conservation plan

ORANGE HALL

341 GORE AVENUE, VANCOUVER, BC

McGinn Engineering & Preservation Ltd./
BARRY MCGINN ARCHITECT

BC Housing's
"SRO Renewal Initiative"

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1. HERITAGE VALUE ASSESSMENT

1.1 History/Description of the Orange Hall, 341 Gore Avenue

The Orange Hall at 341 Gore Avenue, dating from 1907, was designed by noted Vancouver architect William Tuff Whiteway in a Romanesque Revival style. This style is particularly celebrated at the main entrance on Gore Avenue, where clusters of short sandstone columns support a heavy arch of rock-faced sandstone. The heavy column base and stout character to the clustered columns contribute to the sense of heavy weight-bearing, characteristic of Romanesque Revival feature arched entrances. High quality carved stone detail is applied to the column capitals and the building name 'Orange Hall' is solemnly carved in deep incised capital letters across the dressed stone name band at the top of the stone entrance. Rock faced piers separate with chamfered bases and carved capitals separate each commercial storefront unit across Hastings Street and Gore Avenue.

"The building, the first hall for the Orange Order in Vancouver, was completed in 1907. The Orange Order came into existence on September 21, 1795, during bitter clashes between Roman Catholics and Protestants. It was based on religious (Protestant) freedom and fraternal congeniality. Although there is evidence of Orangemen in Canada from the eighteenth century, the Grand Orange Lodge of North America was not established by Imperial Warrant until 1832 and incorporated by an Act of Canadian Parliament in 1890. Orangism grew across Canada as the new country took shape."

Whiteway's original design featured two upper stories above the high ground storefront level, the top floor of which was of extra height to allow for a central meeting space. The façade design reflected this interior arrangement through the use of high arched double hung windows with transoms on the top floor, and shorter double hung windows on the first floor. "In later years, the upper floors housed labour and cultural organizations, a gym, and a Jewish congregation, who used the hall until the construction of their new synagogue. These various uses exemplify the tolerance which the institution espouses." The generous

storefront glazing allowed excellent exhibition of retail goods, as noted in the historic image of Reed's Grocery at the corner unit. Other storefront tenants included Morgan Brothers Furniture and a printing shop.

"The hall was abandoned by the Lodge in 1943. The following year, the National Housing Administration announced plans to renovate the building to help alleviate the shortage of housing in the area and hired William Frank Gardiner to oversee the renovation. Because of the height of the original ceilings of the top two floors, three storeys were inserted, where there had only been two. Windows were altered to allow light into the twenty-seven apartments; the round headed Romanesque widows of the original upper storey were replaced by rectangular double hung sash to match those on the second storey. The ground floor was remodelled and occupied by a branch postal station."

William Tuff Whiteway was a significant and prolific early Vancouver architect, with numerous commercial, educational and apartment block projects to his credit during the first three decades of the twentieth century. His most notable commercial building design was the Sun Tower, a local icon, and influenced by such famous structures as the Singer and Wooworth Towers in New York, and the Smith Block in Seattle. Other notable commercial commissions included the Holden Building, City Market, the Woodwards Department Store and the recently restored Kelly Douglas warehouse at 97 Water Street, and the St. Regis Hotel at Seymour and Dunsmuir.

Whiteway also developed an expertise in school design. He provided the designs for six school designs to the Vancouver School District, including the impressive Vancouver High School, which was destroyed by fire. Extant Whiteway-designed schools include the Lord Roberts and Admiral Seymour schools (1907) and McDonald School on East Hastings Street. He also designed the Duncan Elementary school on Vancouver Island and the public school in Kamloops.

William Gardiner, the architect of the 1944 renovation of Orange Hall, was a successful and prolific local

Orange Hall, 1908,
Vanouver Public Library

architect in his own right. His first significant Vancouver commission was the Victoria Block, at Pender and Homer. He practices alone through the 1920s, through to the 1950s, with much of his practice focused on bank buildings, automotive service buildings and high end residential.

1.2 Summary of Heritage Value

The Orange Hall heritage value can be summarized as follows:

- Built in 1907, it is a significant early institutional building which contributes to the intact urban character of the Hastings Street facades in the sub area of Main/Hastings of the Downtown-Eastside/Oppenheimer district area, dating, for the most part, from 1905 to 1938;
- Designed by William Tuff Whiteway in a high quality Romanesque Revival Style, incorporating a stone columned 'Asyrian' main entrance, storefront stone piers and brick and stone façade with a large glazed storefronts;
- And in connection to the Loyal Orange Lodge, as the first Orange Hall in Vancouver.

1.3 Character-Defining Elements

The Orange Hall's Character-Defining Elements include:

- Its rectangular form, scale and massing;
- Its connection with a prominent fraternal order;
- Richardsonian Romanesque details including cornice with brackets, sandstone archway on the Gore Avenue entrance resting on multiple columns with elaborate capitals, horizontal bands of sandstone between storeys, sandstone lintels, rusticated pilasters;
- The presence of street level retail shops;
- Name and date in sandstone archway over the Gore Avenue entrance;

Buildings by architect William Tuff Whiteaway:

Top Left: 97 Water at the corner of Water and Abbbott Streets, 1938, Vancouver Public Library

Above: the Holden Building at 16 East Hastings, 1936, City of Vancouver Archives

Left: the Sun Tower at the corner of West Pender and Homer Streets, 1912, CVA.

- Original wood wainscoting the Gore Avenue entry;
- Original tile in shop front entry (white, red and green);
- Roof top with ventilator shaft.

2. POLICY FRAMEWORK

2.1 Heritage Designation

The building is currently registered in the Vancouver Heritage Registry as an B resource.

2.2 Zoning and Design Guidelines

The Orange Hall lies within the DEOD Comprehensive Development District (Downtown-Eastside/ Oppenheimer). As stated in the City's zoning code, "the intent of this District ... is to retain existing and provide new affordable housing for the population of the Downtown-Eastside Oppenheimer area, and to provide for compatible commercial and industrial uses in some areas." The Downtown-Eastside Oppenheimer Design Guidelines are a part of this zone's District Schedule and encourage development that recognizes this District's planning objectives. The Orange Hall lies within the Sub-area Main/ Hastings of this zone. The guidelines recognize the value of the Hastings Street Facades, of this sub-area, of which the Orange Hall is one, and encourage their retention and development to retain original heritage fabric and enhance the heritage character. An additional consideration having bearing on this Conservation Plan is the suggestion in the guidelines that developments should provide greater transparency of street level facades in this sub area.

2.3 Regulatory and Approval Process

In terms of this proposed SRO Hotel rehabilitation, the Conservation Plan will be reviewed by City of Vancouver planning staff to ensure general compliance with the Downtown-Eastside/Oppenheimer Design Guidelines. Comments, requested revisions, and further documentation will be implemented follow City Review. Once acceptable, this Conservation Plan will be considered the prescriptive heritage conservation requirements and be implemented by the 3P Team with no further substantive amendments.

1971

1980s

1980s

Orange Hall at the corner of Core Avenue & East Hastings Street, City of Vancouver Archives

3. CONSERVATION ASSESSMENT

3.1 Condition Assessment

Condition Assessment Orange Hall		
Element	**Description/Condition**	**Image Reference**
Form, Scale and Massing	No significant alterations or additions have affected the building's form scale and massing and these aspects of the building are essentially original.	

Condition Assessment Orange Hall		
Element	**Description/Condition**	**Image Reference**
Front Façade Masonry	The original buff face is in fair condition, but requires selective repointing for open head joints and bed joints, particularly in areas of high exposure or water run-off, such as below sills or near the building corners. The brick masonry is soiled and needs cleaning. There is a distinctive convex mortar profile utilizing tinted rose-coloured mortar, and this needs to be replicated in any repointing work. There are a number of locations of attachment hole damage, where original face brick is broken out or cracked, and this will need repair. The sandstone sills and the two running sandstone belt courses are extensively deteriorated and delaminated in areas and are presenting debris-fall hazard. The principal entry on Gore Street is the subject of extensive and elaborate carved sandstone ornament; the lower portion of this stone entry has been painted. The rock-faced sandstone piers with carved capitals, separating individual storefronts, have also been painted.	

Condition Assessment Orange Hall		
Element	**Description/Condition**	**Image Reference**
Front Façade Masonry (continued)	The sandstone header courses are in generally good condition. The storefront stone base courses are in good condition. The brick piers at the chamfered corners are a later alteration which clad-in original cast iron column supports at this original open chamfered entry.	

Condition Assessment Orange Hall		
Element	**Description/Condition**	**Image Reference**
Sheet Metal	The original bracketed sheet metal upper cornice has been replaced in a new sheet metal cornice. While, apparently functional and in good condition, it is a poor heritage restoration of the original, lacking accurate sheet metal profiles and detailing. The condition of the upper cornice frame and anchorage to the back wall is also unknown at this time, and should be upgraded if deficient. There are three levels of running sheet metal molded beltcourse trim, all of which has seriously deteriorated and need full replacement. Two of the three beltcourses noted above are running sheet metal moldings below the upper and lower stone beltcourses, and the third is a continuous sheet metal beltcourse located above the first floor windows. The façade lintels, composed of back-to-back I-beams, which support the facades above the open storefronts, are an exposed and a design feature on this façade. The exposed side of the outside I-beam is articulated with ornamental cast nuts, where connecting through to the rear I-beam. The façade lintel is in good condition, but needs preparation, priming and new paint.	

Condition Assessment
Orange Hall

Element	Description/Condition	Image Reference
Storefront	The original wood storefront consisted of a fairly low wide base and double sill, large fixed storefront wood frames/sash and a deep glazed clearstorey of fixed sash with an interesting vent hole detail integrated into the clearstorey sill detail. All of the storefront units had their own alcove entry with hexagonal unglazed tile floor surface featuring an attractive polychromatic border pattern. None of the original wood storefront has survived, and has been replaced with aluminum storefront which responds poorly to the original heritage character. Most of the alcove entries have been altered from their original plan configuration, or entirely built-in. Some of the tile surfacing has been covered over with more recent surfaces. The storefront residential entry was originally wood frame and panel ¾ light doors with sidelights and transom window below a deep upper clearstorey window across the full width of the opening. This has all been replaced with an aluminum storefront system. The original stone storefront base supporting the wood base, has been covered over, but likely still exists.	

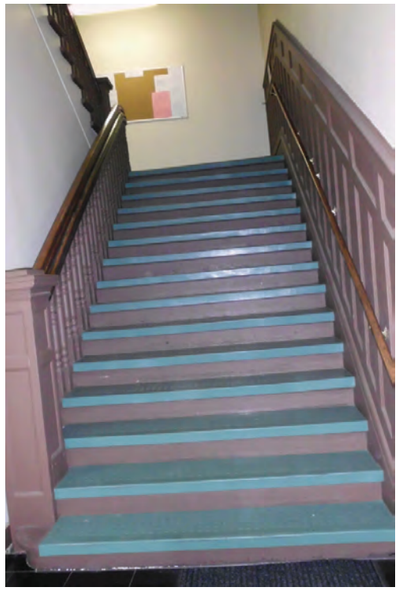
Condition Assessment
Orange Hall

Element	Description/Condition	Image Reference
Upper Front Facade Windows	The original wood double hung sash dating from 1907 at the first floor, and from the 1947 alterations on the top two floors, have been replaced with aluminum windows (fixed upper sash and slider lower sash) in the original wood frames. The original wood frames are in fair condition, but require refurbishing with some sill re-surfacing required. The original brick moldings are still in place, and in reasonable condition.	

Condition Assessment Orange Hall		
Element	**Description/Condition**	**Image Reference**
Rear/West Facade Windows	The original rear wood double hung windows have been replaced with aluminum fixed/slider windows in the original wood frames. The frames and original brick moldings are in fair condition, with some sills requiring resurfacing and some jambs may require scarf joint patches at the sill. The original brick molding is also in place, but also requires some scarf joint patches at the sill.	

Condition Assessment Orange Hall		
Element	**Description/Condition**	**Image Reference**
Rear Façade Masonry	The rendering on the original brick masonry has spalled and cracked in a number of isolated areas.	
Fire Escape	The existing fire escape is in need of rehabilitation.	

Condition Assessment Orange Hall		
Element	**Description/Condition**	**Image Reference**
West Façade Masonry	The west wall cladding is new, dating from the 2008 Walton Hotel rehabilitation and is in good condition.	
Roof Surface	The existing two ply roof surface sits on a light wood framing for two large hip roofs which comprise the roof system. There was originally a metal pan perimeter gutter system and the hip roofs were likely surfaced in cedar shingles, but this can not be confirmed until the attic is accessed. The current SBS roof surface is fairly new, as are the parapet cap flashings and roof drains, although some minor leaks are evident at the top floor ceiling.	
Structure	The original rubble granite masonry foundation wall, timber beams, steel I-beams and columns supporting the exterior wall, post and beam framing on the upper floors, and the wood joist floor structure have all survived in generally good condition.	

Condition Assessment Orange Hall		
Element	**Description/Condition**	**Image Reference**
Interior Features	Wood paneling at the residential entry interior vestibule has survived, as well as a 1940s era brass letter box station. The original robust and handsomely detailed stair balustrade, stair stringer paneling and stair sidewall panel detailing have all survived. Some original tile surfaces are evident at the rear of the central residential entry area on the ground floor, suggesting that the current contemporary tile surface has covered-over original tile surfacing, which can be exposed and restored. This will be confirmed through further investigation.	 

Attachment 1 to Appendix 3I Orange Hall Specifications (SRO Renewal Initiative) - EXECUTION COPY

Condition Assessment Orange Hall		
Element	**Description/Condition**	**Image Reference**
Ventilation Cupolas	Two fair sized pyramidal-roofed ventilation cupolas sit on the center ridge of each hip roof. Originally these wood frame and wood trimmed structures were fitted with wood louvres on all four sides and roofed in a flat seem metal roof. Currently, V-groove metal siding has been sheeted on the full side walls of the cupolas, and the roofs are surfaced in asphalt tab shingles that are past their service life.	

3.2 Proposed Conservation Strategies

The Parks Canada Standards & Guidelines for the Conservation of Historic Places in Canada (2010) has been adopted by the City of Vancouver, the Government of B.C., and most Federal agencies, for the assessment of the treatment of historic places. Under the Standards and Guidelines, the conservation strategies proposed for the proposed façade restoration of 341 Gore Avenue, Vancouver, the Orange Hall may include aspects of preservation, restoration and rehabilitation, as defined below:

Preservation: The action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an 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 in 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 an historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

In reality, all three of these conservation approaches will come into play in the proposed façade restoration of the Orange Hall. While no change of use is being considered, storefront rehabilitation and street façade window rehabilitation, allowing for continued commercial use and higher performance residential windows are proposed, all in keeping with the building's heritage character and intended to maintain the enhance the building's heritage value. Deteriorated and missing sheet metal elements will be restored. Brick and stone masonry will be restored, original unglazed tile entry alcove surfaces will be restored and original wood entry doors will be restored.

3.2.1 Form, Scale and Massing

There are no changes in use or occupancy contemplated and there are no additions being considered. Thus, the building's form, scale and massing will be preserved.

3.2.2 Masonry

The existing buff brick masonry will be restored through selective repointing, minor patching and brick replacement for attachment holes and spalls, and cleaning. The rock-faced and carved sandstone storefront bases and piers, and the lower portions of the Gore Street Entrance will be stripped of the paint covering, repointed and cleaned.

As part of the storefront restoration, the original stone base to the storefront will be exposed and restored. The brick pier cladding of the two corner cast iron columns will be removed.

The sandstone beltcourse and some sandstone sills are deteriorated and delaminated to the extent that restoration stone patching is no longer an options; approximately 60% of all of the existing sandstone beltcourse will need to be replaced with new Andesite stone of the same profile. Because of the difficulties in colour matching the Andesite to the existing sandstone, it is quite likely that all of the beltcourse blocks will need replacement.

Spalling of the north elevation rendering will be patch repaired with cementitious rendering matching the original in texture, then prepared and painted.

3.2.3 Sheet Metal

The upper sheet metal cornice has been rehabilitated quite recently, however the upper fascia is a poor facsimile of the original. This will be replaced with a new sheet metal fascia molding that matches the original profile. The cornice roof will be removed and the cornice structure anchored back to the parapet wall.

All three of the sheet metal beltcourses will be replaced in the original profile, prepared and painted the original trim colour.

The exposed storefront lintel will be prepared and painted the original trim colour.

3.2.4 Storefront

A significant upgrade for this building will be to restore the storefront, which has been inappropriately altered over the years.

The intent is to restore the storefront to its original appearance. The existing aluminum storefront will be removed. A new wood storefront matching the original in configuration and detailing, and to the original alcove depths and configurations, will be installed. Interesting aspects of this original storefront include a ventilation detail at the clearstorey sill that allowed ventilation through shuttered vent holes. The open chamfered entry at the corner, accented by two cast iron columns and a tiled alcove, was strong design element and will be restored.

The Hastings Street alcoves were slightly chamfered and the clearstorey window tracked in and around the alcove, which was unique for this period of architecture. The alcove border tile pattern was polychromatic and quite elaborate, as noted in the restoration drawings. The Gore Avenue commercial alcoves were half-chamfered against the south walls, but also had the bordered tiled surfaces; these tiled alcoves have survived and will be restored.

The Gore Street residential entry will be restored to its original splendour as well, including a set of 2-1/4" thick wood frame and panel ¾ light doors with sidelights and transom sash, and deep clearstorey prismatic glazing. The original tiled alcove, extending into the entry vestibule, will be restored here as well.

The fixed lower sash will be glazed in ½" tempered/laminated glazing, while the clearestory will be glazed in ¼" prismatic tempered laminated glazing.

