

“The Greenest Building is one that is already built...”

Carl Elefante, Principal, Quinn Evans Architects, AIA, LEED AP

Vancouver Heritage Foundation 2008 calendar

Photographs of rescue and rehabilitation projects in Vancouver

Design >> Elana Zysblat, Vancouver Heritage Foundation

Thank you >> Jen Lippa, Martin Knowles, Tony Gonda and Jan Alexander

And to >> Sebastian Cattaneo, Resource Rethinking Building and Mark Busse



Photo: Elana Zysblat

Cover- Mole Hill

Mole Hill Community Housing Project is noteworthy not only for the retention and restoration of 26 heritage buildings, creation of 170 units of affordable housing, and child-care precinct; but it also incorporates significant sustainable design features. The pedestrian priority open space design features a greenway in the lane behind the houses, planted entirely with food plants. This “living lane” provides a pedestrian friendly space for the surrounding community to gather. The lane also features community garden plots, and a community-oriented laundry room, workshop, refuse and recycling area. An innovative geothermal heating system in each building is sourced from one ground loop and a well planned storm water management system retained 95% of pre-existing trees and diverts rainwater into an ornamental pond rather than into the city’s storm system. Mole Hill is a model of exemplary planning that encourages sustainability through the use of communal living to minimize consumption. Hotson Bakker Boniface Haden/S.R. McEwen Associated Architects received a Royal Architectural Institute of Canada Urban Design Award for Community Improvement Projects in 2006 and a City of Vancouver Heritage Award in 2004. Kindred Construction Ltd. Received a Canadian Construction Association Environmental Achievement Award in 2003. Mole Hill participated in the Vancouver Heritage Foundation’s 2003 Heritage House Tour.

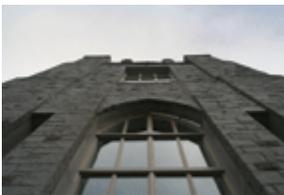


Photo: Martin Knowles
mkphotomedia.com

January- Iona Building

UBC’s Iona Building is home to the Vancouver School of Theology and is owned by three Protestant churches: Anglican, United Church of Canada and Presbyterian. When the historic building needed complete rehabilitation in 2004, the school of theology was adamant that the environmental impact be minimal. The renovation incorporated a “natural system” for cooling designed by mechanical engineers, Quadra Pacific Consultants. It strictly depends on outside fresh air with operable windows instead of a typical mechanical system. The building has a sophisticated pressurization system which allows pressure on every floor to be maintained independently with a series of fans that run up a stack in the centre of the building.



Photo: Martin Knowles
mkphotomedia.com

February- Koo's Corner

Koo's Corner takes its name from the automotive service that existed on the site since 1947. It is a high density urban infill project developed by Chesterman Property Group with resource Rethinking Building Inc. as the Green Building Consultant and Hotson Bakker Boniface Haden Architects. The project involved the conversion of the former garage through adaptive re-use into two loft units, and the addition of four townhouse-style units on the former parking lot to the south. The intention behind the project was to create as sustainable as project as possible while working within the budget limits of a market housing project. Particular focus was on energy including: future-proofing the building to facilitate the adoption of solar technologies at a later date, the use of heat recovery in both ventilation and shower greywater. Particular attention was paid to material selection to ensure excellent indoor air quality and low embodied energy. Over 80% of construction waste was recycled and there was extensive use of reclaimed materials in the new units. A further aim was to provide affordable housing in an urban setting that responded to its historic residential and light industrial context. Two units in Koo's corner participated in the Vancouver Heritage Foundation's 2007 Heritage House Tour.



Photo: resourcerethinkingbuilding
Rethinkingbuilding.com

March- "The Five"

The "Five," located on the northwest corner of Quebec and 27th, merges the overlapping interests of heritage preservation and sustainability in rehabilitating buildings rather than tearing them down. The five homes known as the Shirley Houses, were built in 1912 and after several changes in ownership, were rundown and on the verge of demolition. ReSource Rethinking Building instead bought the site and turned it into a showcase of sustainability and heritage. Everything added to the homes were carefully considered to promote a healthy and sustainable atmosphere. These features include: "on-demand" in floor heating system, tankless hot water system, Energy Star appliances, dual flush toilets, low-e and argon filled windows, low-VOC paints, and formaldehyde-free carpet, flooring, and cabinetry.



