for Major James R. Lowery, 1929-30. This enormous structure, with wooded grounds and commanding views, was built entirely from peeled cedar logs, and took the local use of rustic vernacular to its highest level. He designed a large log summer house in Chilliwack for Mr. and Mrs. Fred Haas of Washington, D.C. For Charles Gordon Elverson, a retired Englishman, he designed a landmark Tudor Revival house in the mid 1930s, prominently located on a thirty-five-acre site on Galiano Island, at the entrance to Active Pass.

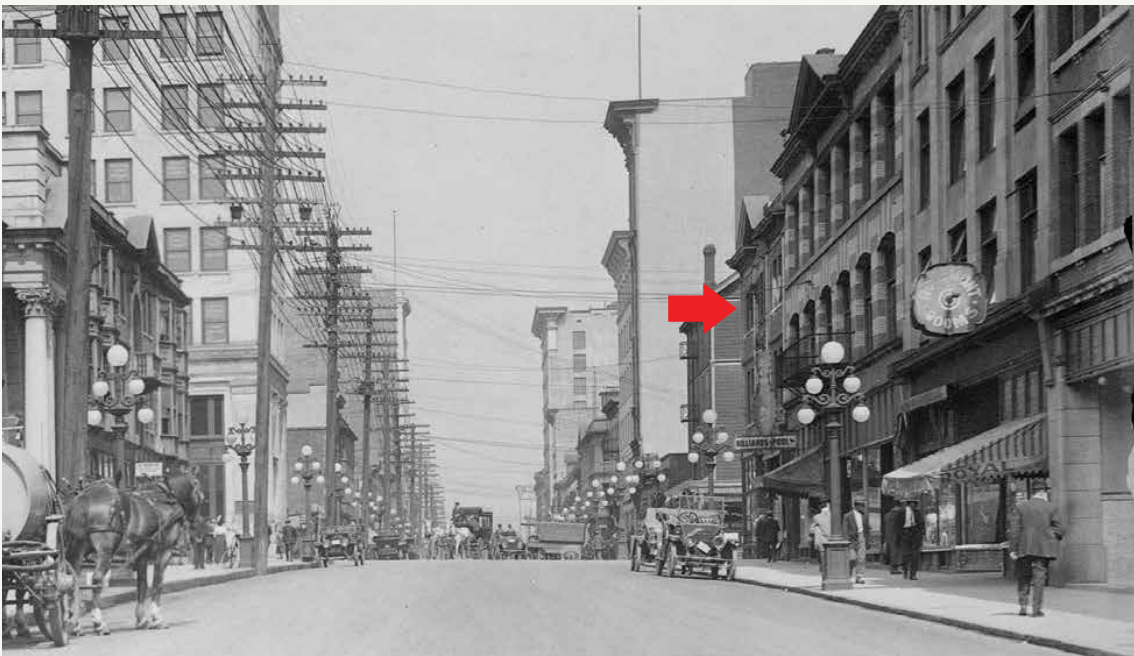
"Bill" Gardiner was one of the charter members of the AIBC and served as President from 1937-39. During the Second World War his career, like that of many others, languished, but after 1945 his corporate work resumed, one example of which is the Bank of Toronto in Victoria. Through his involvement with the RAIC he maintained many national contacts, and in 1950, he made a trip to Taliesin, Frank Lloyd Wright's home and studio in Wisconsin. On March 8, 1951 W.F. Gardiner suffered a stroke at his office, and died shortly afterwards at home.

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View of the roof of Hartney Chambers, note the narrowness of parapet with parged back, 1913. *City of Vancouver Archives 371-727.1*



Looking west along Pender Street with Hartney Chambers noted, 1913. *City of Vancouver Archives 220-08*

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Hartney Chambers (left) as it appeared in the 1970s. *City of Vancouver Archives 780-16*



Hartney Chambers' West Pender Street façade as it appeared in 1974. *City of Vancouver Archives 778-262*

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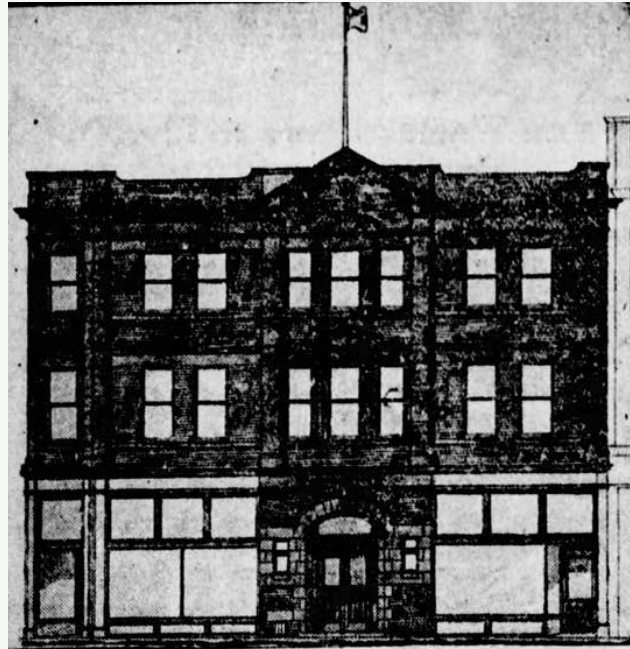
Hartney Chambers as it appeared in 1981. *City of Vancouver Archives 779-E11.24*