The double doors in the brick stretch of wall to the south of the archway which have been boarded over with plywood will be restored as well, with their original 1/2 light configuration.

3.2.5 Upper Street Façade Windows

The first floor windows were originally wood double hung and these have since been changed to aluminum sash (fixed over sliders) within the original wood frames. The existing sash on both street elevations will be replaced with new wood sash in the refurbished original wood frames. The new wood sash will be set with sealed double glazed units; with 'Superseal' glazing stops and a low E coating on surface 3. The pulleys and chains will be replaced and new heavier weights installed for the heavier sash. Tamper-proof brass stops will be installed to limit sash operation to 4". The frames will be refurbished through sill resurfacing, as required, preparation and painting. Some east elevation windows may require jamb scarf-joint Dutchman repair at the sill, and this may also apply to brick molding.

The 3rd and 4th floor windows date from the 1944 renovation and these will be rehabilitated as noted above, as well.

3.2.6 Fire Escape

The existing fire escape will be fully rehabilitated and wall anchorage upgraded. The three access doors will be replaced with 2-1/4" thick wood frame and panel doors.

Orange Hall, 2011

3.2.7 Rear/West Elevation Windows

New double glazed aluminum or metal clad windows approximating the original double hung configuration will be installed in the original refurbished wood frames. Allow for new wood sills to match the originals, which are deteriorated. Install new scarf-jointed jamb bottom patches and brick mold patches, as required.

3.2.8 Rear Façade Rendering

The rear wall rendering is in reasonably condition, but requires some cementitious render patch repair, in matching texture, in areas. This rendering will then be prepared and painted.

3.2.9 Roof Surface

The existing two ply SBS roof surface is fairly new and has a considerable amount of new service life remaining.

3.2.10 Entry Doors

Wood 2-1/4" stainable fir frame and panel ¾" light entry doors will be fabricated and installed as per the restoration drawings, at the residential entry and the commercial entry. The doors will be glazed in ½" tempered, laminated glazing.

3.2.11 Structure

Refer to Appendices 3A-3M - Structural Attachements for any structural upgrade requirements.

Orange Hall photo survey, 2011

3.2.12 Open Stair

The original open stair and wood balustrade will be retained. Treads and risers will be upgraded for safety and surfaced with slip resistant surfaces and landings will be fitted with new tactile warning strips. A pipe rail extension to the stair baluster will be installed to reduce fall hazard.

3.2.13 Interior Features

Although the building has been converted to electric baseboard heating, the cast iron radiators still exist and will be retained in place for future connection to a hydronic heating system, which is expected to be part of a district heating system.

Existing wood paneling at the entry vestibule, up the stair and on the stair stringers will be preserved. The open vestibule will be restored and the office and control desk reconfigured further back from the entry and without high walls, so as to restore the open grandeur of this entry vestibule. The existing tile surface will be removed and the original tile surface with elaborate tile border, restored. The 1940s vintage brass letter boxes will be preserved in place on the wall.

3.2.14 Ventilation Cupolas

The two existing roof-top ventilation cupolas will be restored, including the wood slat louvres, flat seam roofing and the wood trim, and painted the original colours.

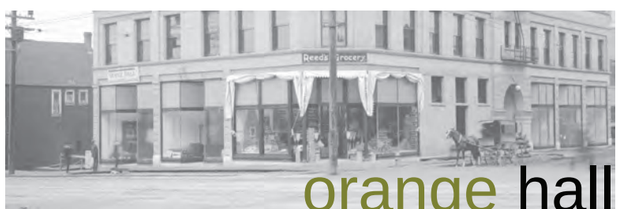
3.2.15 Flag Pole

The original flag poles near the corner and over the main entrance at the roof will be restored.

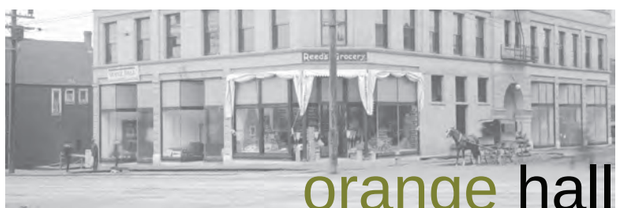
4. CONSERVATION STANDARD ASSESSMENT

The following are the Standards that define the principles of good conservation practice, and an assessment of how they relate to the proposed interventions for the Orange Hall.

CONSERVATION STANDARD		CONSERVATION STRATEGY
General Standards for all 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.	*The building is remaining in place and will be sensitively restored, rehabilitated and preserved in a manner that maintains and enhances its heritage character.*
2	Conserve changes to a historic place, which over time, have become character-defining elements in their own right.	*The contemporary and mediocre quality storefront detracts from the building's heritage character, and can not be considered character defining elements.*
3	Conserve heritage value by adopting an approach calling for minimal intervention.	*The proposed interventions will restore the building to its original appearance or allow sensitive rehabilitation in keeping with the buildings heritage value.*
4	Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historic development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.	*Proposed interventions will comply with this standard, but also allow respectful rehabilitation to meet modern standards, if deemed necessary. Excellent historic photography exists to allow the authentic restoration of missing elements.*
5	Find a use for a historic place that requires minimal or not change to its character-defining elements.	*The proposed continued mixed use of residential and commercial will allow minimal change to the building's character-defining elements. All existing wood window frames on the principal facades and rear elevation will be preserved, and new wood double glazed windows installed on the two principal facades to the original configuration, profiles and operation*



CONSERVATION STANDARD		CONSERVATION STRATEGY
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.	*The building is generally secure at this time.*
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.	*This report identifies deficiencies and proposed interventions which retain or restore character-defining elements, or allow respectful rehabilitation to allow continuing use.*
8	Maintain character-defining on an on-going basis. Repair character-defining elements by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.	*A maintenance plan in compliance with the Standards will be implemented.*
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.	*This conservation plan will provide guidance on future interventions to ensure maintenance of the building's heritage character-defining elements. Implementation measures will allow for the oversight of an independent heritage consultant.*
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.	*Historic photography, standard period detailing, surviving deteriorated original fabric, and 'ghosts' of removed elements will allow restoration of the windows, sheet metal, removed storefront and alcove tiling and stone beltcourse restoration. All principal façade and rear elevation window frames will be retained and refurbished, and wood double glazed double hung sash installed.*
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.	*The proposed interventions do not include any additions. Rehabilitation which deviates from the original will be discernible as new construction, but be compatible with the heritage character.*
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.	*The contemporary storefront will be replaced in new wood storefront that is in character with the façade, based on the original, and typical of this period. This storefront and new sash could be removed in the future without impairing the original structure.*
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.	*The proposed intervention approach will comply with this Standard.*
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.	*High quality historic photograph, surviving heritage fabric, and 'ghosts' of removed elements will allow sheet metal and storefront restoration to the original configuration.*



5. CONSERVATION GUIDELINE ASSESSMENT

The Orange Hall rehabilitation falls under categories in the Guidelines: Building and Materials.

5.1 BUILDINGS

Generally, the proposed interventions should meet the intent of this Section of the Guidelines. Particular attention should be paid to the following points:

- As outlined in this conservation plan, understand the building's heritage value, respect the building's original designer's intent, document and assess the building's condition and upgrade/ stabilization requirements at the planning stage,
- Working with code specialists to determine the most appropriate fire, life safety and security requirements with least impact on the building's character-defining elements,
- Working with sustainability and conservation specialists to determine the most appropriate solution to sustainability requirements and energy-efficient objectives, with the least impact on character-defining elements,
- Reinstating the building's exterior form from the restoration period, based on documentary and physical evidence,
- Recreating missing elements that existed during the restoration period, based on documentary and physical evidence.

5.2 MATERIALS

Generally, the proposed interventions should meet the intent of this Section of the Guidelines. Particular attention should be paid to the following points:

- As laid out in the conservation plan, understand the materials that comprise the historic place and how they contribute to the historic place,
- Document all interventions and exposed material condition,
- Determine the necessity for additional testing or investigation to fully understand any failure mechanisms as play,
- Design interventions to be minimally invasive, retaining as much original fabric in good condition as possible, and striving to replace any materials in kind, and based on original material as a model, or other documentation.

6. CONSERVATION INTERVENTION SUMMARY

The following is a summary of the conservation interventions planned for the Orange Hall:

6.1 **Masonry** –The existing buff brick masonry will be restored through selective repointing, minor patching and brick replacement for attachment holes and spalls, and cleaning. The rock-faced and carved sandstone storefront bases and piers, and the lower portions of the Gore Street Entrance will be stripped of the paint covering, repointed and cleaned. Spalled sandstone trim will be selectively replaced with Andesite, cut to the same profile, for heavily damaged stone blocks, and patched, as required, for lightly spalled blocks with a colour-matched masonry restoration mortar;

6.2 **Sheet Metal** – Replacement of the existing upper fascia molding. Restoration of the deteriorated sheet metal beltcourses. The exposed storefront lintel steel beam will be prepared and painted;

6.3 **Storefront Window Restoration** – Removal of the existing aluminum storefront and rehabilitation with a wood storefront based on the original storefront, including restoration of the original tiled alcoves to their full depth, restoration of the open chamfered corner entry, restoration of the stone and wood bases, and the wood storefront window system consisting of fixed lower light and

fixed clearstorey prismatic windows incorporating a unique operable vent hole detail;

6.4 **Street Façade Upper Windows** – Preservation and refurbishment of all existing wood window frames, and rehabilitation with wood double glazed double hung sash. The rehabilitation will include two rows of pile and bulb weatherstripping and metal jamb stops to limit operation of each sash;

6.5 **Front Fire Escape** - The existing fire escape on East Hastings will be upgraded, including new wall anchorage and three new frame and panel wood access doors;

6.6 **Rear Façade Windows** – New double glazed aluminum or metal clad windows approximating the original double hung configuration will be installed in the original refurbished wood frames.

6.7 **Ventilation Cupolas** – The two existing and original roof top louvred roof top ventilation cupolas will be restored;

6.8 **Interior Features** – The original wood balustrade and open stair will be preserved and fire, life and safety upgrades implemented to allow the open stair shaft to extend up the third residential floor. The original panelled entry vestibule will be cleared of its partitions and opened up behind the entry door lunette transom window. The existing partitions abutting the front entry will be removed and a new administration and program manager's office constructed further back from the entry and not extending to the ceiling. The original floor surface will also be restored throughout this entry.;

6.9 **Structural Stabilization -** Refer to Appendices 3A-3M - Structural Attachements for any structural upgrade requirements.

7. MAINTENANCE PLAN

MAINTENANCE PLAN		
Activity	Description	Frequency
Masonry Cleaning	Pre-soak masonry and scrub with non-ionic detergents, low pressure wash rinse	Every 5 years
Repointing	Rake-out mortar joints and repoint with a lime mortar	Every 20 years
Wood Storefront	Prepare and paint wood windows, brick molding, sash, storefront base and frame elements, storefront soffit	Every 5 – 8 years, depending on exposure and condition
Wood Windows	Prepare and paint wood windows, brick molding, and sash, and selectively re-glaze, depending on glazing putting condition.	Every 5 – 6 years
Sheet Metal Elements	Prepare and paint sheet metal when wood elements are re-painted. Remove old caulking in regletted joints and install new caulking.	Every 5 – 8 years, depending on exposure and condition

8. BIBLIOGRAPHY

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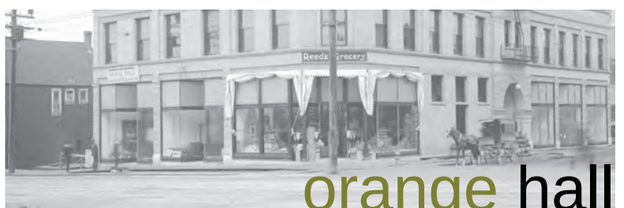

APPENDIX A2 - REHABILITATION DRAWINGS

A-EX-100 - EXISTING SITE PLAN
A-EX-101 - EXISTING BASEMENT FLOOR PLAN
A-EX-102 - EXISTING GROUND FLOOR PLAN
A-EX-103 - EXISTING SECOND FLOOR PLAN
A-EX-104 - EXISTING THIRD FLOOR PLAN
A-EX-105 - EXISTING FOURTH FLOOR PLAN
A-EX-106 - EXISTING ROOF PLAN
A-EX-201 - EXISTING SOUTH ELEVATION
A-EX-202 - EXISTING EAST ELEVATION
A-EX-203 - EXISTING NORTH ELEVATION
A-EX-204 - EXISTING WEST ELEVATION
A-EX-301 - EXISTING BUILDING SECTION

A-PR-201 - PROPOSED SOUTH ELEVATION
A-PR-202 - PROPOSED EAST ELEVATION
A-PR-203 - PROPOSED NORTH ELEVATION
A-PR-204 - PROPOSED WEST ELEVATION
A-PR-301 - EXIST. & PROP. FACADE SECTION
A-PR-401 - PROPOSED RES. ENTRY DETAILS
A-PR-402 - PROPOSED ENTRY ALCOVE DETAILS
A-PR-403 - PROPOSED CORNER ENTRY DETAILS
A-PR-404 - EXIST. & PROP. FRONT WINDOW DETAILS
A-PR-405 - EXIST. & PROP. REAR WINDOW DETAILS
A-PR-406 - PROPOSED EGG & DART EMBELLISHMENT
A-PR-501 - WINDOW CATALOGUE

ORANGE HALL

3 4 1 G O R E A V E N U E , V A N C O U V E R , B C

McGinn Engineering & Preservation Ltd./
BARRY MCGINN ARCHITECT

BC Housing's
"SRO Renewal Initiative"

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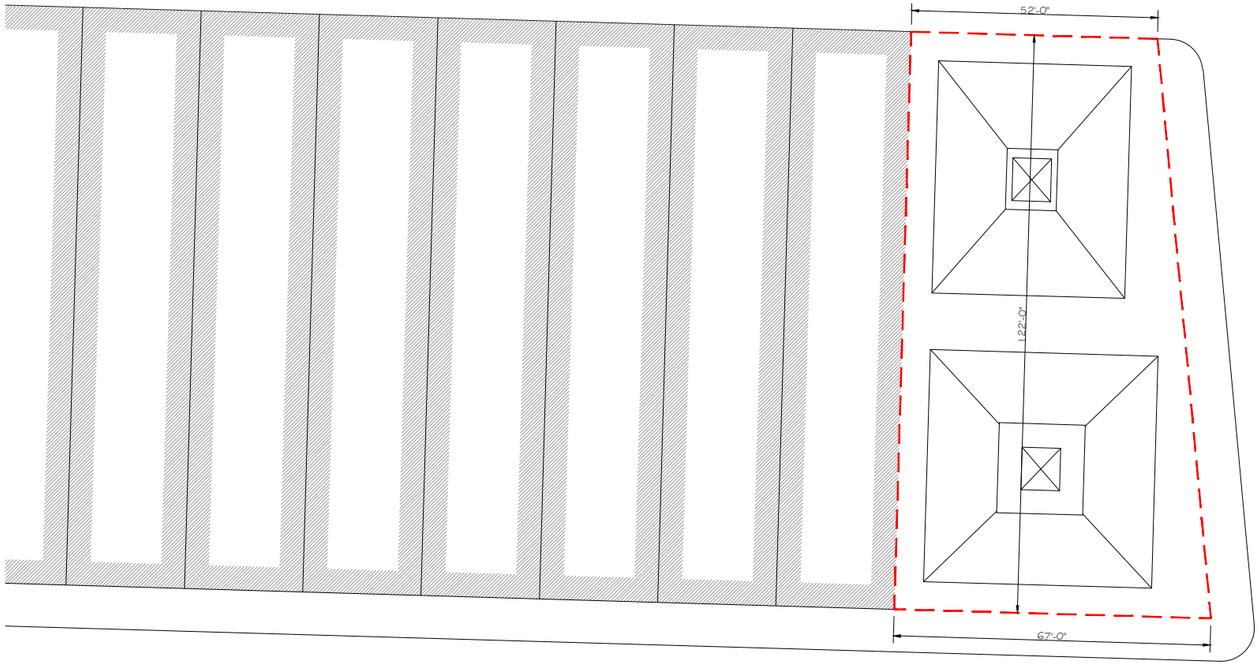

GORE AVENUE

EAST HASTINGS STREET

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NOTE:
- - - - DENOTES SUBJECT PROPERTY LINE

LEGAL DESCRIPTION:
ORANGE HALL, LOT 20 & 21, BLOCK 10,
PLAN VAP184, DISTRICT LOT 196, NEW
WESTMINSTER LAND DISTRICT.