Photo: Elana Zysblat

April- Winchcombe House

The Winchcombe house on Dunlevy was saved from demolition by Graham Elvidge and Kathleen Stormont. The couple painstakingly saved every material possible already existing in the house either through restoration or reuse in other areas of the house. Bricks from a small chimney taken out of the interior have become part of the patio. Wood from a detached kitchen became used in other areas of the house. Many materials that could not be found on-site were reused from other buildings in the city. The now-demolished Varsity Grill supplied old growth siding, while fir floors were salvaged from a Richmond farmhouse. The homeowner's dedication to detail and sustainability saved the historic building, diverted tons of material from going to the landfill and beautifully restored a badly neglected heritage home winning them both a City of Vancouver and Province of British Columbia Heritage Award in 2006. This home participated in the Vancouver Heritage Foundation's 2006 Heritage House Tour.



Photo: Simon Clarke
Sclarke.blogspot.com

May- Coastal Church

1160 West Georgia Street, originally First Church of Christ, Scientist and home to Coastal Church since 2000, is a finely executed example of the Colonial Revival style, uncommon in Vancouver. It is a rare example of a building built during the First World War. The building is notable for its significant heritage interior featuring a large auditorium occupying the entire upper floor. This space has a classically designed organ, original pews in a horseshoe configuration and amber coloured stained glass arched windows. The main exterior heritage features are its street facades, brickwork, side buttress piers, stone detailing and arched window openings and glazing. Entrance foyers on both Georgia and Alberni feature brick walls and wooden beamed ceilings. The 2004 rehabilitation retained the building's original church use and was designed by Busby Perkins + Will with Robert Lemon Architect Inc. Work included the removal of later wings to restore the Georgia Street façade to its original condition, addition of disabled access and an elevator, seismic upgrading and complete upgrading to mechanical and electrical systems with re-planning of the main floor administration and meeting spaces and the provision of a child care facility. Coastal Church received funds for the upgrading from the rezoning approval of the adjacent Shangri-la site. The last piece of the seismic upgrading - external steel braces on the east wall on an easement with the Shangri-la site - will be installed when that project is completed.

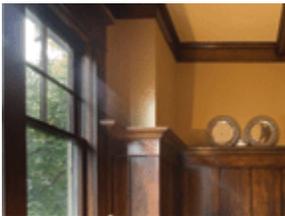


Photo: Martin Knowles
mkphotomedia.com

June- Aurora House

The Aurora House was built around 1913, changing ownership and thus function numerous times until 1994 when it became a single family home again. The house had been extensively modified after each tenant as the house went from family home to a senior citizens home to a women's shelter. Current owners, David and Alexandra Dunnison, took on the huge task of restoring the house back to its original layout. Remarkably, most of the materials that had to be replaced in the house were acquired from other buildings in the area that were being demolished. Original light fixtures, doors, windows, mouldings, flooring, and even a built-in china cabinet that still survived in the house, were painstakingly restored and repaired. This home participated in the first Vancouver Heritage Foundation Heritage House Tour in 2003.



Photo: Martin Knowles
mkphotomedia.com

July- Bloomfield House

Believed to have been built as early as 1896, the Bloomfield House is reputed to be one of the oldest houses in the City of Vancouver. The original owner, Henry Bloomfield and Sons, were artists in stained and leaded glass who designed the Vancouver Coat-of Arms. The house was extensively renovated in the 90s and retains many original features. Some details were custom made to replicate damaged or missing features. This home stands on a historic block where many other buildings were saved and restored by the Davis family in the 1970s and 80s. Their efforts won a City of Vancouver Heritage Award in 1980 and a Heritage Canada Award in 1981 for the preservation of an historic streetscape. The result influenced and inspired other personally financed heritage rehabilitation projects in Vancouver. In recognition

of the Davis family restoration efforts, the City installed here one of the only examples of period residential street lighting and restored the original cobblestone granitoid pavement. The granitoid block was originally used so that the horse drawn carriages could have better traction as they came up the hill. The Bloomfield residence and studio both participated in the Vancouver Heritage Foundation Heritage House Tour in 2006.