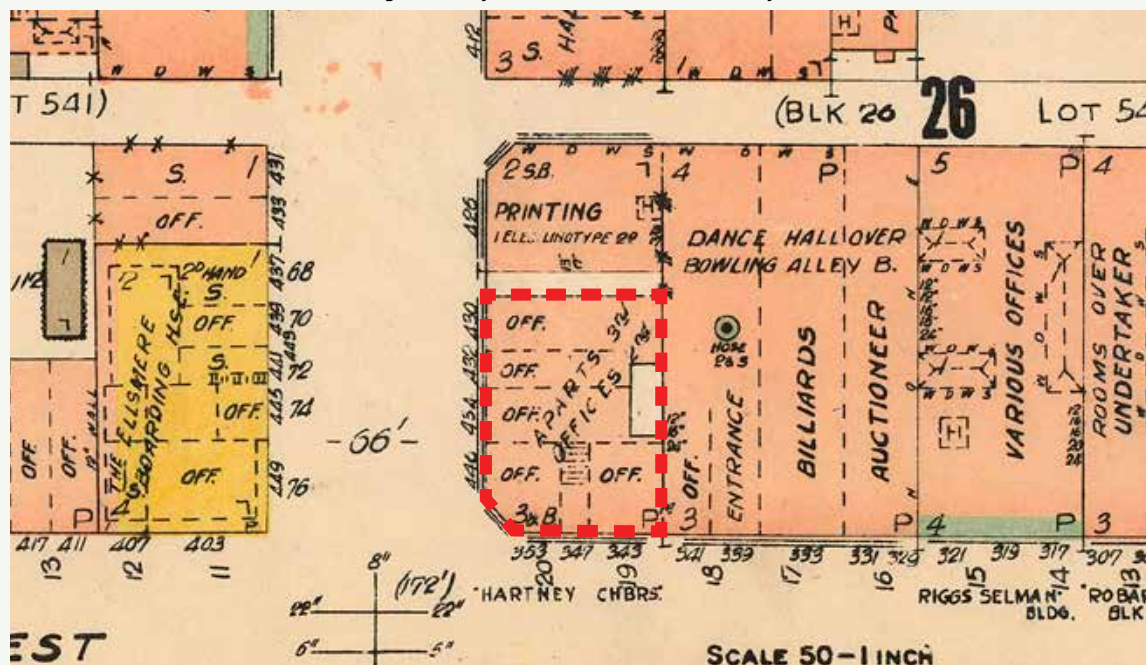
Hartney Chambers as it appeared in c.1985. *City of Vancouver Archives 790-1856*

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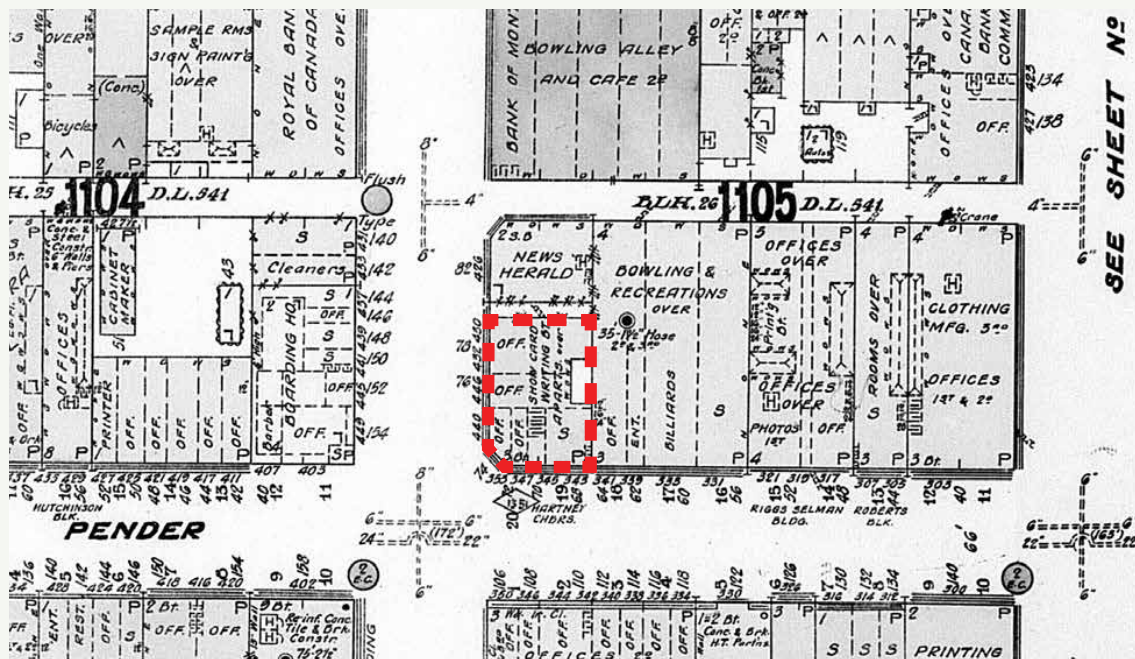
Drawing of Hartney Chambers, 1908. *Vancouver Daily World*



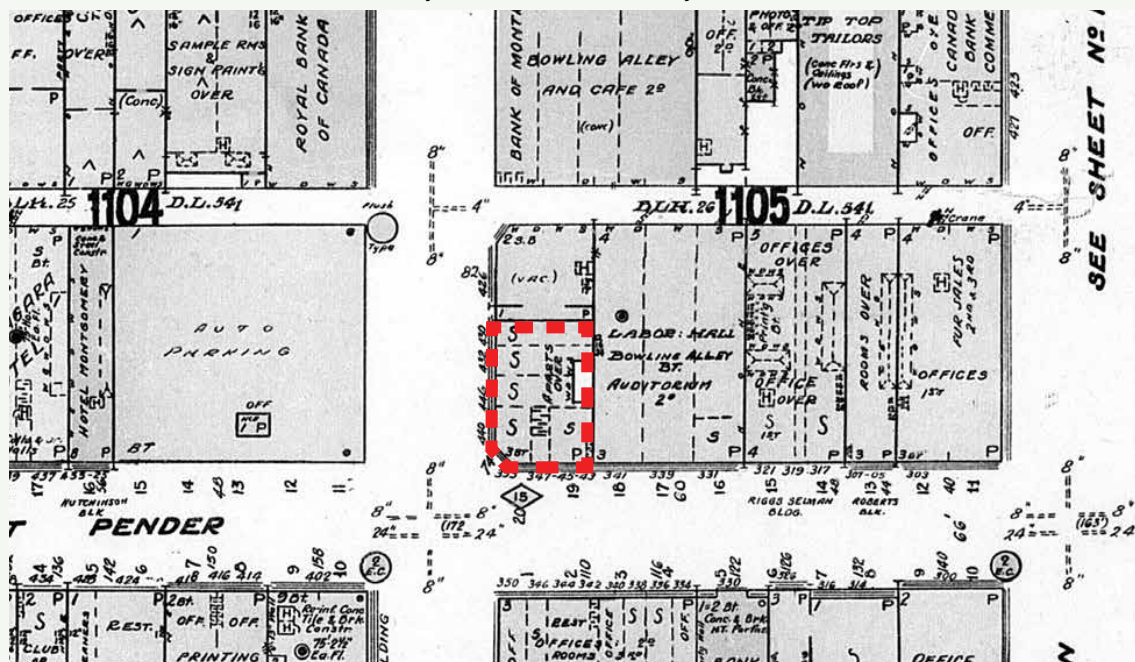
Fire Insurance Plan with Hartney Chambers outlined, 1920. *City of Vancouver Archives MAP 383, 1972-582.03*