CIVIC ADDRESS:
341 GORE AVENUE, VANCOUVER, BC
V6A 2Z3

1 Site Plan
SCALE: 1/16" = 1'-0"

REV	DESCRIPTION	DATE

PROJECT:
SRO Renewal Initiative
ORANGE HALL
341 GORE AVENUE, VANCOUVER, BC
V6A 2Z3

TITLE:
SITE PLAN

DRAWN BY: AR
DATE: 2012.01.06
SCALE: 1/16" = 1'-0"

DWG#:
A-EX-100

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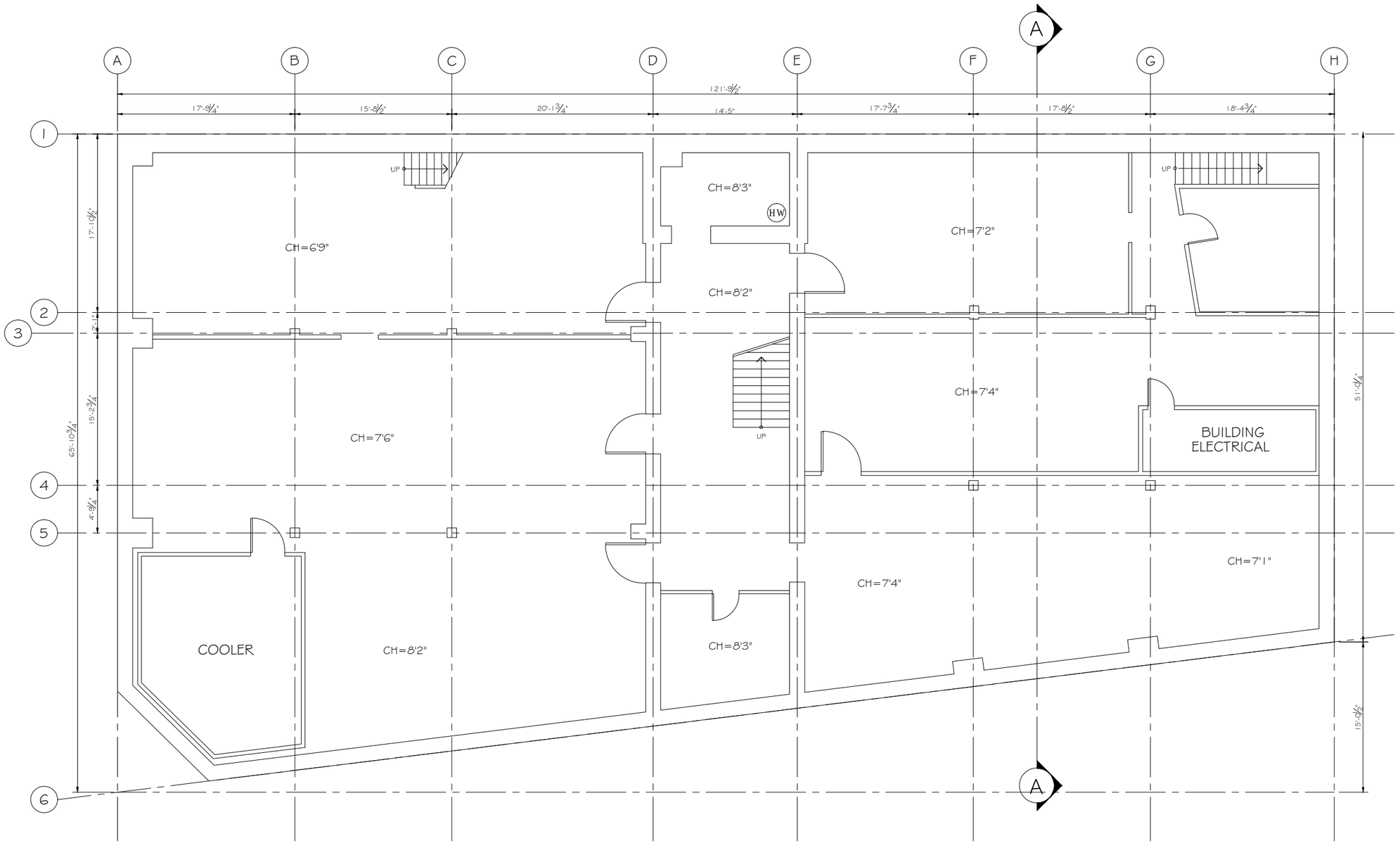
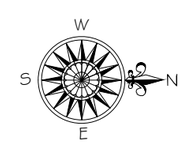


1 Existing Basement Plan
SCALE: 3/16" = 1'-0"



REV	DESCRIPTION	DATE

PROJECT:
SRO Renewal Initiative
ORANGE HALL
341 GORE AVENUE, VANCOUVER, BC
V6A 2Z3

TITLE:
EXISTING
BASEMENT PLAN

DRAWN BY: KV
DATE: 2012.01.24
SCALE: 3/16" = 1'-0"

DWG#:
A-EX-101

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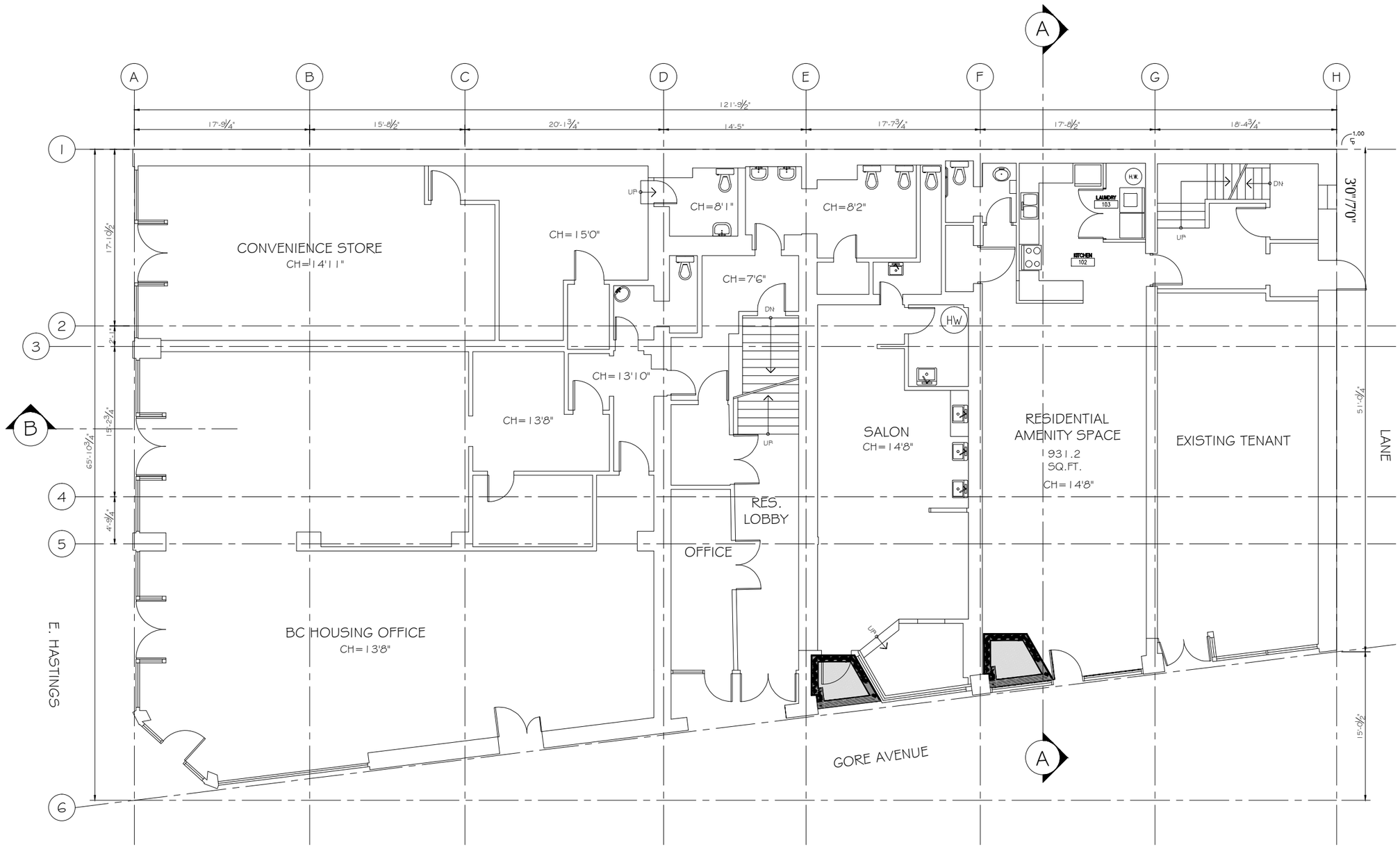
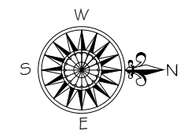
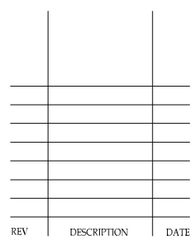


1 Existing Ground Floor Plan
SCALE: 3/16" = 1'-0"





REV	DESCRIPTION	DATE

PROJECT:
SRO Renewal Initiative
ORANGE HALL
341 GORE AVENUE, VANCOUVER, BC
V6A 2Z3

TITLE:
EXISTING GROUND FLOOR PLAN

DRAWN BY: KV
DATE: 2012.01.24
SCALE: 3/16" = 1'-0"

DWG#:
A-EX-102

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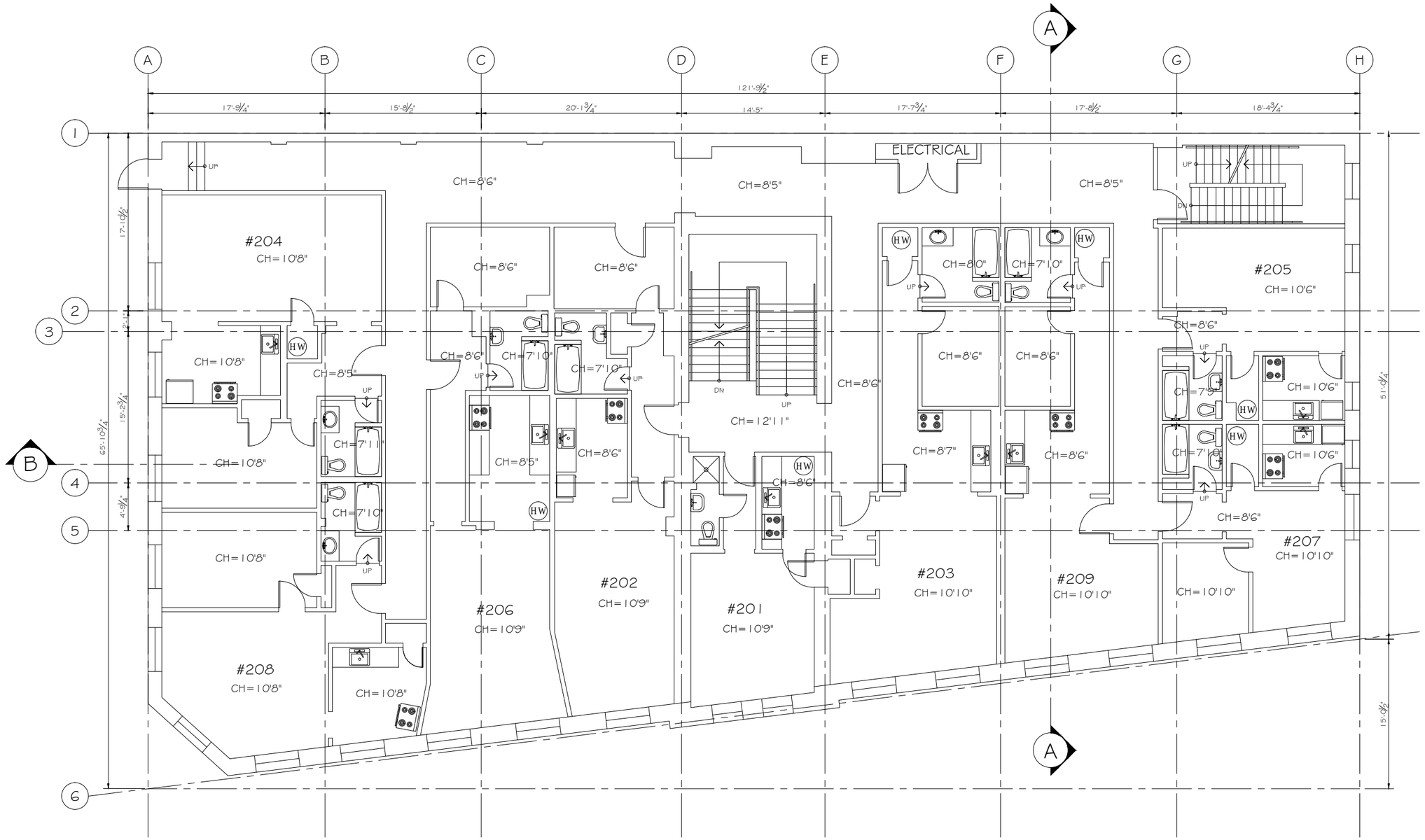

1 Existing Second Floor Plan
SCALE: 3/16" = 1'-0"

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REV	DESCRIPTION	DATE

PROJECT:
SRO Renewal Initiative
ORANGE HALL
341 GORE AVENUE, VANCOUVER, BC
V6A 2Z3

TITLE:
EXISTING SECOND FLOOR PLAN

DRAWN BY: KV
DATE: 2012.01.24
SCALE: 3/16" = 1'-0"

DWG#:
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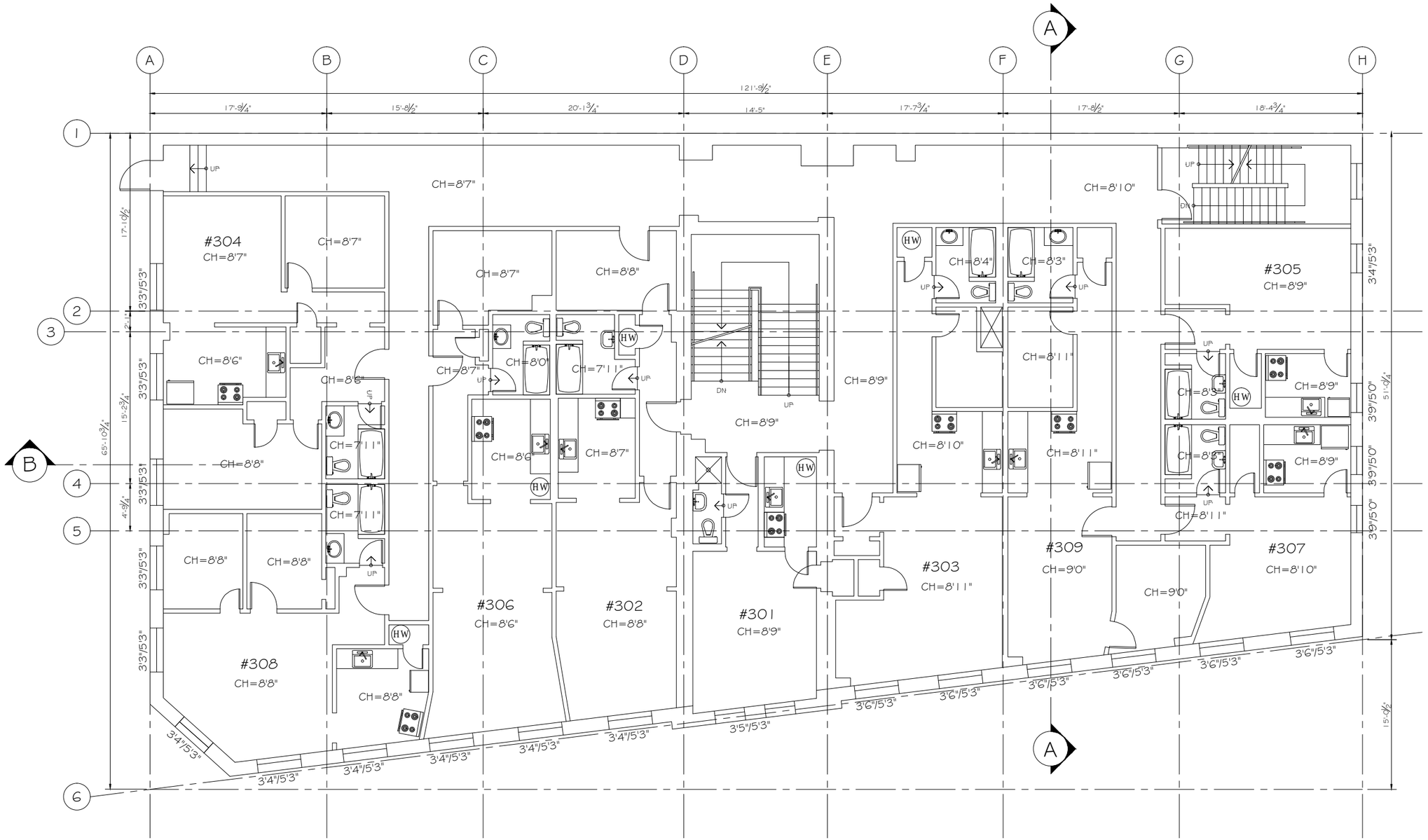

1 Existing Third Floor Plan
SCALE: 3/16" = 1'-0"

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REV | DESCRIPTION | DATE

PROJECT:
SRO Renewal Initiative
ORANGE HALL
341 GORE AVENUE, VANCOUVER, BC
V6A 2Z3

TITLE:
EXISTING THIRD FLOOR PLAN

DRAWN BY: KV
DATE: 2012.01.24
SCALE: 3/16" = 1'-0"