Photo: Mark Busse
Industrialbrand.com

August- Hycroft Mansion

The house was originally built for Alexander Duncan McRae, a leading businessman and politician in Western Canada. Construction began on Hycroft in 1909 and was completed in 1911. When the McRae family moved into Hycroft in the summer of 1911 it quickly became the centre of the social scene in Vancouver. In 1942, the McRaes gave Hycroft to the Federal Government for one dollar. Mrs. McRae died soon after and Senator McRae died in Ottawa four years later. The house was used by the Federal Department of Veterans' Affairs as a convalescent hospital for war veterans until 1960. From 1960-1962 the building was vacant and was left unheated and without any basic maintenance. The University Women's Club of Vancouver took ownership in 1962 to find the grass was waist high and blackberry vines were growing through the crumbling walls. Through many volunteer hours, along with furniture donations from generous members and friends, the Club members turned Hycroft into a home once again and have been restoring and maintaining the building back to its former glory. In December 1974 the UWCV was given an award of merit from the Vancouver Historical Society for the historical and architectural preservation work they had done at Hycroft. In 1994, the Club was given a Heritage Award from the City for their continued maintenance of the house. The Hycroft Heritage Preservation Foundation was incorporated in 1991 and received charitable status in order to *"fund, facilitate, promote and carry out activities and programs which promote the conservation, preservation and maintenance of the buildings and grounds... (known) as Hycroft."* Hycroft mansion is a great example of adaptive re-use. Apart for being the home of the UWCV, the house is regularly used for celebrations, weddings, retirements, fundraising, lectures, meetings, conferences, book launches, business events, concerts as well as movies and photo shoots. Hycroft participates annually in the Vancouver Heritage Foundation Heritage House Tour.



Photo: Martin Knowles
mkphotomedia.com

September- Hanning House

This English Arts and Crafts style home was designed in 1913 by the renowned Architectural firm Sharp & Thompson (who also designed the UBC campus, the Vancouver Club and the Burrard Street Bridge). The house straddled two lots facing West 2nd Avenue and was slated for demolition when a last minute purchase and save was completed in 2003-2004. The new proposal included retaining and restoring the existing house in place with heritage designation, while preserving the large streetscape frontage, neighbourhood character and design. It also increased density by adding a secondary rental suite in the house and adding a strata duplex infill at the back of the corner property, therefore turning an existing single family home into four self-contained

units. Both the new and existing buildings include high efficiency mechanical systems and appliances. The heritage house has zoned heating and hot water, low flow toilets, low water washers and dishwashers, and upgraded insulation and weather striping. The renovation restored the existing finishes while recycling old materials such as discarded wood beams and re-milling it into replacement woodwork. There also is a reclaimed restored fireplace mantle that was saved from another heritage house. The new construction infill used reclaimed oak flooring throughout. The project won a 2007 City of Vancouver Heritage Award. The Hanning House participated in the Vancouver Heritage Foundation Heritage House Tour in 2006.



Photo: Elana Zysblat

October- 540 Beatty Street

The 500 block of Beatty Street saw the construction of some of Vancouver's historically and economically significant buildings at the beginning of the 20th century. Among them was the Crane building at 540 Beatty. The Crane Building was erected in 1911-12 as a warehouse, showroom, and offices for Crane Co. suppliers of steam, mill, and plumbers' supplies. Architects Howard Bingham Hill converted 540 Beatty to 57 inspired residential lofts. The new living spaces retain many of the building's distinctive historic features such as its unique cast iron pillars. This heritage loft conversion is a great example of how buildings can be retained to function for new uses.



Photo: Martin Knowles
mkphotomedia.com

November- Elswood House

This house was built for the E.L. Sauder Company to showcase and market hardwoods. At the same time, however, it was designed as a family-oriented home to suit a modern lifestyle. The architect, Ron Thom, was one of a group of young architects, including Arthur Erickson and Fred Hollingsworth, building radical houses in Vancouver and West Vancouver in the 1950s and 1960s. Taking their lead from architects such as Frank Lloyd Wright and Richard Neutra, they combined function with affordability, creating compact and efficient houses that made a conscious attempt to respond sensitively to the local topography and climate. A generous overhang roof eaves offer protection from rain and sun while clerestory windows provide privacy and light. These features minimize the need to use electric lights and mechanical cooling systems. Typical of the local Modernist residential design of the era, the materials on the house are local and unfinished reducing energy in processing and transport. The Elswood house participated in the Vancouver Heritage Foundation Heritage House Tour in 2005.



Photo: Martin Knowles

December- Grinnell House

This 1936 house, designed by CBK Van Norman for Charles & Esther Grinnell, is in near original condition, with intact woodwork, staircase, and floors. Grinnell was a major personality within the emerging BC lumber export industry, and is perhaps best known for his tenure as director and vice-president of Seaboard Lumber and Shipping. The House was designed with close attention to detail. Every space in the house is utilized in some way, from the powder room tucked under the

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stairs to bookcases in the mezzanine. A cherry wood-panelled library with a mezzanine level serving the bookcases and reclaimed brick fireplace were added in the 1950s. A remarkable feature of the house is the large amount of storage space, including a third floor cedar closet (an environmentally friendly means of warding off the moths). The built-in kitchen stove installed in the 1950s is still cooking dinner to this day. The Grinnell house participated in the Vancouver Heritage Foundation Heritage House Tour in 2007.