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Fire Insurance Plan with Hartney Chambers outlined, 1940. City of Vancouver Archives MAP 599-110



Fire Insurance Plan with Hartney Chambers outlined, 1955. City of Vancouver Archives MAP 610-110

Statement of Significance

Description of the Historic Place

Hartney Chambers is an Edwardian-era masonry commercial structure, with an English Neoclassical influence evident in the red brick, stone and masonry detailing of the two main façades. It is located at the northeast corner of Homer and West Pender Streets, within a context of commercial buildings in the Victory Square area of a similar age and scale in downtown Vancouver.

Heritage Value of the Historic Place

Constructed in 1908-09, Hartney Chambers is valued for its dignified Edwardian-era architecture. This commercial building, of modest height and size, is notable for its Neoclassical detailing. Embellishments such as pedimented windows, pilasters, block modillion cornice, and central pediment give the building a stylish, English appearance that would have been considered very progressive at the time.

This was an early local project by architect William F. Gardiner (1884-1951), who had arrived in Vancouver late in 1907. Just four months later he submitted the plans for the Victoria Block, located directly across West Pender Street from Hartney Chambers. His designs for Hartney Chambers, the Victoria Block, and for the Hutchinson Block, all date from this time period and are detailed with similar English stylistic references. Gardiner went on to establish a successful commercial and institutional practice, with a corporate clientele including banks, insurance companies, and automobile and service station companies.

Constructed as a commercial block with street level retail space and upper level offices, Hartney Chambers contributes to the continuity of the Victory Square area as an important commercial and retail district in Vancouver in the early twentieth century. Originally, Hartney Chambers housed a variety of professional offices, including William Gardiner's architectural office.

Character-Defining Elements

Key elements that define the heritage character of Hartney Chambers include its:

- corner location, built on a north facing slope and built to the property lines on all sides;
- contribution to the streetscape, as part of an unbroken streetwall with continuous retail storefronts on two façades;
- commercial form, scale and massing, as expressed by its three-storey (with basement) height and regular, rectangular plan;
- flat roof with raised parapets;
- masonry construction, as expressed in the two main façades, with pressed red brick cladding with stone detailing, and rear and side walls of common red brick;
- Neoclassical details, such as block modillions cornice (sheet metal) with frieze incorporating a centred open pediment; two-storey giant order pilasters; front entrance door frame surround with bracketed crown; segmental, pedimented third-storey centre window with bracketed sill; and second-storey centre window with pediment supported by scrolled brackets;
- additional exterior details, such as the chamfered corner with corner entrance, recessed central entry with double doors to upper storeys flanked by doorway to the eastern commercial space, black and white square porcelain tile entrance floor with Greek key design border, two recessed and panelled entrances facing Homer Street, sheet metal courses capping first, second and third-storey windows, carved stone cartouche within the pediment, and light well on east elevation; and,
- regular fenestration: double-hung one-over-one wooden-sash windows on second and third floors; ground floor plate glass display windows with hinged, operable (hopper) transom lights, and basement windows in the storefront bulkheads along the west elevation.

Conservation Guidelines

GENERAL CONSERVATION STRATEGY

Hartney Chambers is a municipally designated building listed on the Vancouver's Heritage Register. **The overall approach for this project is rehabilitation with the two street façades being retained in place and character-defining elements of those façades being preserved, restored, and/or rehabilitated.** Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* is the source used to assess the appropriate level of conservation and intervention.

Proposed Redevelopment Scheme

The redevelopment scheme for this property has been prepared by the architectural firm of Musson Cattell Mackey Partnership for Chard Property Group Ltd., proposed interventions includes:

- retention in place of Hartney Chambers two street façades;
- temporary deconstruction of the retained façades to below the parapet cornice due to their condition and structural issues; removed materials will be salvaged and later reinstated to match the façades' original appearance;
- preservation and repair of intact original elements of the retained façades, elements too deteriorated to be repair will be replaced in-kind to match existing;
- restoration of missing and/or previously alter original elements;
- rehabilitation of fenestration;
- rehabilitation of elements of the retained street façades to align with structural and seismic requirements; and,
- rehabilitation of the site through the construction of a new eight-storey building **behind the retained street façades and extending to the property to the north.**

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.

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All new visible construction will be considered a modern addition to Hartney Chambers, and will follow recommendations from *Standards and Guidelines* regarding 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.
- The new additions should be physically and visually compatible with, subordinate to and distinguishable from the preserved historic façade.

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 also 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.

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.*

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.

Interventions to the retained façades of Hartney Chambers 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 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

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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.

CONSERVATION REFERENCES

The overall conservation approach for the project is rehabilitation with proposed work encompassing aspects of preservation, restoration, and rehabilitation of the Hartney Chambers' character-defining elements. Along with this Heritage Conservation Plan, the following conservation resources should be referred to:

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010.

National Park Service, Technical Preservation Services. Preservation Briefs:

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 6: Dangers of Abrasive Cleaning to Historic Buildings.

Preservation Brief 9: The Repair of Historic Wooden Windows.

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.

Preservation Brief 11: Rehabilitating Historic Storefronts.

Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns.

Preservation Brief 17: Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character.

Preservation Brief 38: Removing Graffiti from Historic Masonry.

Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.

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Preservation Brief 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront.

Preservation Brief 44: The Use of Awnings on Historic Buildings.

SUSTAINABILITY STRATEGY

Heritage conservation and sustainable development can go hand in hand with the mutual effort of all stakeholders. In a practical context, the conservation and re-use of historic and existing structures contributes to environmental sustainability by reducing solid waste disposal, saving embodied energy, and conserving historic materials that are often less consumptive of energy than many new replacement materials.

In 2016, the Federal Provincial Territorial Ministers of Culture & Heritage in Canada (FPTMCHC) published a document entitled, *Building Resilience: Practical Guidelines for the Retrofit and Rehabilitation of Buildings in Canada* that is “intended to establish a common pan-Canadian ‘how-to’ approach for practitioners, professionals, building owners, and operators alike.”

The following is an excerpt from the introduction of the document:

[Building Resilience] is intended to serve as a “sustainable building toolkit” that will enhance understanding of the environmental benefits of heritage conservation and of the strong interrelationship between natural and built heritage conservation. Intended as a useful set of best practices, the guidelines in Building Resilience can be applied to existing and traditionally constructed buildings as well as formally recognized heritage places.

These guidelines are primarily aimed at assisting designers, owners, and builders in providing existing buildings with increased levels of sustainability while protecting character-defining elements and, thus, their heritage value. The guidelines are also intended for a broader audience of architects, building developers,

owners, custodians and managers, contractors, crafts and trades people, energy advisers and sustainability specialists, engineers, heritage professionals, and officials responsible for built heritage and the existing built environment at all jurisdictional levels.

Building Resilience is not meant to provide case-specific advice. It is intended to provide guidance with some measure of flexibility, acknowledging the difficulty of evaluating the impact of every scenario and the realities of projects where buildings may contain inherently sustainable elements but limited or no heritage value. All interventions must be evaluated based on their unique context, on a case-by-case basis, by experts equipped with the necessary knowledge and experience to ensure a balanced consideration of heritage value and sustainable rehabilitation measures.

Building Resilience can be read as a stand-alone document, but it may also further illustrate and build on the sustainability considerations in the Standards and Guidelines for the Conservation of Historic Places in Canada.



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ALTERNATE COMPLIANCE

Hartney Chambers is a municipally designated resource and included on the Vancouver Heritage Registry, the building may be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following municipal legislation.

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.

SITE PROTECTION AND STABILIZATION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that the building is left vacant, it should be secured against intrusion and vandalism through the use of appropriate fencing and security measures. This is especially important if the building is missing windows or doors or is left elevated for any period of time. Security measure may include mothballing the historic property and/or hiring a security guard for the duration of the work. Generally, once a heritage property is no longer undergoing rehabilitation work and is under occupancy of its owners, lockable doors and lower level windows and

continued monitoring by the owners should be adequate protection. A comprehensive site protection plan should be developed in discussion between owner, contractor and/or architect. Plan may be reviewed by Heritage Consultant, is desired.

The following checklist will assist in ensuring the building is protected during any temporary mothballing:

Moisture

- ☐ Is the roof watertight?
- ☐ Is exterior cladding in good condition to keep water out?
- ☐ Is the site of the temporary location properly graded for water run-off?

Ventilation

- ☐ Have steps been taken to ensure proper ventilation of the building?
- ☐ Have interior doors been left open for ventilation purposes?
- ☐ Has the secured building been checked within the last 3 months for interior dampness or excessive humidity?

Pests

- ☐ Have nests/pests been removed from the building's interior and eaves?
- ☐ Are adequate screens in place to guard against pests?
- ☐ Has the building been inspected and treated for termites, carpenter ants, rodents, etc.?

Security

- ☐ Are smoke and fire detectors in working order?
- ☐ Are wall openings boarded up and exterior doors securely fastened?
- ☐ Are plans in place to monitor the building on a regular basis?
- ☐ Are the keys to the building in a secure but accessible location?
- ☐ Are the grounds being kept from becoming overgrown?
- ☐ 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?
- ☐ Is the site securely fenced and regularly patrolled?
- ☐ Is the building signed identifying it as a protected heritage building with a phone number for citizens to call with questions or concerns or report vandals?

Conservation Strategies

A visual condition review of Hartney Chambers was undertaken in June 2020. Conservation recommendations for Hartney Chambers are based on the site review, **later provided structural assessments (2024)**, as well as archival research and documents which provide valuable information about the original appearance and evolution of an historic building. **No invasive or destructive testing was completed as part of the site visit.**

The following section describes the materials, their physical condition, and recommended conservation approaches for Hartney Chambers, and are based on Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada which are conservation principles of best practice.

SITE

Located within the Victory Square area of downtown Vancouver, Hartney Chambers is at the northwest corner of West Pender Street and Homer Street. Contextually, Hartney Chambers sits in proximity to a number of historic, mixed-use structures of similar scale and construction. The building occupies a portion of two lots fronting West Pender Street and slopes downward toward the north. The building was constructed to the property line, with Hartney Chambers' metal cornices projecting beyond the south and west boundaries. **The location of the building has not changed since the time it was completed. To the north of Hartney Chambers is a three-storey masonry building which is part of the overall project site.**



Aerial view, circa 2018, noting Hartney Chambers. *Google Maps*

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The proposed redevelopment of the overall project site includes the retention of Hartney Chambers' street façades, demolition of the floors and support structure behind the retained façades, demolition of the building to the north, and construction of a new eight-storey structure behind the retained façades and extending onto the property to the north. The two street façades will be retained in place in their current locations on the site with a new, modern addition built setback behind, and connected to, the retained façades.

- Rehabilitate the site through the construction of a new eight-storey structure behind the retained façades and extending on to the property to the north. The new infill structure will be designed to be physically and visually compatible with, subordinate to, and distinguishable from the historic place, in accordance with Standard 11 of the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

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

Conservation Strategy: Rehabilitation

- Preserve the original locations of the retained street façades of Hartney Chambers along West Pender and Homer Streets.