DWG#:
A-EX-104

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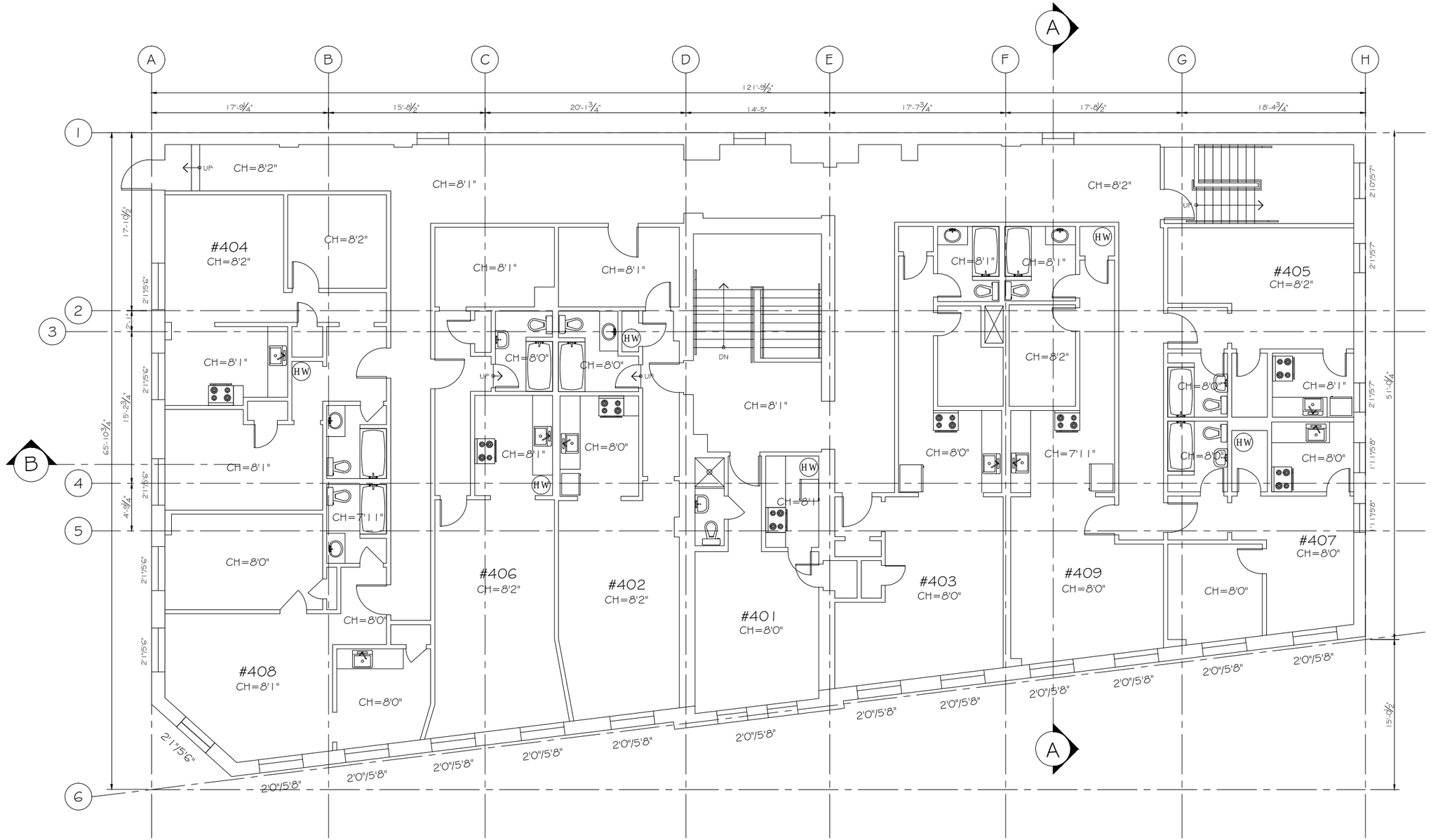

1 Existing Fourth Floor Plan
SCALE: 3/16" = 1'-0"

REV	DESCRIPTION	DATE

PROJECT:
SRO Renewal Initiative
ORANGE HALL
341 GORE AVENUE, VANCOUVER, BC
V6A 2Z3

TITLE:
EXISTING FOURTH FLOOR PLAN

DRAWN BY: KV
DATE: 2012.01.24
SCALE: 3/16" = 1'-0"

DWG#:
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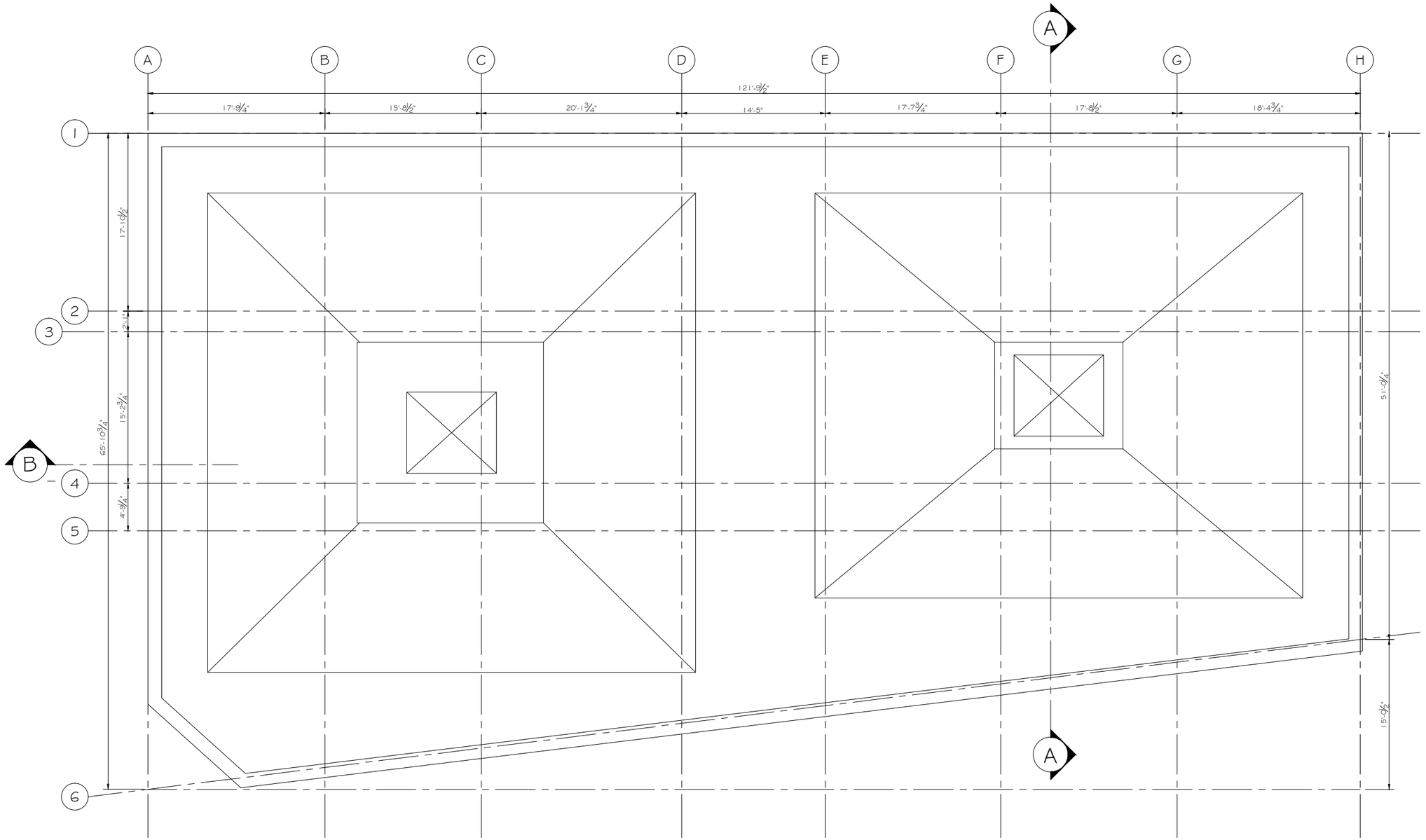

1 Existing Roof Plan
SCALE: 3/16" = 1'-0"

W
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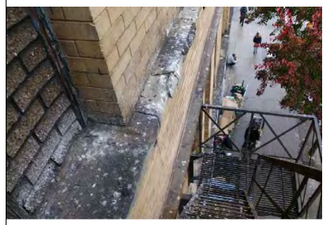
REV	DESCRIPTION	DATE

PROJECT:
SRO Renewal Initiative
ORANGE HALL
341 GORE AVENUE, VANCOUVER, BC
V6A 2Z3

TITLE:
EXISTING
ROOF PLAN

DRAWN BY: KV
DATE: 2012.01.24
SCALE: 3/16" = 1'-0"

DWG#:
A-EX-106



THE FURTHEST WEST WINDOWS ON THE SOUTH FACADE HAVE BEEN REPLACED WITH DOORS FOR THE FIRE ESCAPE. THE REMAINING OPENING HAS BEEN FRAMED IN AND CLAD WITH ASPHALT SHINGLES THAT ARE PAST THEIR SERVICE LIFE.

NONE OF THE ORIGINAL STOREFRONTS HAVE SURVIVED, AND HAVE BEEN REPLACED WITH ALUMINUM STORE WHICH RESPONDS POORLY TO THE ORIGINAL HERITAGE CHARACTER. MOST OF THE ALCOVE ENTRYS HAVE BEEN ALTERED FROM THEIR ORIGINAL CONFIGURATION.

THE ROUGH FACE SANDSTONE PIERS WITH CARVED CAPITALS HAVE BEEN PAINTED OVER.

THE ORIGINAL BRACKETED SHEET METAL UPPER CORNICE HAS BEEN SHEETED OVER WITH METAL FLASHING. IT IS IN GOOD CONDITION BUT OF POOR HERITAGE QUALITY. THE CONDITION OF THE UPPER CORNICE FRAME AND ANCHORAGE IS UNKNOWN.

THE ORIGINAL WOOD DOUBLE HUNG SASH WINDOWS HAVE BEEN REPLACED WITH ALUMINUM WINDOWS IN THE ORIGINAL WOOD FRAMES. THE WOOD FRAMES ARE IN FAIR CONDITION WITH SOME REQUIRING MAINTENANCE.

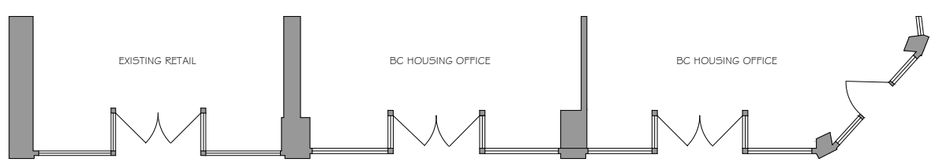
THE ORIGINAL BUFF FACE BRICK IS GENERALLY IN GOOD CONDITION, BUT REQUIRES SELECTIVE REPOINTING.

THE SANDSTONE HEADER COURSES ARE IN GENERALLY GOOD CONDITION

THE SANDSTONE SILLS AND THE TWO SANDSTONE BELTCOURSES ARE DETERIORATING AND DELAMINATING IN AREAS.

THE ORIGINAL CHAMFERED CORNER ENTRY WITH DIAGONAL DOOR HAS BEEN ENCLOSED WITH AN ALUMINUM STOREFRONT SYSTEM.

THE ORIGINAL CAST IRON COLUMN SUPPORTS HAVE BEEN CLAD WITH BRICK.



1 Existing South Elevation
SCALE: 3/16" = 1'-0"

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Barry McGinn Architect.

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Web: www.mcginn-engineering.com

REV	DESCRIPTION	DATE

PROJECT:
SRO Renewal Initiative
ORANGE HALL
341 GORE AVENUE, VANCOUVER, BC
V6A 2Z3

TITLE:
EXISTING SOUTH FACADE

DRAWN BY: KV
DATE: 2012.01.24
SCALE: 3/16" = 1'-0"

DWG#:
A-EX-201

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A B C D E F G H

121'-9½"

17'-8¾" | 15'-8½" | 20'-1¾" | 14'-5" | 17'-7¾" | 17'-8½" | 18'-4¾"

THE RESIDENTIAL ENTRY ON GORE AVE. IS THE SUBJECT OF ELABORATE CARVED SANDSTONE ARCH AND HAS BEEN PAINTED OVER ON THE LOWER HALF.

ALL THREE LEVELS OF RUNNING SHEET METAL MOLDED BELTCOURSE TRIM HAVE SERIOUSLY DETERIORATED AND NEED FULL REPLACEMENT

TWO FAIR SIZED VENTILATION CUPOLAS SIT ON THE CENTRE RIDGE OF EACH HIP ROOF. THE ORIGINAL WOOD LOUVRES ON ALL FOUR SIDES HAVE BEEN SHEETED OVER WITH V-GROOVE METAL SIDING. THE ASPHALT SHINGLES ON THEIR ROOFS ARE PAST THEIR SERVICE LIFE.

52'-6" Ceiling
42'-6" 3rd FLOOR
33'-2" 2nd FLOOR
16'-2" 1st FLOOR
0'-0" GROUND

10'-0" | 9'-4" | 17'-0" | 16'-2" | 54'-1"

ORANGE HALL

W & L Hair Design

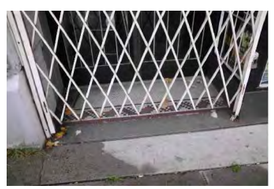
KIM HA'I

THE ORIGINAL STONE BASE HAS BEEN COVERED OVER BUT LIKELY STILL EXISTS.

GRADE

BC HOUSING OFFICE | RESIDENTIAL OFFICE | RESIDENTIAL ENTRY | EXISTING RETAIL | UP | AMENITY SPACE | EXISTING RETAIL

THE EXISTING DOUBLE DOORS HAVE BEEN SHEETED OVER WITH PLYWOOD



1 Existing East Elevation
SCALE: 3/16" = 1'-0"

REV	DESCRIPTION	DATE

PROJECT:
SRO Renewal Initiative
ORANGE HALL
341 GORE AVENUE, VANCOUVER, BC
V6A 2Z3

TITLE:
EXISTING EAST FACADE

DRAWN BY: KV
DATE: 2012.01.24
SCALE: 3/16" = 1'-0"

DWG#:
A-EX-202

1 Existing North Elevation
SCALE: 3/16" = 1'-0"

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Web: www.mcginn-engineering.com

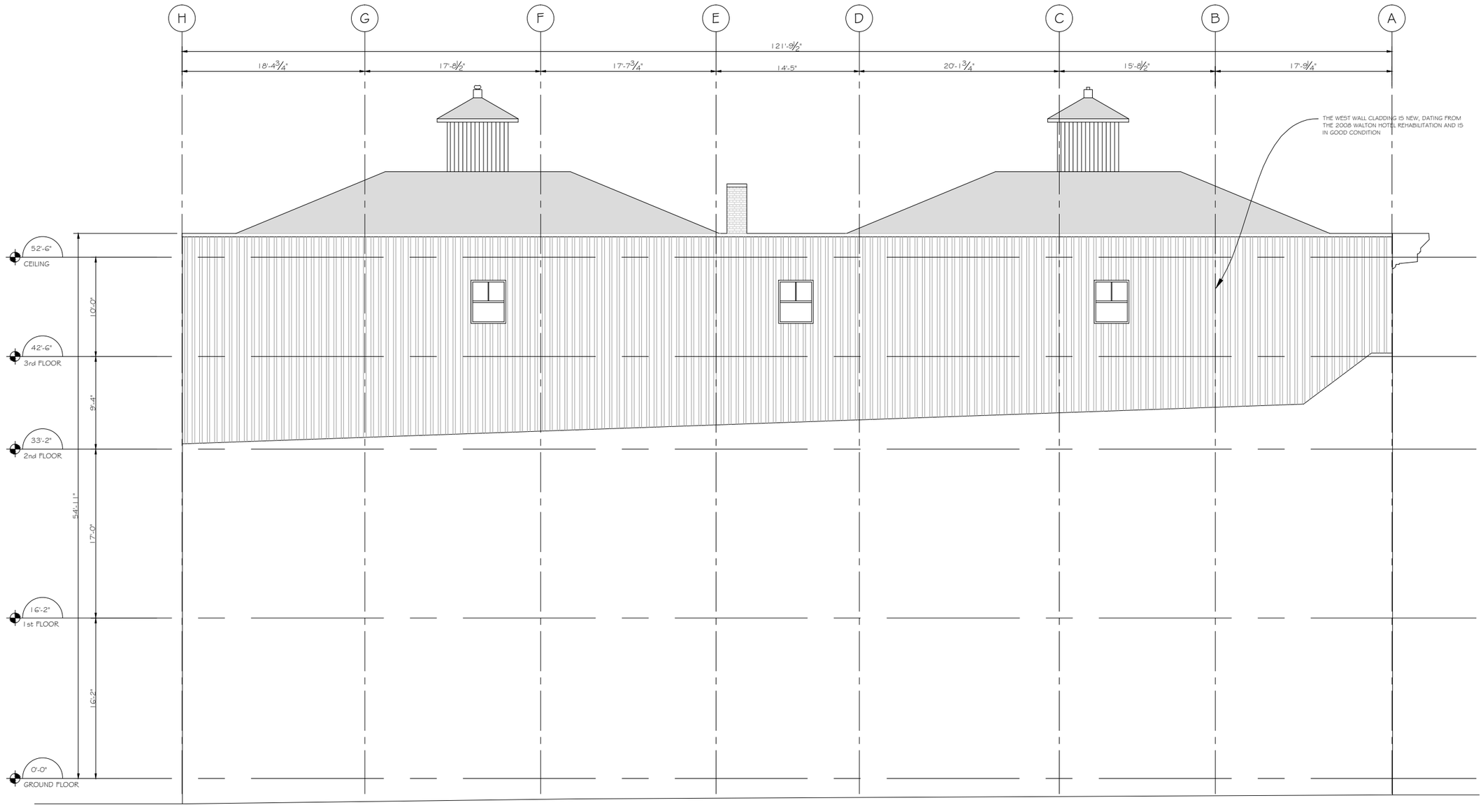
REV	DESCRIPTION	DATE

PROJECT:
SRO Renewal Initiative
ORANGE HALL
341 GORE AVENUE, VANCOUVER, BC
V6A 2Z3

TITLE:
EXISTING NORTH FACADE

DRAWN BY: KV
DATE: 2012.01.24
SCALE: 3/16" = 1'-0"

DWG#:
A-EX-203



1 Existing West Elevation
SCALE: 3/16" = 1'-0"

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Tel: 604-473-9866 Fax: 604-473-9877
Web: www.mcginn-engineering.com

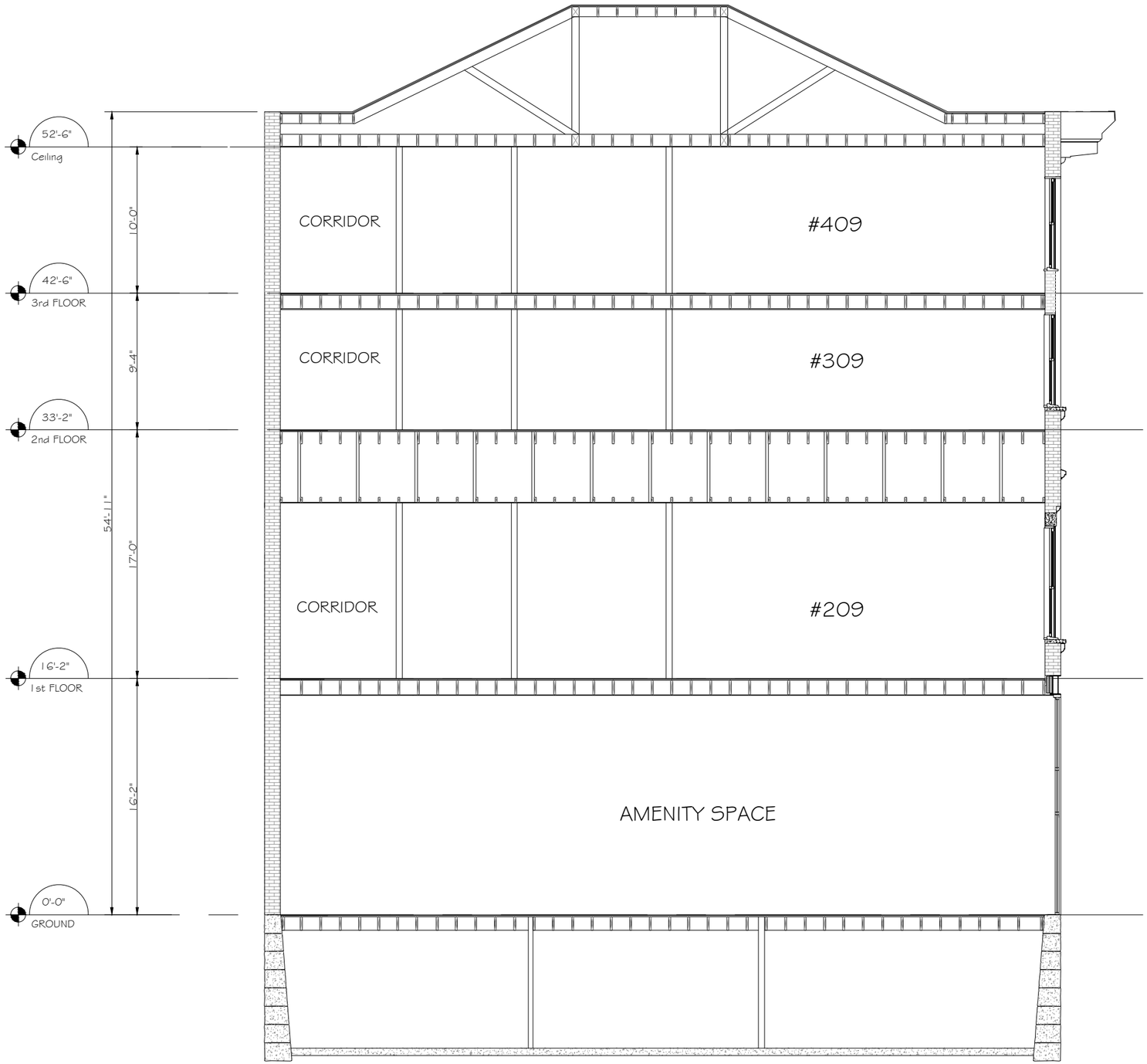
REV | DESCRIPTION | DATE

PROJECT:
SRO Renewal Initiative
ORANGE HALL
341 GORE AVENUE, VANCOUVER, BC
V6A 2Z3

TITLE:
EXISTING WEST FACADE

DRAWN BY: KV
DATE: 2012.01.24
SCALE: 3/16" = 1'-0"

DWG#:
A-EX-204



1 Existing Building Section A-A
SCALE: 1/4" = 1'-0"

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Web: www.mcginn-engineering.com

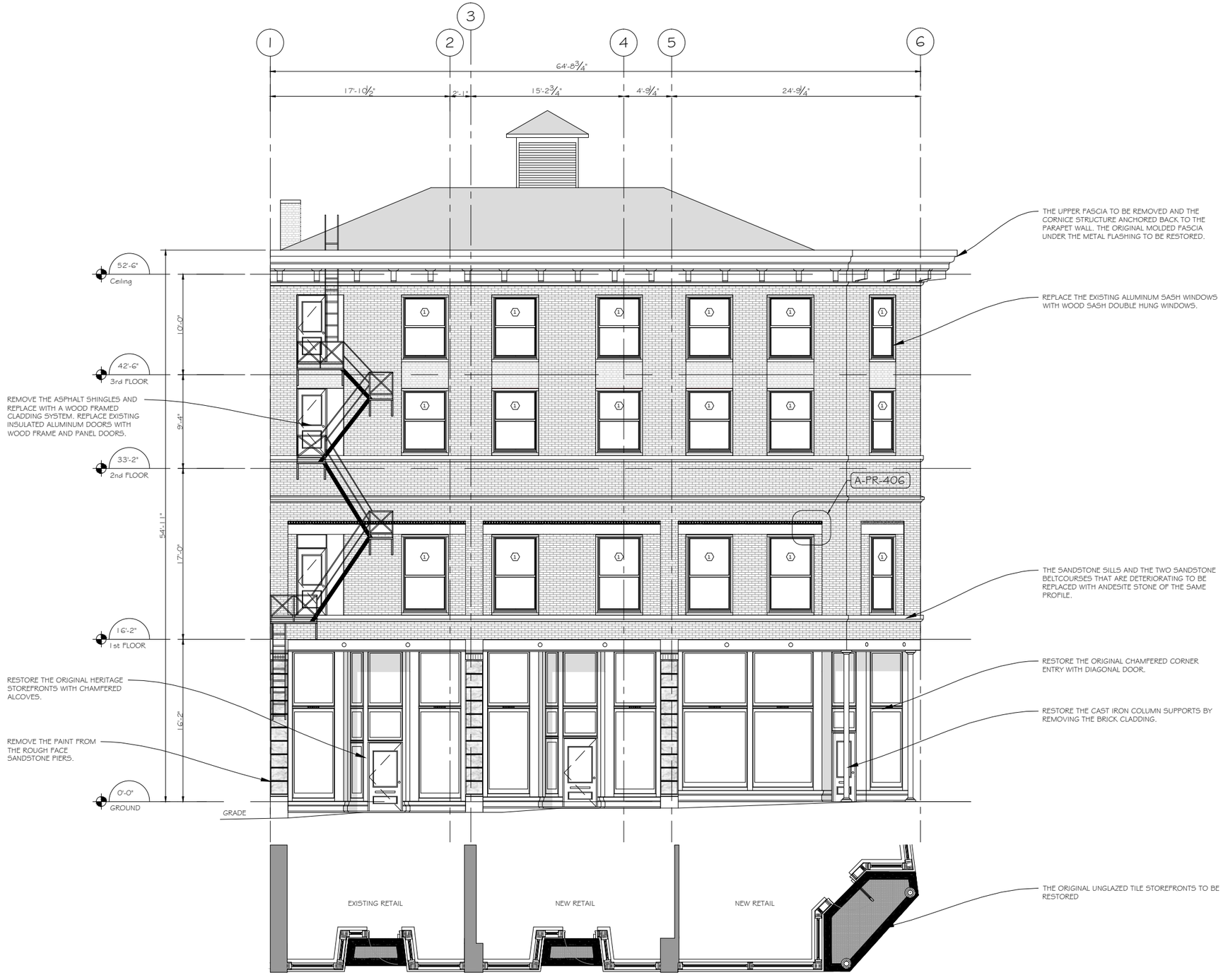
REV	DESCRIPTION	DATE

PROJECT:
SRO Renewal Initiative
ORANGE HALL
341 GORE AVENUE, VANCOUVER, BC
V6A 2Z3

TITLE:
BUILDING
SECTION A-A

DRAWN BY: KV
DATE: 2012.01.24
SCALE: 1/4" = 1'-0"

DWG#:
A-EX-301



1 Proposed South Elevation
SCALE: 3/16" = 1'-0"

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REV	DESCRIPTION	DATE

PROJECT:
SRO Renewal Initiative
ORANGE HALL
341 GORE AVENUE, VANCOUVER, BC
V6A 2Z3

TITLE:
PROPOSED SOUTH FACADE

DRAWN BY: KV
DATE: 2012.01.24
SCALE: 3/16" = 1'-0"

DWG#:
A-PR-201

1 Proposed East Elevation
SCALE: 3/16" = 1'-0"

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Barry McGinn Architect.

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Tel: 604-473-9866 Fax: 604-473-9877
Web: www.mcginn-engineering.com

REV	DESCRIPTION	DATE

PROJECT:
SRO Renewal Initiative
ORANGE HALL
341 GORE AVENUE, VANCOUVER, BC
V6A 2Z3

TITLE:
PROPOSED EAST FACADE

DRAWN BY: KV
DATE: 2012.01.24
SCALE: 3/16" = 1'-0"

DWG#:
A-PR-202

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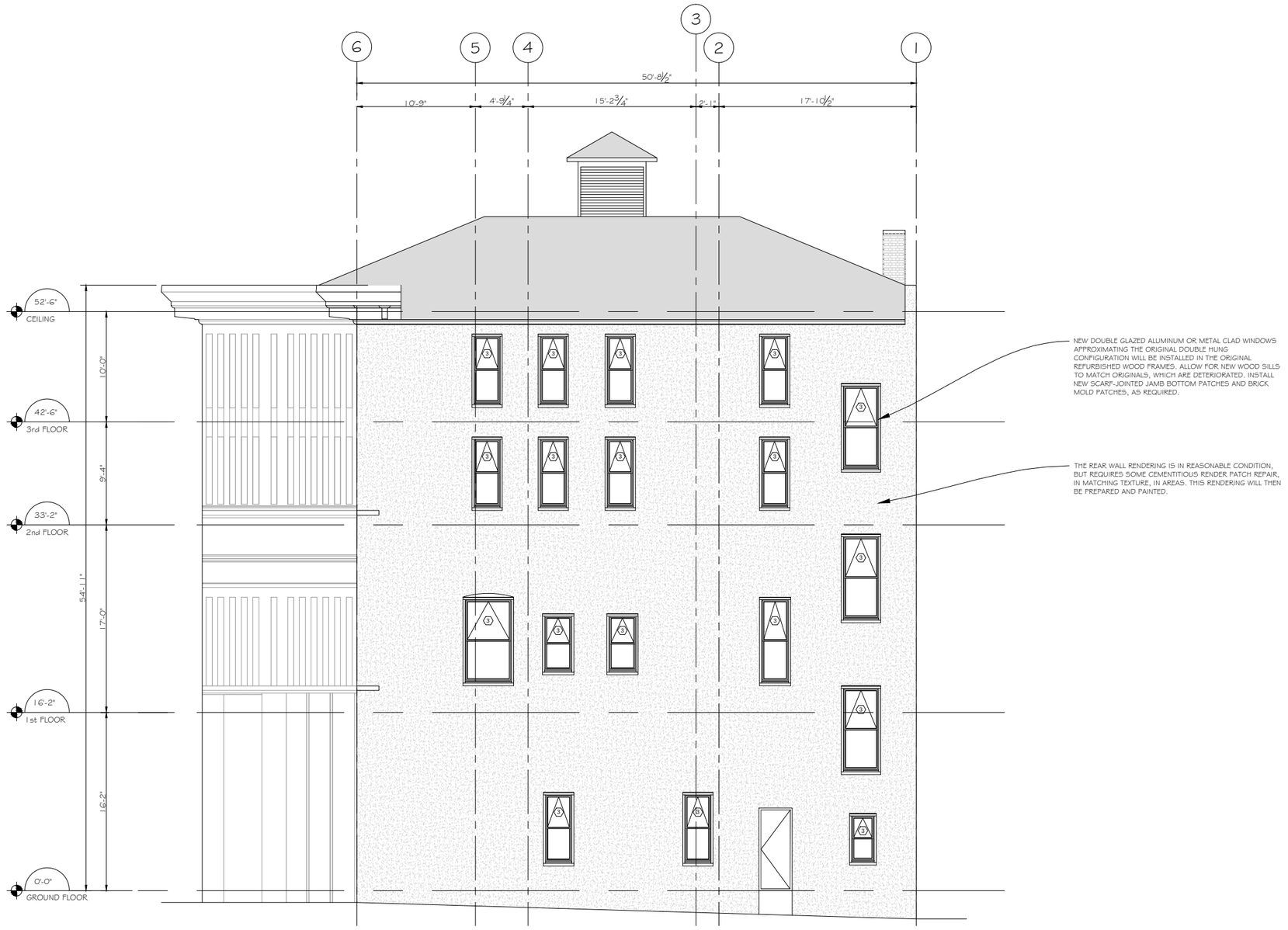


NEW DOUBLE GLAZED ALUMINUM OR METAL CLAD WINDOWS APPROXIMATING THE ORIGINAL DOUBLE HUNG CONFIGURATION WILL BE INSTALLED IN THE ORIGINAL REFURBISHED WOOD FRAMES. ALLOW FOR NEW WOOD SILLS TO MATCH ORIGINALS, WHICH ARE DETERIORATED. INSTALL NEW SCARF-JOINTED JAMB BOTTOM PATCHES AND BRICK MOLD PATCHES, AS REQUIRED.

THE REAR WALL RENDERING IS IN REASONABLE CONDITION, BUT REQUIRES SOME CEMENTITIOUS RENDER PATCH REPAIR, IN MATCHING TEXTURE, IN AREAS. THIS RENDERING WILL THEN BE PREPARED AND PAINTED.

1 Proposed North Elevation
SCALE: $\frac{3}{16}$" = 1'-0"

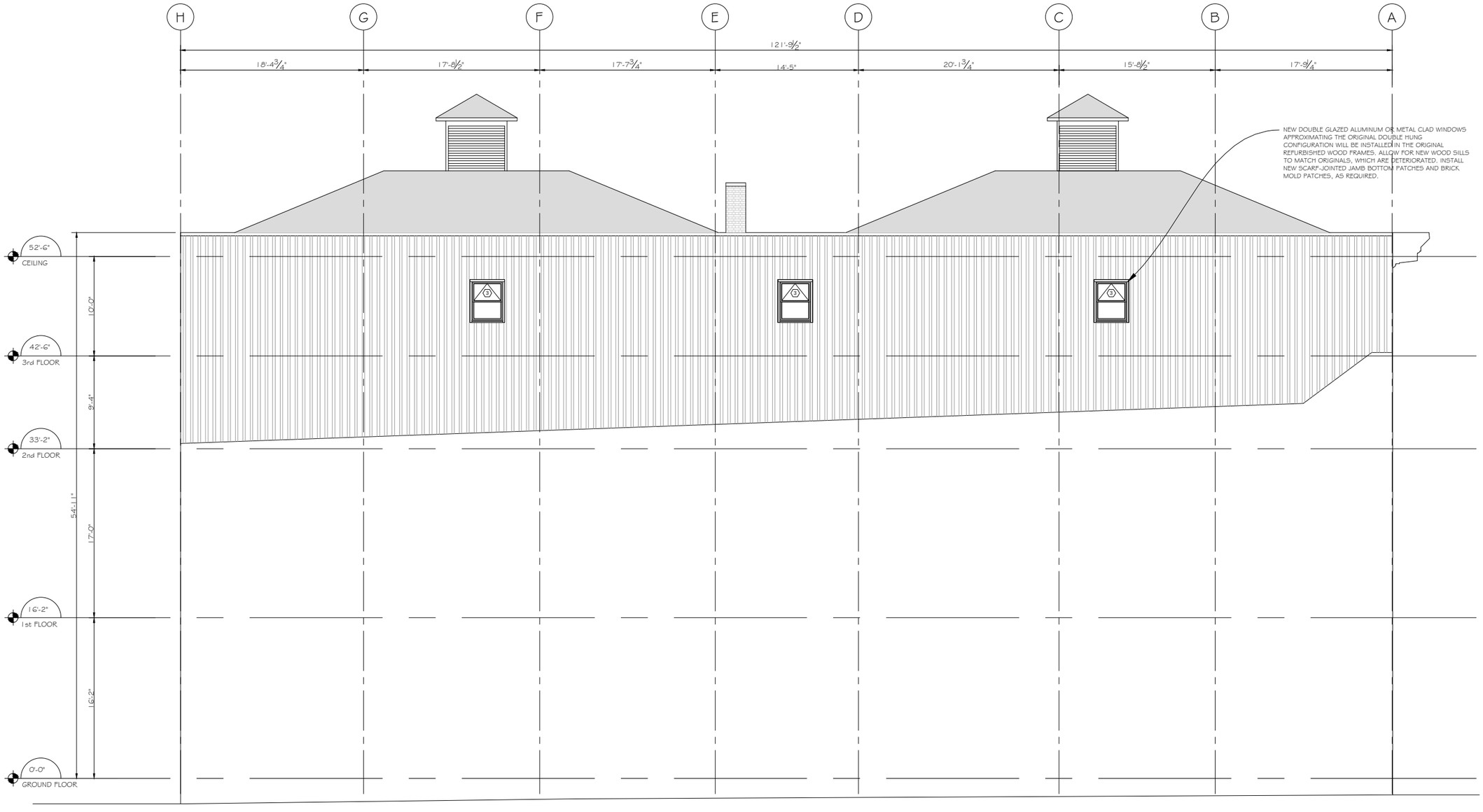
REV	DESCRIPTION	DATE

PROJECT:
SRO Renewal Initiative
ORANGE HALL
341 GORE AVENUE, VANCOUVER, BC
V6A 2Z3