FORM, SCALE, AND MASSING

Hartney Chambers features a commercial form, scale, and massing that is characterized by its: three-storey height with flat roof; rectangular plan; and chamfered corner entry. A light well is present at the east side of the building. The form, scale, and massing of Hartney Chambers has not been altered since the time of its construction.



West Pender Street façade of Hartney Chambers. Luxton

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The proposed redevelopment consists of the retention of the building's two street façades and the construction of a new eight-storey structure behind the retained three-storey street façades. The new visually compatible addition will be constructed that is setback behind the parapet with modern finishes and detailing differentiating it from the retained façades while permitting the original form and scale of Hartney Chambers to remain evident when viewed from street level.

Conservation Strategy: Preservation and Rehabilitation

- Retain the three-storey street façades of the Hartney Chambers fronting West Pender and Homer Streets.
- Rehabilitate the site through the construction of a new eight-storey structure behind, and setback from, the retained façades.
- Design the new addition to be "physically and visually compatible with, subordinate to, and distinguishable from the historic place" as recommended in Standard 11 of *Standards and Guidelines*.

EXTERIOR MASONRY WALLS

Brick

Hartney Chambers is a three-storey, unreinforced masonry building featuring an exterior of red clay brick laid in a running bond on its street façades and non-street walls of common red brick. The building also possesses a narrow (two wythe) brick parapet with parged back on its street façades. The nature and condition of the structure's brick ties are unknown. The façades are articulated by stone pilasters, as well as horizontal stone banding. The original punched windows on the second and third floors of the street-facing façades are characterized by continuous bands of stone lintels and sills. The stone pilasters extend from the storefront to parapet level cornices. The brick is original to the building.

Based on visual observation of the exterior masonry walls from the street level, as well as from accessible interior spaces through wall openings, the existing brick masonry walls show varying degrees of weathering and deterioration. Overall, the brick and mortar are in poor to fair condition. Deterioration of masonry units and mortar may be attributed to past unsympathetic interventions,

lack of maintenance, and water ingress resulting in prolonged saturation of the masonry. Deterioration evident included step cracks, hairline fissures, spalled brick, efflorescence, discolouration, and organic growth. Mortar loss was significant in areas and the mortar was soft and absent in multiple locations impacting the performance of the wall assembly. Missing bricks were also evident. The north wall has been parged, which is not original, and the parging is deteriorated and missing in areas. Where the parging has fallen off, many of the exposed bricks are spalled.

Through the proposed redevelopment, the masonry street façades of Hartney Chambers will be retained in place. The brickwork of the retained façades will be preserved, cleaned, damaged brick repaired or replaced, seismic upgrades completed, and the masonry repointed. Missing brick or brick too deteriorated to repair will be replaced in-kind.

A recent exterior façade review by RJC, carried out following a City of Vancouver notice identifying safety concerns associated with the Pender Street cornice was completed in early 2024. The review was done from scaffolding with the building's brick façades and metalwork assessed. The resulting report identified the mortar was knife soft across the façades and washed out in areas. Efflorescence was identified at multiple locations indicated repeated, and prolonged, wetting periods. Rust jacking was present contributing to cracks in bricks and mortar joints. The narrow two-wythe brick parapet had severely deteriorated mortar, been tagged with graffiti in areas, sealant used to fill joints and gaps, and was leaning out towards the street.

Due to the condition of the parapet, and metal cornice (see Architectural Metalwork section), RJC recommended that the street façades from the frieze of parapet cornice to the parapet cap be temporarily disassembled to protect the public as well as the materials themselves. This intervention would require the documentation, careful deconstruction, storage, and reconstruction of the uppermost portion of the street façades with salvaged materials. A point cloud scan of the building's exterior has already been completed to permit accuracy in the reconstruction of those portions of the extant façade that are temporarily deconstructed. Materials

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that are temporarily removed and determined to be too deteriorated to reinstall due to their condition will be replaced in-kind.

Significant steps have already been completed to stabilize loose and deteriorated materials of the street façades. These steps include:

- Portions of the sheet metal cornice and brick parapet that were unsafe were removed have been stored on site for the redevelopment.
- Temporary weather/safety protection was added around the perimeter adjacent to the heritage façades on Homer Street and Pender street.
- Loose parging was removed on Homer Street and Pender Street and the temporary weather/ safety protection stops anything further from falling off the building into the public.

- Loose parging was removed and netting has also been installed on the lane elevation to secure any debris from the public.

Stone

Hartney Chambers has the distinction of being one of only a few structures in the city utilizing Oamaru stone, imported from quarries in New Zealand. Oamaru stone, which is used at the pilasters and horizontal banding on the building, is a hard, compact limestone, and its color is yellow in appearance. The stone is original to the building.

The Oamaru stone on Hartney Chambers has been painted **concealing the stones original colour**. Painting exterior masonry surfaces, **either for aesthetic reasons or to conceal deterioration**, can exacerbate its deterioration. The paint on the Oamaru stone is **not original and is**



Oamaru stone pilasters, sills, and lintels of the West Pender Street façade of Hartney Chambers. *Luxton*

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Courthouse in Oamaru, New Zealand using Oamaru stone.
Parkside Quarries Ltd.

failing in multiple locations. The stone appears to be in good condition; however the paint limits its assessment. As part of the proposed redevelopment, the stone of the street façades will be preserved and its appearance restored.

The paint should be removed through a non-abrasive and gentle approach. All efforts should be made to ensure that all surviving, original decorative stone elements are preserved, paint removed and deteriorated stone repaired. Should it be determined, once the paint is removed, that the stone requires a protective coating, mineral paint is an acceptable product that could be applied to the stone.

Conservation Strategy: Preservation, Rehabilitation, and Restoration

- Preserve the masonry of the two retained street façades.
- Where necessary due to structural and/or safety conditions, carefully deconstruct the brick masonry from the parapet cornice frieze to the parapet cap. Carefully clean mortar from salvaged brick and store in manner and location which does not result in its deterioration. Reconstruct upper portion of façade to match original appearance using salvage brick.
- Retain sound masonry of the retained façades.

- Repair masonry that is deteriorated using suitable heritage repair mortars or replace in-kind masonry that is too deteriorated to retain.
- Cleaning masonry using gentlest means possible. Only approved chemical restoration cleaners may be used. Sandblasting or any other abrasive cleaning method of any kind is not permitted. Complete mock up prior to cleaning masonry in its entirety
- Remove paint from Oamaru stone. Stone should not be damaged during paint removal. Complete mock up prior to removing paint from stone in its entirety. If determined that paint cannot be removed from the stone in its entirety, repaint stone using mineral paint.
- Remove redundant metal inserts and services mounted on the exterior walls and patch holes using suitable heritage repair mortar.
- Rehabilitate masonry façades to align with seismic requirements. Complete work in a manner which does not impact masonry components or appearance of street façades.
- Repoint deteriorated mortar joints. Take care that the arises of the masonry are not damaged during preparation or execution of work. Work should only be undertaken by skilled masons. Do not use power tools to cut or grind joints unless it has been demonstrated work can be done without damaging masonry units. Repoint with new mortar that matches existing in consistency, composition, strength, colour and pointing profile.
- Specifications for cleaning, new materials, seismic improvements, repointing, and all mock ups to be reviewed by Heritage Consultant.

ARCHITECTURAL METALWORK

The two street façades of Hartney Chambers feature original architectural metalwork typical of Edwardian-era commercial structures. The storefront and parapet level cornices possess English Neoclassical influences. The architectural metalwork at the storefront level wraps around the façades and features a frieze with crown moulding. The Hartney Chamber's parapet features a large cornice with modillions and frieze. On the West Pender Street façade the use of metalwork is more

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Architectural metal of the West Pender Street façade at the storefront cornice, window hoods, parapet cornice, and pediment of Hartney Chambers. *Luxton*

extensive. A large, open pediment punctuates the parapet cornice, with window hoods above the third and second storey windows that vertically align with the parapet pediment.

The existing metalwork is original to the building's construction. Visual review from the street level identified significant deterioration of the architectural metalwork on both street façades. Deterioration identified included heavy corrosion, staining, paint failure, missing and loose components, and deformations. The anchoring of the metalwork and its condition is not known. The metalwork above the storefront cornice level is more deteriorated than the storefront cornice.

A recent exterior façade review by RJC, carried out following a City of Vancouver notice identifying safety concerns associated with the Pender Street cornice,

was completed in early 2024. RJC reviewed the street façades' architectural metalwork from scaffolding and noted that the metalwork above the storefront level cornice was extremely corroded with large holes and missing components present at multiple locations. They also observed a single steel strap anchoring the parapet cornice to the parapet which was heavily corroded.

Due to the condition of the parapet metal cornice and masonry parapet (see Exterior Masonry Walls section), RJC recommended that the street façades from the frieze of parapet cornice to the parapet cap be temporarily disassembled to protect the public as well as the materials themselves. This intervention would require the documentation, careful deconstruction, storage, and reconstruction of the uppermost portion of the street façades with salvaged materials. A point cloud scan of the building's exterior has already been completed to

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Sheet metal cornice along the chamfered corner of Hartney Chambers. *Luxton*



Large sheet metal open pediment on the West Pender Street façade. *Luxton*



Deterioration of sheet metal rooftop cornice at southeast corner of Hartney Chambers. *Luxton*



Sheet metal window hood above second storey window on West Pender Street façade. *Luxton*

permit accuracy in the reconstruction of those portions of the extant façade that are temporarily deconstructed. Work has already been completed to temporarily remove loose metalwork and masonry to prevent it from falling to the sidewalk and protective measures have also been installed to protect the building from the weather events and to protect the public. Materials that are temporarily removed and determined to be too deteriorated to reinstall due to their condition will be replaced in-kind. Metalwork below the parapet frieze would remain in place and be repaired or, if too deteriorated, replaced in-kind with new elements matching the original.

Conservation Strategy: Preservation and Rehabilitation

- Review the overall condition of the architectural metalwork of the retained street façades.
- Where necessary due to structural and/or safety conditions, carefully deconstruct the brick masonry and metalwork from the parapet cornice frieze to the parapet cap. Carefully document and salvage the architectural metalwork and store in manner and location which does not result in its deterioration. Reconstruct upper portion of the street façades to match original appearance using salvage elements. If the temporarily removed metalwork is too deteriorated to be repaired and reinstalled, replace in-kind with new matching material, dimensions, and profile of original.
- Preserve sound architectural metalwork of the retained street façades.

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Typical original wood windows of the street façades. *Luxton*



Basement windows at the storefront along Homer Street. *Luxton*

- Repaired metalwork as required. Work to be physically and visually compatible with existing and only identifiable on close review.
- Stabilize and re-anchor architectural metalwork elements by structural reinforcement or correction of unsafe conditions, as required and in accordance with Structural Engineer's assessment. Repairs should be physically and visually compatible.
- Remove deteriorated paint, corrosion, and clean metalwork prior to repainting. Apply appropriate primer for galvanized surfaces. Paint in historically appropriate colour, based on colour schedule prepared by Heritage Consultant.



The central entrance on West Pender Street. *Luxton*

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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.

Windows

Hartney Chambers features original window openings, original wood windows, and trimwork. The windows along the second and third storeys of Hartney Chambers are similar in their dimensions. These windows consist of one-over-one, double hung, wood windows with integral sash horns. A series of original wood, fixed and **hopper-style**, single-lite windows exist along the Homer Street façade below the storefront bulkheads. **Similar windows existed on the West Pender Street façade however they've been boarded over (c.2016) or removed.** These windows would have provided light and ventilation to the below grade level of the building.



Wood door with glazing in the chamfered corner entry. *Luxton*



Wood storefront door (left) in recessed entryway, and later-addition double-doors with access to basement (right) along the Homer Street façade. *Luxton*

Wood storefront door in recessed entryway at West Pender Street. *Luxton*

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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.