TITLE:
PROPOSED
NORTH FACADE

DRAWN BY: KV
DATE: 2012.01.24
SCALE: $\frac{3}{16}$" = 1'-0"

DWG#:
A-PR-203



1 Proposed West Elevation

SCALE: $\frac{3}{16}$" = 1'-0"

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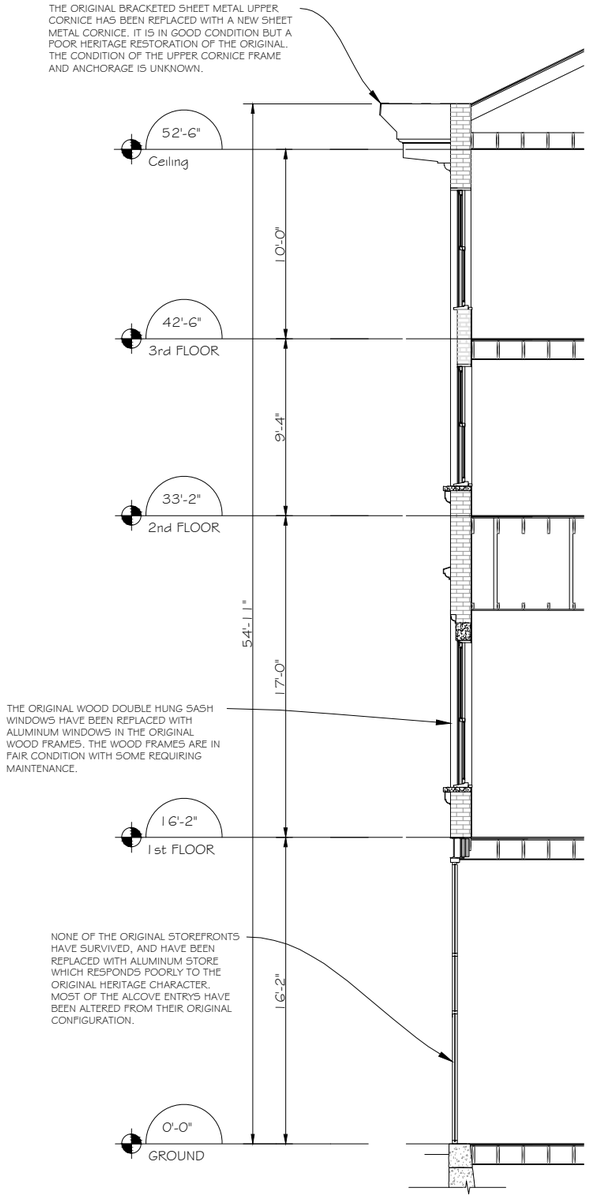
REV	DESCRIPTION	DATE

PROJECT:
SRO Renewal Initiative
ORANGE HALL
341 GORE AVENUE, VANCOUVER, BC
V6A 2Z3

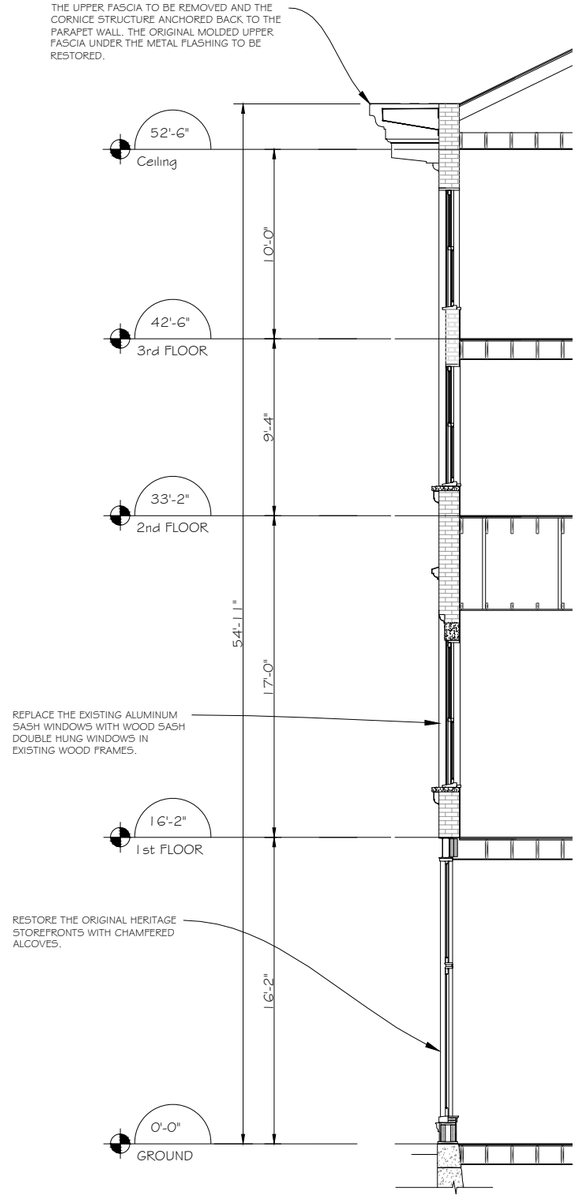
TITLE:
PROPOSED
WEST FACADE

DRAWN BY: KV
DATE: 2012.01.24
SCALE: $\frac{3}{16}$" = 1'-0"

DWG#:
A-PR-204



1 Existing Facade Section
SCALE: $\frac{1}{4}$" = 1'-0"



2 Proposed Facade Section
SCALE: $\frac{1}{4}$" = 1'-0"

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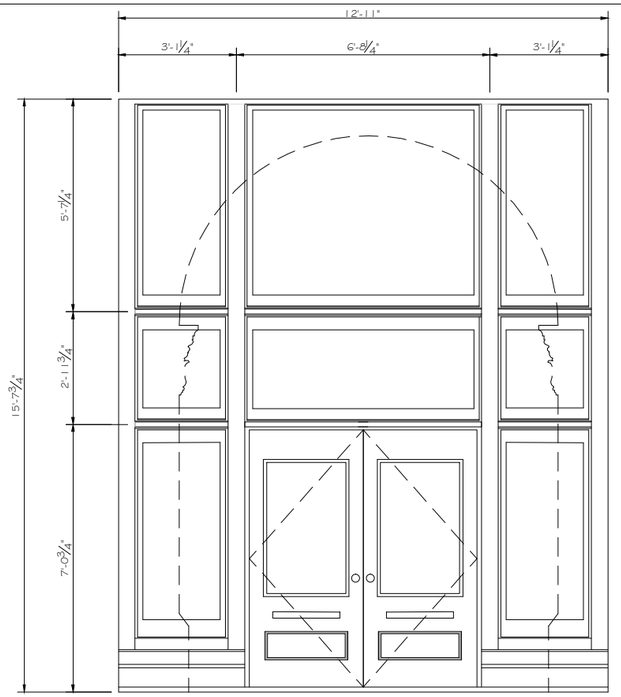
REV	DESCRIPTION	DATE

PROJECT:
SRO Renewal Initiative
ORANGE HALL
341 GORE AVENUE, VANCOUVER, BC
V6A 2Z3

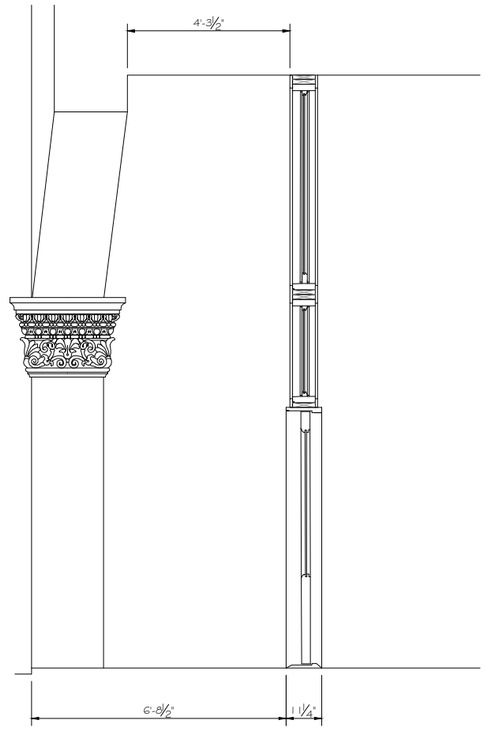
TITLE:
EXISTING & PROPOSED PARTIAL SECTION B

DRAWN BY: KV
DATE: 2012.01.24
SCALE: $\frac{1}{4}$" = 1'-0"

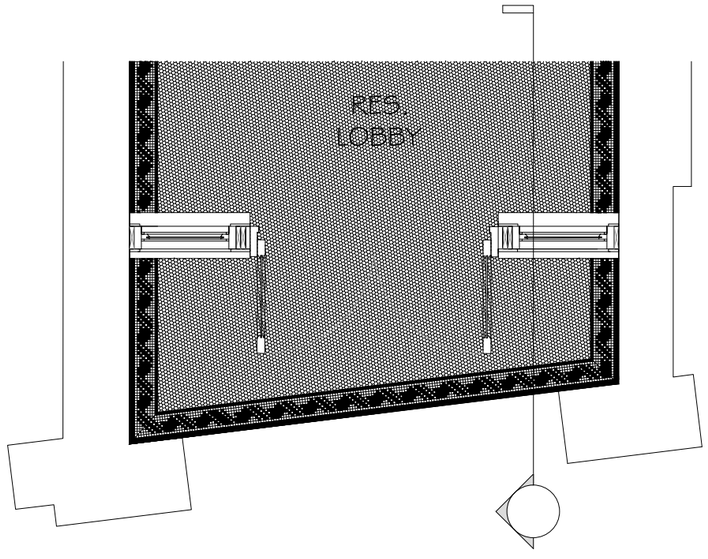
DWG#:
A-PR-301



1 Proposed Entry Elevation
SCALE: ½" = 1'-0"



2 Proposed Entry Elevation
SCALE: ½" = 1'-0"



3 Proposed Entry Plan
SCALE: ½" = 1'-0"

THE EXISTING ALUMINUM STOREFRONT SYSTEM AT THE RESIDENTIAL ENTRY IS TO BE REMOVED. THE ENTRY IS TO BE RESTORED TO ITS ORIGINAL HERITAGE CHARACTER - WOOD FRAME AND PANEL ¾ LIGHT DOORS WITH SIDELIGHTS AND TRANSOM WINDOW BELOW A DEEP UPPER CLEARSTOREY

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REV	DESCRIPTION	DATE

PROJECT:
SRO Renewal Initiative
ORANGE HALL
341 GORE AVENUE, VANCOUVER, BC
V6A 2Z3

TITLE:
PROPOSED RESIDENTIAL ENTRY DETAIL

DRAWN BY: KV
DATE: 2012.01.25
SCALE: ¼" = 1'-0"

DWG#:
A-PR-401

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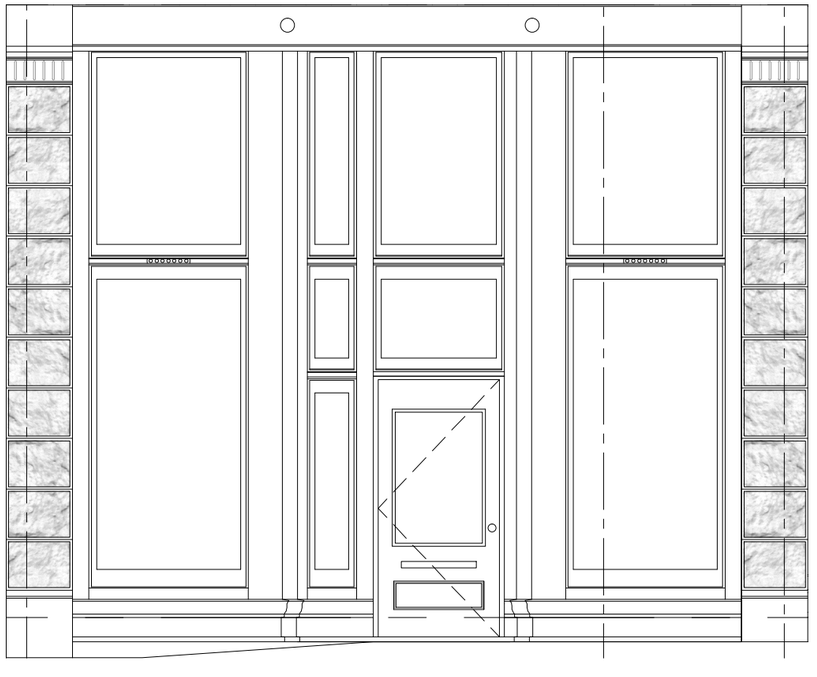
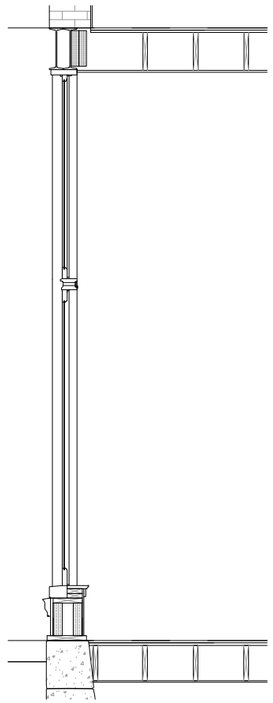
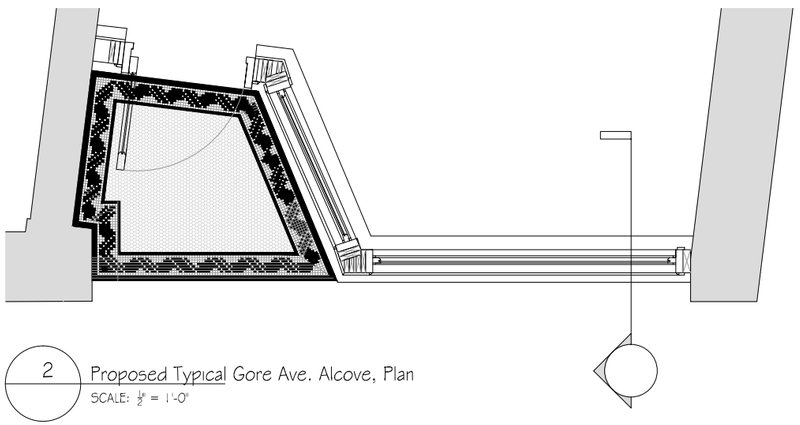
1 Proposed Typical Gore Ave. Alcove, Elevation
SCALE: 1/2" = 1'-0"



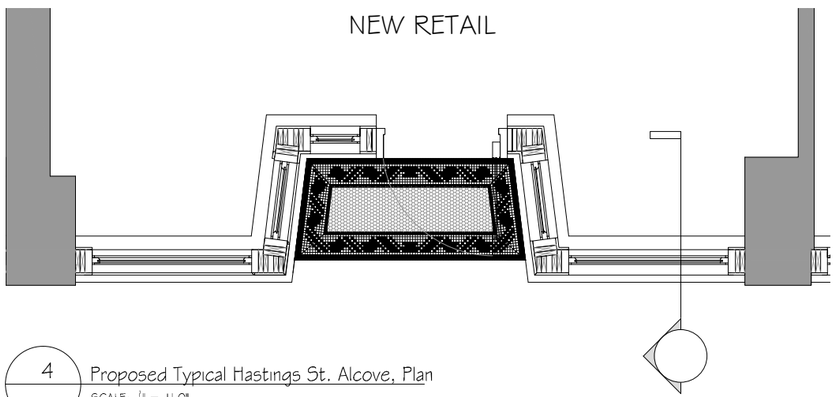
3 Proposed Typical Hastings St. Alcove, Elevation
SCALE: 1/2" = 1'-0"



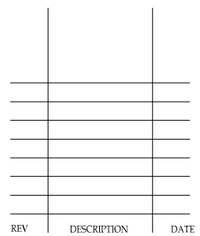
5 Proposed Typical Storefront Section
SCALE: 1/2" = 1'-0"



2 Proposed Typical Gore Ave. Alcove, Plan
SCALE: 1/2" = 1'-0"



4 Proposed Typical Hastings St. Alcove, Plan
SCALE: 1/2" = 1'-0"



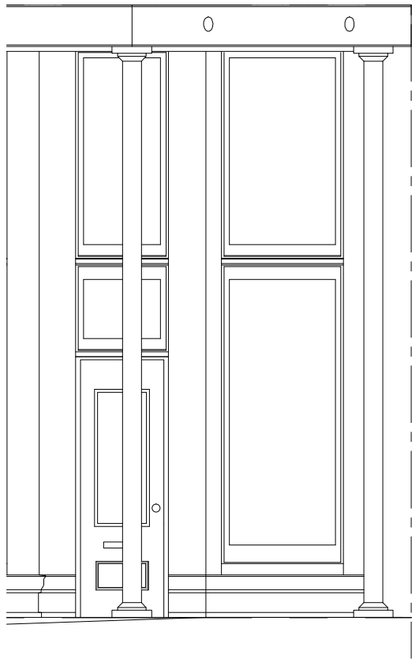
REV DESCRIPTION DATE

PROJECT:
SRO Renewal Initiative
ORANGE HALL
341 GORE AVENUE, VANCOUVER, BC
V6A 2Z3