Storefront along West Pender Street with large plate glass storefront window, single-lite fixed and operable transoms. Some storefront glazing has been altered (far right) and the windows of the storefront bulkheads have been removed and/or covered over.

Luxton

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SPECIFICATIONS FOR NEW WOOD STOREFRONTS

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 storefronts to match the appearance and character of the original storefronts.
- Wood to be solid kiln dried Douglas Fir.
- Each part of the storefront will be made from one piece of wood; splices are *not* acceptable
- The use of finger-jointed wood is *not* acceptable.



The corner commercial storefront as viewed from Homer Street.
Luxton



Hartney Chambers showing painted window signs, including the extant "Hartney Apartments", 1974.



Black and white mosaic tilework in the recessed entryway on the chamfered corner. *Luxton*



Wood soffit with recessed panelling in the recessed, primary entryway along West Pender Street. *Luxton*

The wood windows and trimwork are character-defining elements of Hartney Chambers. Through the proposed redevelopment, the window openings of the second and third floors will be preserved, the window jambs preserved and repaired, and the sashes rehabilitated. The windows and window openings of the storefront bulkhead area will be rehabilitated.

Conservation Strategy: Preservation and Rehabilitation

- Preserve existing window openings of the second and third floors.
- Preserve existing wood window jambs and repair as required.
- Rehabilitate glazing of second and third floor windows with new sealed units in new wood sashes matching material and appearance of originals with integrated sash horns.

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- Rehabilitate storefront bulkhead windows with new glazing where windows are being retained. Retain wood assemblies and repair or replace in-kind with new if wood components are too deteriorated to repair.
- Window conservation work should be undertaken by a contractor skilled in heritage window restoration.
- Prime and repaint as required in appropriate colour, based on colour schedule devised by Heritage Consultant.

Exterior Doors

The storefront level of the building possesses multiple entries. Access to the upper floors is obtained through a set of recessed double doors with transom located at the centre of the West Pender Street façade. The wood surround of this entry also features pilasters, an entablature with corbel brackets. The transom window is flanked by pilasters. **These double doors have an upper glass lite, which has been removed or covered over and two vertical recessed panels.**

A variety of individual, recessed storefront doors exist along both Homer and West Pender Streets, including the prominent chamfered corner entry. The extant wood storefront doors are typical of the Edwardian era and feature a large glass upper panel **with recessed panels below. A number of the entry doors have muntins with small square lites at the top of the glass panel. These doors appear to be original to the building based on archival documents.** Along the Homer Street façade, a set of double doors provides access to a commercial space in the basement. These doors, and entryway, are presumably not original to the building and are a later intervention. Another set of double doors, located at the east end of the West Pender Street façade at **one time provided access to a storefront.** Overall, the exterior doors, along with their trim and associated hardware, are generally in fair condition, but exhibit signs of deterioration and past repairs.

As part of the proposed redevelopment the double door entry on West Pender Street and chamfered corner entry will be retained. The other entries of the storefront level will be rehabilitated to suit the new use and interior configuration/programming. If possible, retain and repair intact original wood door assemblies and consider

making existing doors inoperable where entries are no longer required rather than removing the doors in their entirety, if feasible.

Conservation Strategy: Preservation and Rehabilitation

- Preserve the centrally located entrance on West Pender Street and the chamfered corner entry.
- **Sensitively rehabilitate the entryways and assemblies to permit barrier free access.**
- Retain original doors and associated trim where possible, repairing as necessary. Replace damaged and/or missing elements in-kind.
- Original hardware should be cleaned and reinstated, if possible. Where there is missing hardware, install new.
- **Where entries are no longer required, consider retaining original doors and making door in operable if feasible rather than complete removal.**
- If new exterior doors are required along the retained façades, new doors should be visually compatible with existing, original exterior doors.
- Prepare, prime, and repaint in a historically appropriate colour, as determined by a heritage colour schedule prepared by the Heritage Consultant.
- New doors, hardware to be reviewed by Heritage Consultant.

Storefronts

Wrapping around the street façades of Hartney Chambers, is a continuous wood and glass assembly storefronts. The storefronts are largely original, with a few noticeable alterations since the time the building was completed. The glazed storefronts feature recessed entryways with black and white mosaic tilework on the floor. These entryways also contain wood soffits with recessed paneling.

The storefronts themselves feature large plate glass windows with large fixed and operable transoms above, and a wood bulkhead below. **Originally, the wood bulkheads of street façades also possessed fixed and operable windows.** The storefronts commercial bays are separated by square, wood posts. Overall, the Hartney Chambers' storefronts are in fair condition, with localized past interventions.

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Through the proposed redevelopment, the presence of storefronts will be preserved. The storefronts will be rehabilitated to suit the new use and interior configuration. The West Pender Street storefronts will be preserved with glazing of the transoms and storefront window rehabilitated. Similarly, the storefronts of Homer Street will be preserved and the glazing rehabilitated with new storefronts replacing existing entries.

Conservation Strategy: Preservation and Rehabilitation

- Preserve and repair, where required, retained existing wood storefronts.
- Rehabilitate storefronts to suit new use and interior configuration/programming. Where new storefronts are installed, storefronts are to be wood assembly.
- Alterations will visually and physically compatible with existing storefront design and materials.
- Rehabilitate storefront glazing with new sealed units.
- Rehabilitate storefront entrances to accommodate accessibility needs, where required.
- Preserve existing mosaic tile floor through its temporary removal and re-installment, if required.
- Prime and repaint in appropriate colour, based on colour schedule devised by Heritage Consultant.
- Integrate commercial signage and new lighting systems as required.

SIGNAGE

Hand-painted window signs, and painted signs within the storefront frieze, would have been common at the time of construction, as would have signage on retractable awnings above the storefront. The “Hartney Apartments” painted sign on the transom above the primary entryway on the West Pender Street façade, while not original, has been there since at least 1974.

Future tenant signage will require a City of Vancouver sign application and must conform to applicable bylaws, while being appropriate to the heritage of the building. Different types of signs were fabricated in traditional materials with painted or three-dimensional letters, including fascia signs, projecting signs and painted window signs.