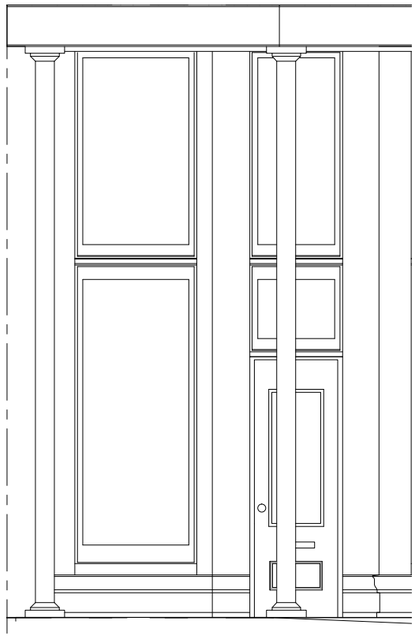
TITLE:
PROPOSED ENTRY
ALCOVE DETAILS

DRAWN BY: KV
DATE: 2012.01.27
SCALE: 1/2" = 1'-0"

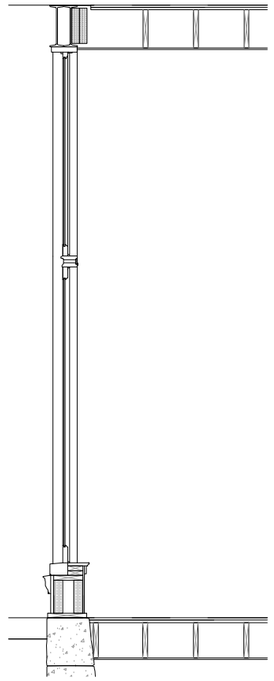
DWG#:
A-PR-402



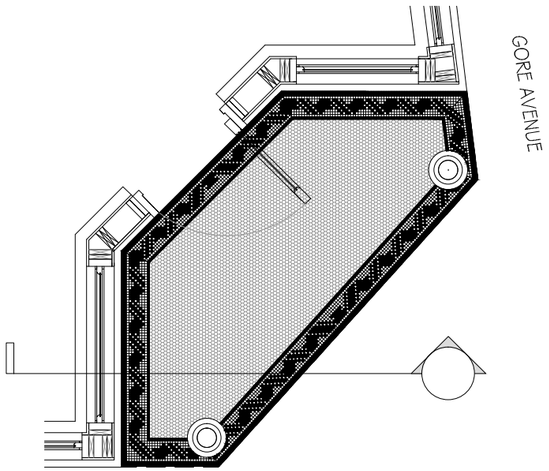
1 Proposed Corner Alcove, Hastings St. Elevation
SCALE: 1/2" = 1'-0"



2 Proposed Corner Alcove, Gore Ave. Elevation
SCALE: 1/2" = 1'-0"



4 Proposed Typical Storefront Section
SCALE: 1/2" = 1'-0"



3 Proposed Corner Alcove, Plan
SCALE: 1/2" = 1'-0"

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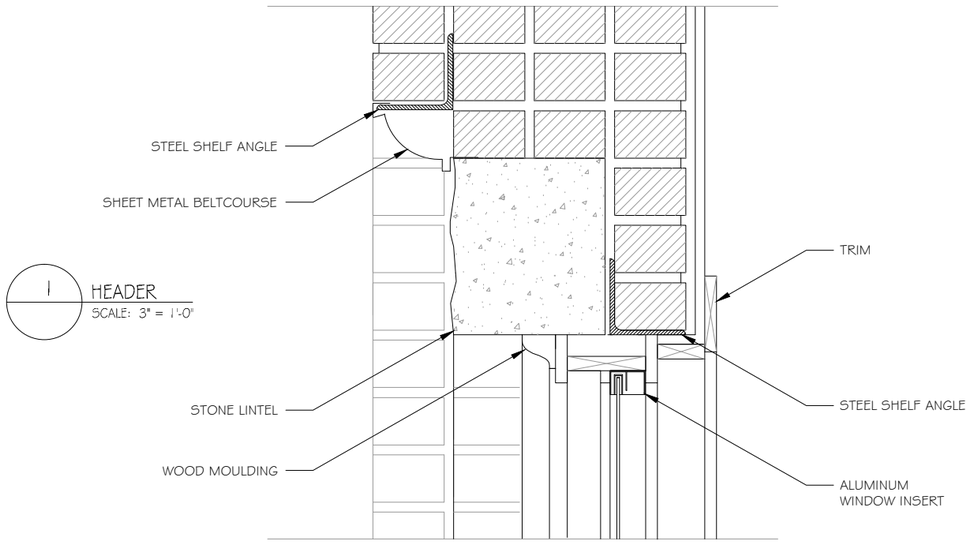
REV	DESCRIPTION	DATE

PROJECT:
SRO Renewal Initiative
ORANGE HALL
341 GORE AVENUE, VANCOUVER, BC
V6A 2Z3

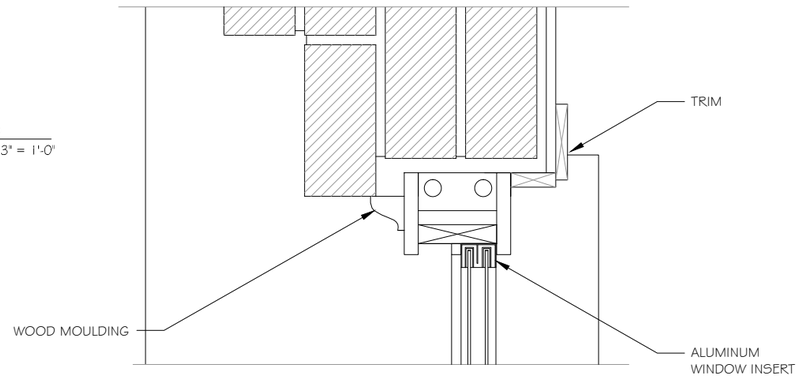
TITLE:
PROPOSED CORNER ENTRY ALCOVE DETAILS

DRAWN BY: KV
DATE: 2012.01.27
SCALE: 1/2" = 1'-0"

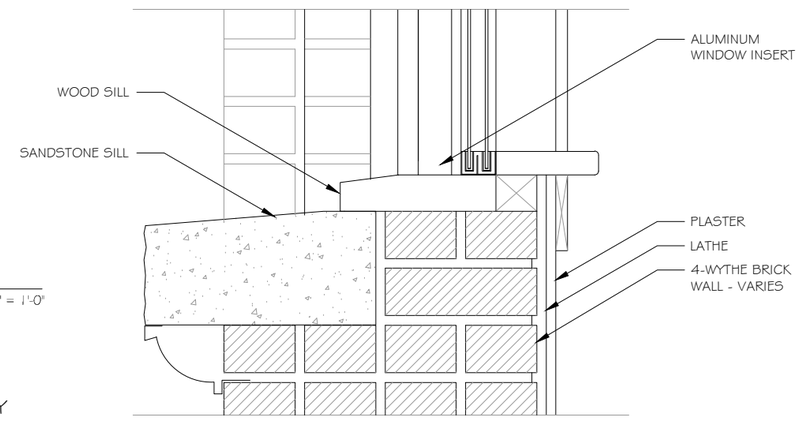
DWG#:
A-PR-403



1 HEADER
SCALE: 3" = 1'-0"



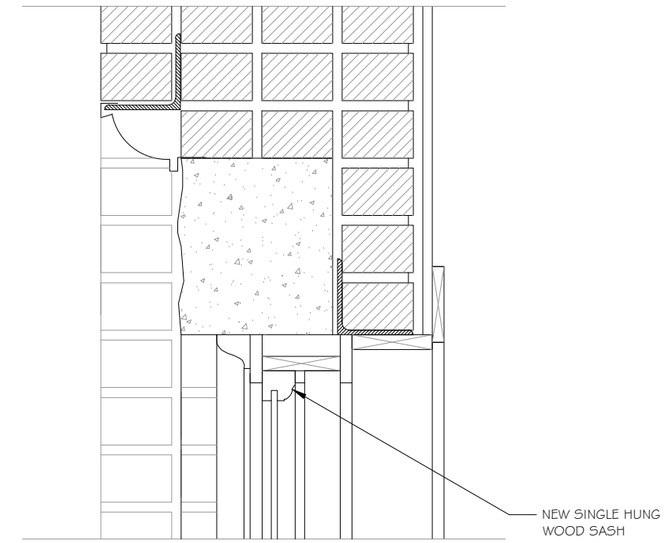
2 JAMB
SCALE: 3" = 1'-0"



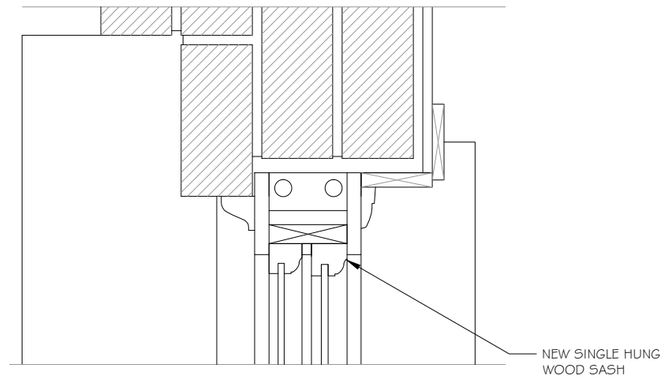
3 SILL
SCALE: 3" = 1'-0"

NOTE: SCHEMATIC ASSEMBLY DRAWINGS BASED ON LIMITED DESTRUCTIVE INVESTIGATION, TYPICAL ARCHAIC CONSTRUCTION, AND SOME ASSUMED CONCEALED CONDITIONS

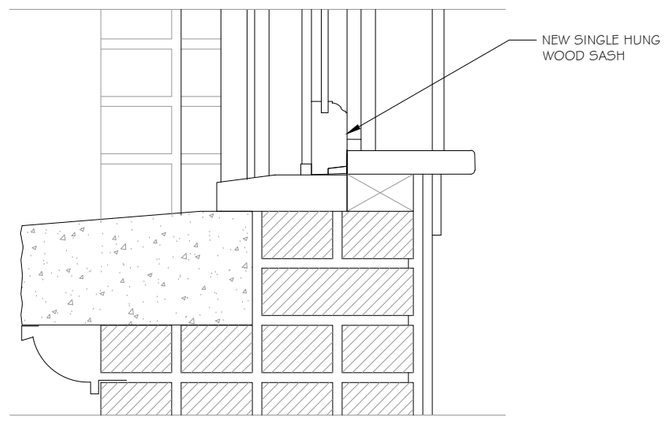
1 / A4.04 Typical Principal Facade Window: Existing
SCALE: 3" = 1'-0"



1 HEADER
SCALE: 3" = 1'-0"



2 JAMB
SCALE: 3" = 1'-0"



3 SILL
SCALE: 3" = 1'-0"

2 / A4.04 Typical Principal Facade Window: Proposed
SCALE: 3" = 1'-0"

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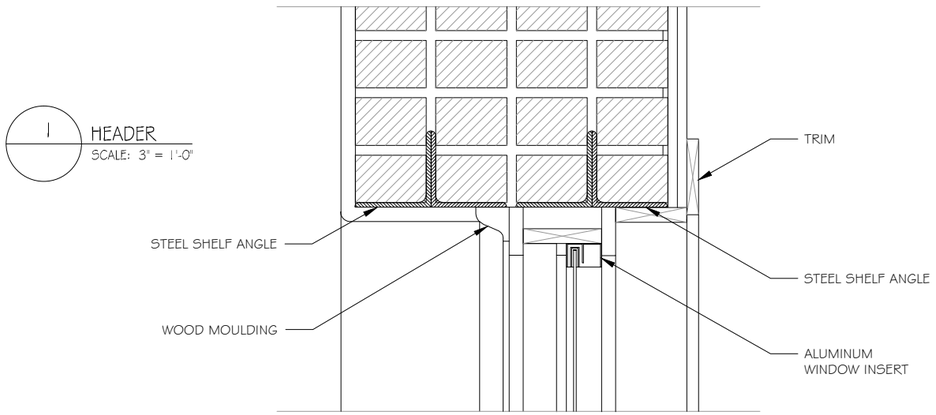
REV	DESCRIPTION	DATE

PROJECT:
SRO Renewal Initiative
ORANGE HALL
341 GORE AVENUE, VANCOUVER, BC
V6A 2Z3

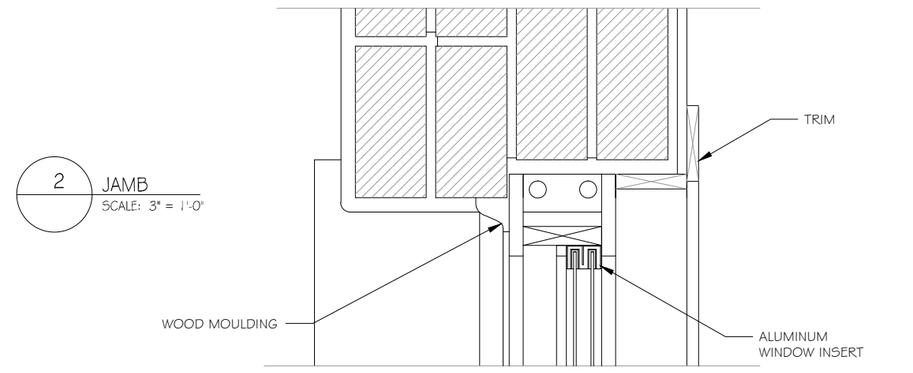
TITLE:
TYPICAL PRINCIPAL FACADE WINDOW DETAILS

DRAWN BY: KV
DATE: 2012.01.27
SCALE: 1/2" = 1'-0"

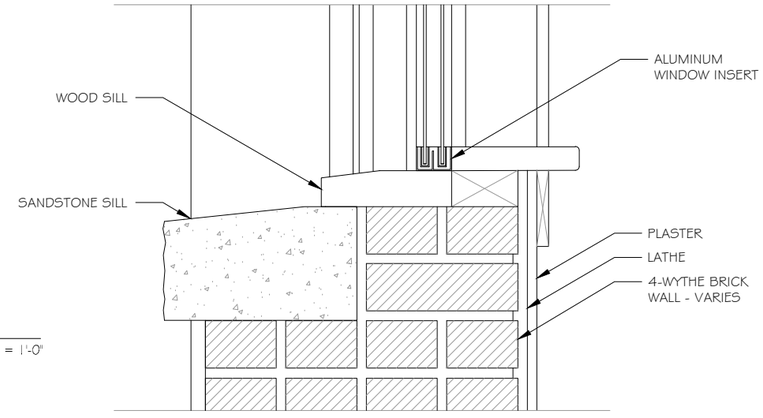
DWG#:
A-PR-404



1 HEADER
SCALE: 3" = 1'-0"

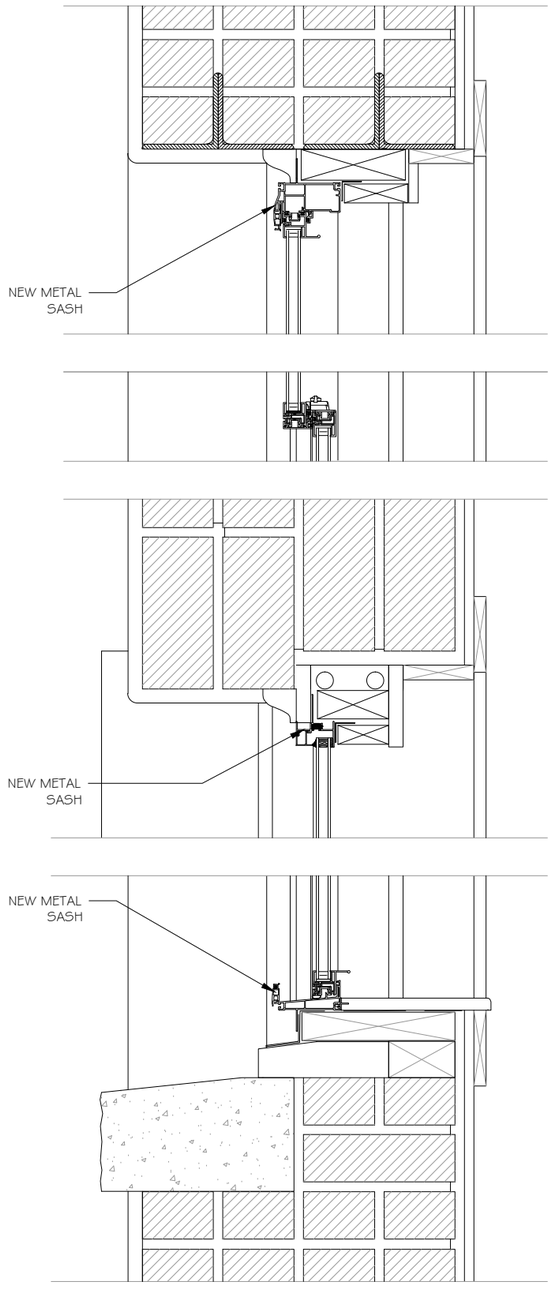


2 JAMB
SCALE: 3" = 1'-0"



3 SILL
SCALE: 3" = 1'-0"

NOTE: SCHEMATIC ASSEMBLY DRAWINGS BASED ON LIMITED DESTRUCTIVE INVESTIGATION, TYPICAL ARCHAIC CONSTRUCTION, AND SOME ASSUMED CONCEALED CONDITIONS



1 Typical Secondary Facade Window: Existing
SCALE: 3" = 1'-0"

2 Typical Secondary Facade Window: Proposed
SCALE: 3" = 1'-0"

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Web: www.mcginn-engineering.com

REV DESCRIPTION DATE

PROJECT:
SRO Renewal Initiative
ORANGE HALL
341 GORE AVENUE, VANCOUVER, BC
V6A 2Z3

TITLE:
PROP. & EXIST REAR FACADE WINDOW DETAILS

DRAWN BY: KV
DATE: 2012.01.27
SCALE: 3/4" = 1'-0"