Conservation Strategy: Rehabilitation

- When considering new signs on a heritage building, the design should be in accordance with the Parks Canada’s *Standards and Guidelines for the Conservation of Historic Places in Canada*, which states that “new signage should be compatible with the building in terms of size, scale, material, style and colour. In addition, new signs should not obscure, damage or destroy character-defining elements of the building”.
- New signs can be inspired by historical signs on the building, signs from an earlier era or contemporary materials that are sympathetic to the building.
- Sign fixings or hangers should be carefully attached to the building in the least intrusive manner possible. On masonry walls, consider attaching into mortar rather than brick or stone.
- Signs were historically illuminated with front lighting.

EXTERIOR COLOUR SCHEDULE

Part of the conservation process is to finish the building in historically appropriate paint colours. A colour scheme will be developed in conjunction with the project architect.

Hartney Chambers’ painted elements, including the wood storefront, windows, metalwork, and flashing, have all undergone multiple paint applications over the past century. Other components, such as the Oamaru stone accents, have also been painted, but any paint on masonry units should be removed.

The final colour scheme of the building’s exterior should be based on a colour palette that is determined by sampling. Collected paint samples from accessible areas have been assessed by microscopic analysis in order to reveal the original colour scheme of the structure.



Conservation Strategy: Restoration

- Finish exterior painted elements in appropriate historic colour scheme for exterior painted finishes.

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PRELIMINARY EXTERIOR COLOUR TABLE: HARTNEY CHAMBERS, 343 WEST PENDER STREET

| Element | Colour* | Code | Sample | Finish |
|-------------------------|---|---------|--|----------|
| Window Frame & Sashes | Sherwin Williams Rookwood Shutter Green | SW 2809 |  | Gloss |
| Storefront & Woodwork | Sherwin Williams Rookwood Shutter Green | SW 2809 |  | Gloss |
| Architectural Metalwork | Colour to match Oamaru stone | TBD | | Eggshell |

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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.

Interior Finishes

Hartney Chambers interior has been altered from its original design and materiality. A few elements, typical to public spaces are present such as wood panel doors and transoms, wood wainscoting, wood trimwork, tongue and groove wood floors, and mosaic tile entry floor. The interior has undergone significant alterations over time which have resulted in changes to its layout and removal of original finishes in their entirety. Those limited elements that remain are in fair condition.

Through the proposed redevelopment, only the two street façades will be retained. None of the interior elements are within the portion of the building being retained.

Conservation Strategy: Demolition

- Prior to demolition consider salvaging the limited intact original elements for donation and to deferred the materials from landfill.

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Intact elements of the interior of Hartney Chambers. *Luxton*

Maintenance Plan

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of Hartney Chambers. 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 Hartney Chambers 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.

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.

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.

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

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the exterior material such as concrete and stucco wall surfaces and wood elements such as storefront 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.

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.

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.

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.

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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 reminder 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 *Information File*.

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.

Inspection Checklist

The following checklist considers a wide range of potential problems specific to Hartney Chambers, 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

- ☐ Does pointing need repair?
- ☐ Paint peeling? Cracking?
- ☐ Is bedding mortar sound?
- ☐ 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?
- ☐ Is damp proof course present?
- ☐ Are there shrinkage cracks in the foundation?
- ☐ Are there movement cracks in the foundation?
- ☐ Is crack monitoring required?
- ☐ Is uneven foundation settlement evident?
- ☐ Do foundation openings (doors and windows) show: rust; rot; insect attack; paint failure; soil build-up;
- ☐ 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-fluorescence 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?

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- ☐ 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?
- ☐ If the glass is secured by beading, are the beads in good condition?
- ☐ Is there condensation or water damage to the paint?
- ☐ Are the sashes easy to operate? If hinged, do they swing freely?
- ☐ Is the frame free from distortion?
- ☐ Do sills show weathering or deterioration?
- ☐ Are drip mouldings/flushing 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?

INTERIOR INSPECTION

Basement

- ☐ Are there signs of moisture damage to the walls? Is masonry cracked, discoloured, spalling?
- ☐ Is wood cracked, peeling rotting? Does it appear wet when surroundings are dry?
- ☐ Are there signs of past flooding, or leaks from the floor above? Is the floor damp?
- ☐ Are walls even or buckling or cracked? Is the floor cracked or heaved?
- ☐ Are there signs of insect or rodent infestation?

Concealed spaces

- ☐ Is light visible through walls, to the outsider or to another space?
- ☐ Are the ventilators for windowless spaces clear and functional?
- ☐ Do pipes or exhausts that pass through concealed spaces leak?
- ☐ Are wooden elements soft, damp, cracked? Is metal material rusted, paint peeling or off altogether?
- ☐ Infestations - are there signs of birds, bats, insects, rodents, past or present?

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.

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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.

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 - Research Summary

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Publications

Luxton, Donald, comp., ed. *Building the West: The Early Architects of British Columbia*. Vancouver, BC: Talonbooks, 2007.

Historic Vancouver Building Permits (Indexed by Heritage Vancouver)

347 Pender Street

- July 28, 1908
Brick Office Building
Owner: Peter G. Drost
Architect: William Frederick Gardiner
Builder: Adkison & Dill
Value: \$22,000.00
- July 24, 1919
Repairs
Owner: Peter G. Drost
Builder: Peter G. Drost
Value: \$800.00

Newspaper References (Chronological)

- "Three Storey Block For Pender Corner." *Vancouver Daily World*, Apr. 11, 1908, pg.1.
"Real Estate Review." *Vancouver Daily World*, July. 18, 1908, pg.14.
"Several Permits For Business Blocks." *Vancouver Province*, July. 29, 1908, pg.2.
"Oamaru Ideal City Beautiful." *Vancouver Daily World*, Jan. 12, 1909, pg.10.
"Retired City Broker Dies at 91." *Vancouver Province*, July. 13, 1954, pg.18.
"Rites Set for 'Friend of Newsboys'." *Vancouver Sun*, July. 13, 1954, pg.12.