DWG#:
A-PR-405

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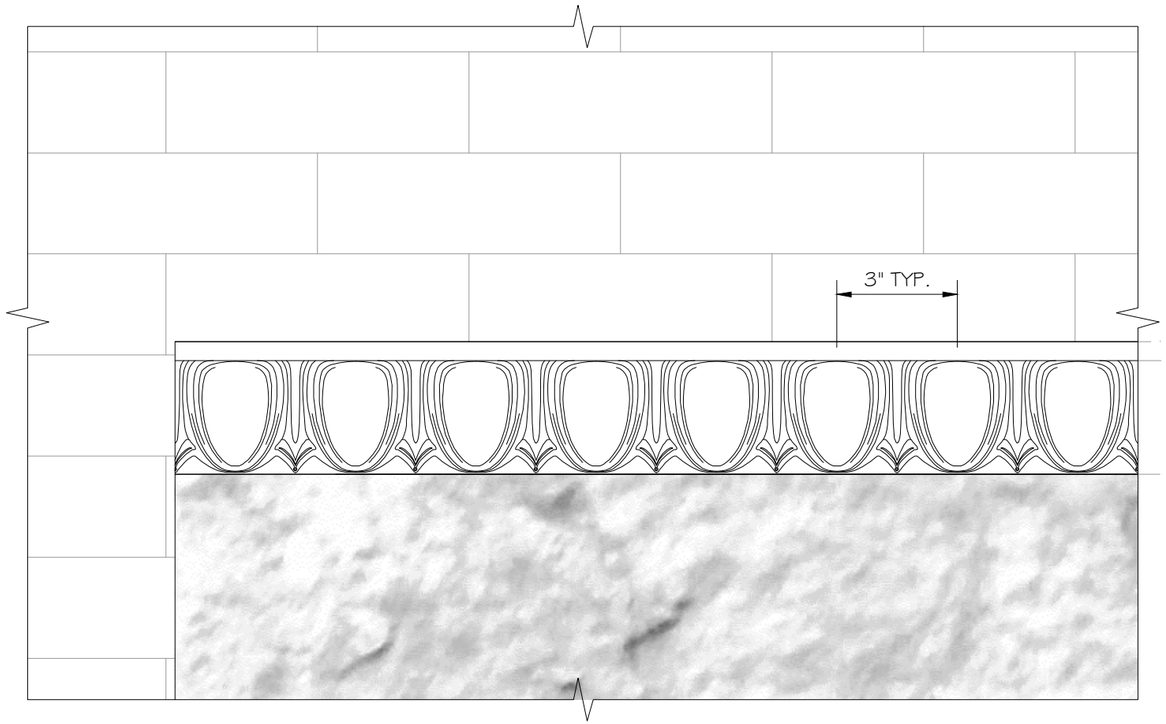
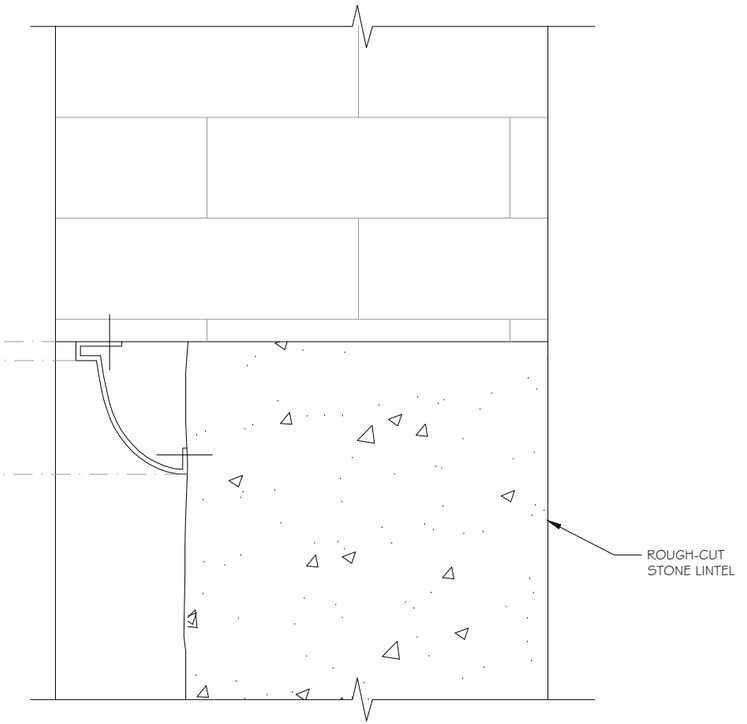


2 PROPOSED EGG & DART ENRICHMENT ELEVATION
SCALE: 6" = 1'-0"



2 PROPOSED EGG & DART ENRICHMENT SECTION
SCALE: 6" = 1'-0"

REV	DESCRIPTION	DATE

PROJECT:
SRO Renewal Initiative
ORANGE HALL
341 GORE AVENUE, VANCOUVER, BC
V6A 2Z3

TITLE:
PROPOSED EGG & DART ENRICHMENT DETAIL

DRAWN BY: KV
DATE: 2012.06.26
SCALE: 6" = 1'-0"

DWG#:
A-PR-406

WINDOW CATALOGUE - ORANGE HALL

ID	TYPE	LOCATION	EXISTING DESCRIPTION	RESTORED DESCRIPTION	REFERENCE IMAGE	NOTES
1	WOOD SASH DOUBLE HUNG	SOUTH & EAST FAÇADES	THE ORIGINAL WOOD DOUBLE HUNG SASH WINDOWS HAVE BEEN REPLACED W/ ALUMINUM WINDOWS IN THE ORIGINAL WOOD FRAMES .THE WOOD FRAMES ARE IN FAIR CONDITION WITH SOME REQUIRING MAINTENANCE.	REPLACE THE EXISTING ALUMINUM SASH WINDOWS WITH WOOD SASH DOUBLE HUNG WINDOWS.		
2	WOOD SASH FIXED	EAST FAÇADE	THE 3 ORIGINAL WOOD SASH FIXED WINDOWS AT THE STOREFRONT HAVE BEEN REPLACED W/ ALUMINUM WINDOWS IN THE ORIGINAL WOOD FRAMES .THE WOOD FRAMES ARE IN FAIR CONDITION.	REPLACE THE EXISTING ALUMINUM SASH WINDOWS WITH WOOD SASH FIXED WINDOWS.		
3	DOUBLE GLAZED ALUMINUM OR METAL CLAD W/ DOUBLE HUNG	NORTH & WEST FAÇADES	THE ORIGINAL WOOD DOUBLE HUNG WINDOWS HAVE BEEN REPLACED W/ ALUMINUM FIXED/SLIDER WINDOWS IN THE ORIGINAL WOOD FRAMES .THE FRAMES & ORIGINAL BRICK MOULDINGS ARE IN FAIR CONDITION, W/ SOME SILLS REQUIRING RESURFACING & SOME JAMBS MAY REQUIRE SCARF JOINT PATCHES AT THE SILL.	NEW DOUBLE GLAZED ALUMINUM OR METAL CLAD WINDOWS APPROXIMATING THE ORIGINAL DOUBLE HUNG CONFIGURATION TO BE INSTALLED IN THE ORIGINAL REFURBISHED WOOD FRAMES. ALLOW FOR NEW WOOD SILLS TO MATCH ORIGINALS, WHICH ARE DETERIORATED. INSTALL NEW SCARF-JOINTED JAMB BOTTOM PATCHES & BRICK MOLD PATCHES, AS REQUIRED.		

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McGinn Engineering & Preservation Ltd.
Barry McGinn Architect.

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REV | DESCRIPTION | DATE

PROJECT:

SRO Renewal Initiative
ORANGE HALL
341 GORE AVENUE, VANCOUVER, BC
V6A 2Z3

TITLE:

Window Catalogue

DRAWN BY: AR
DATE: 2011.04.24
SCALE:

DWG#:

A-PR-501

Orange Hall

341 Gore Avenue, Vancouver, British Columbia, V6A, Canada

Corner view from southeast

Gore Avenue facade

OTHER NAME(S)

Orange Hall

Orange Hall Apartments

LINKS

n/a

CONSTRUCTION DATE(S)

1904/01/01 to 1907/01/01

STATEMENT OF SIGNIFICANCE

DESCRIPTION OF HISTORIC PLACE

The Orange Hall is a four-storey structure built in the Richardsonian Romanesque style. It is located at the corner of Gore Avenue and East Hastings Street in Vancouver.

HERITAGE VALUE

The value of the Orange Hall lies in its connection to the Loyal Orange Lodge. The Orange Order came came into existence on September 21, 1795, during bitter clashes between Roman Catholics and Protestants. It was based on religious (Protestant) freedom and fraternal congeniality. Although there is evidence of Orangemen in Canada from the eighteenth century, the Grand Orange Lodge of British America was not established by Imperial Warrant until 1832 and incorporated by an Act of Canadian Parliament in 1890. Orangeism grew across Canada as the new country took shape.

The architect was William Tuff Whiteway, noted in Vancouver for several buildings in the Gastown historic district, including the later Sun Tower. The building, the first hall for the Orange Order in Vancouver, was completed in 1907 in a

Richardsonian Romanesque architectural style, much of which still remains. Large plate glass windows on the main floor permitted the display of retail merchandise by early tenant Morgan Brothers Furniture, while another storefront housed a printing firm. In later years, the upper levels housed labour and cultural organisations, a gym, and a Jewish congregation, who used the hall until the construction of their new synagogue. These varied uses exemplify the tolerance which the institution espouses.

The hall was abandoned by the Lodge in 1943. The following year, the National Housing Administration announced plans to renovate the building to help alleviate the shortage of housing in the area and hired architect William Frank Gardiner to oversee the renovation. Because of the height of the original ceilings on the top two floors, three storeys were inserted where there had been only two. Windows were altered to allow light into the twenty-seven apartments; the round-headed Romanesque windows of the original upper storey were replaced by rectangular double hung sash to match the those on the second storey. The ground floor was remodelled and occupied by a branch postal station.

Source: City of Vancouver Heritage Conservation Program

CHARACTER-DEFINING ELEMENTS

The character-defining elements of the Orange Hall include:
- its corner location and construction to the lot lines with no setbacks
- rectangular form, scale and massing
- its connection with a prominent fraternal order
- Richardsonian Romanesque details including: cornice with brackets, sandstone archway on the Gore Street entrance resting on multiple columns with elaborate capitals, horizontal bands of sandstone between storeys, sandstone lintels, rusticated pilasters
- the presence of street level retail shops
- name and date in sandstone archway over the Gore Avenue entrance
- original wood wainscoting in the Gore Avenue store entrances
- original tile in shop front entry (white, red and green)
- roof top with ventilator shaft

RECOGNITION

JURISDICTION

British Columbia

RECOGNITION AUTHORITY

City of Vancouver

RECOGNITION STATUTE

Vancouver Charter, s.582

RECOGNITION TYPE

Community Heritage Register

RECOGNITION DATE

1994/11/21

HISTORICAL INFORMATION

SIGNIFICANT DATE(S)

n/a

THEME - CATEGORY AND TYPE

Building Social and Community Life

Religious Institutions

FUNCTION - CATEGORY AND TYPE

CURRENT

Residence

Multiple Dwelling

HISTORIC

Community

Social, Benevolent or Fraternal Club

ARCHITECT / DESIGNER

William Frank Gardiner

BUILDER

n/a

ADDITIONAL INFORMATION

LOCATION OF SUPPORTING DOCUMENTATION

City of Vancouver Heritage Conservation Program

CROSS-REFERENCE TO COLLECTION

FED/PROV/TERR IDENTIFIER

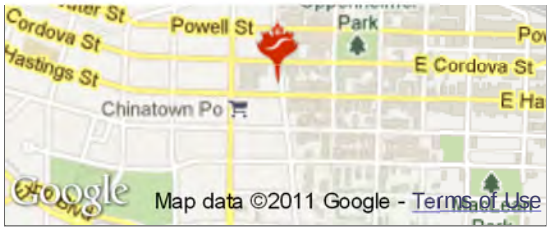
DhRs-482

STATUS

Published

RELATED PLACES

n/a



NEARBY

PLACES

McLennan and McFeely Building

55 East Cordova Street, Vancouver, British Columbia

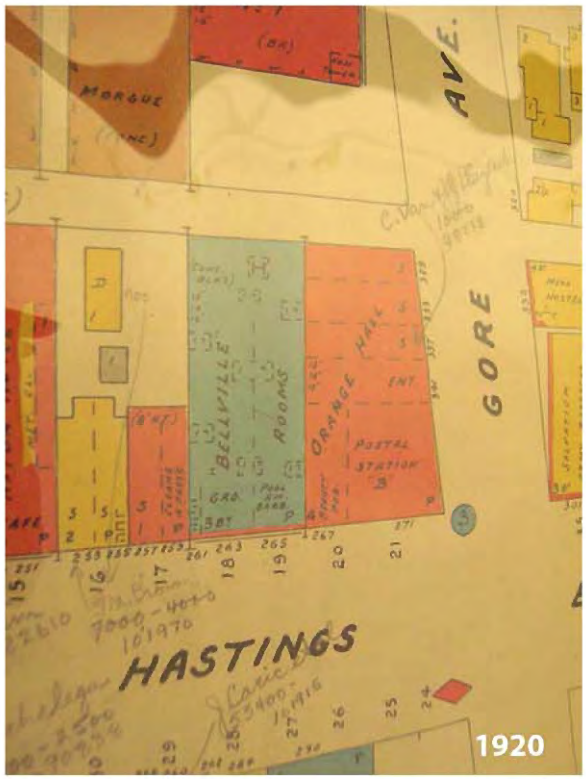
Chinese Times Building

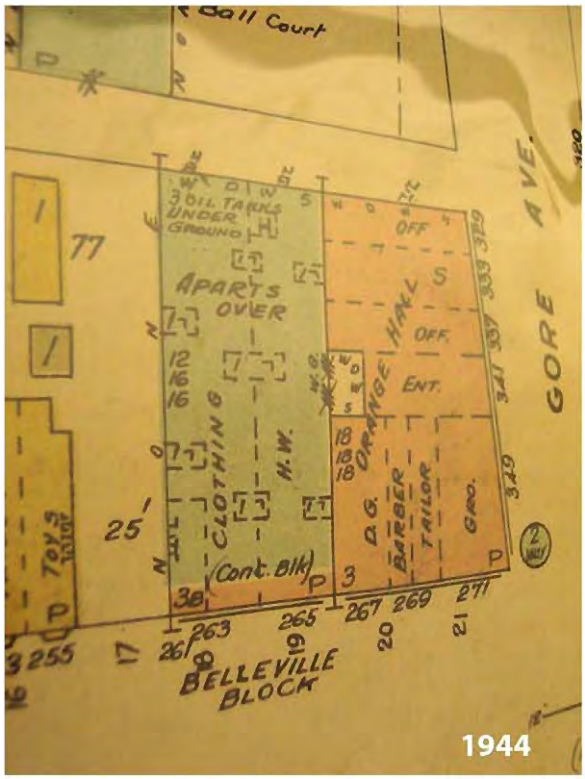
1 East Pender Street, Vancouver, British Columbia

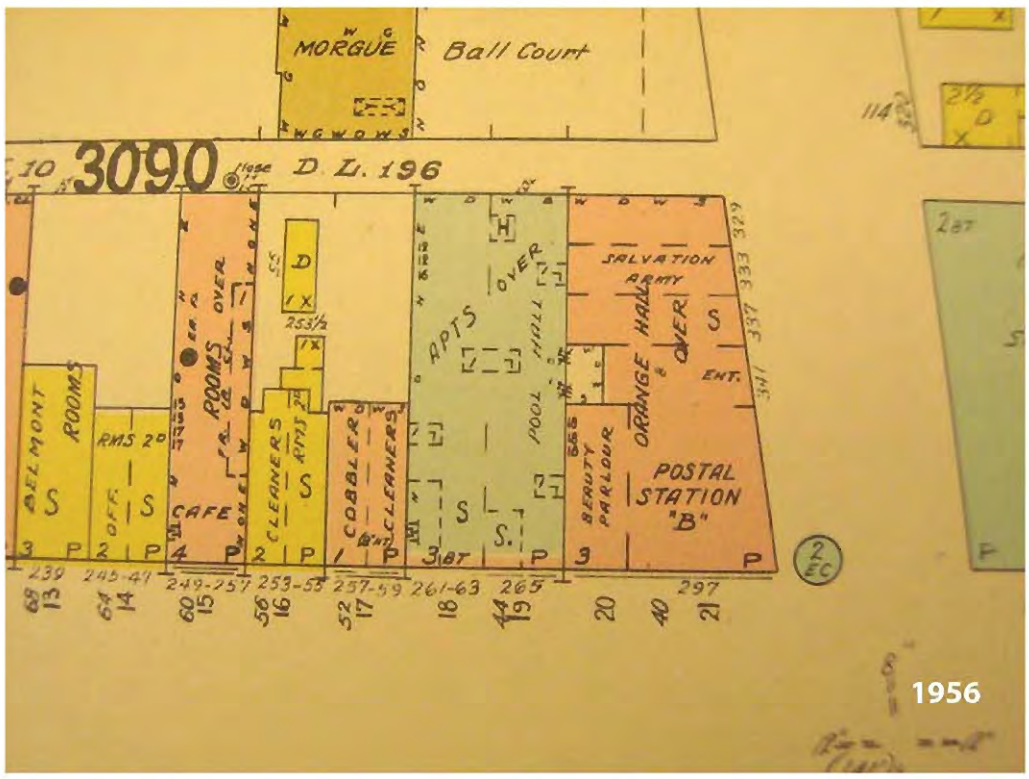
Chinese Freemasons Building

5 West Pender Street, Vancouver, British Columbia

Fire Insurance Maps - Orange Hall - 341 Gore Avenue, Vancouver, BC







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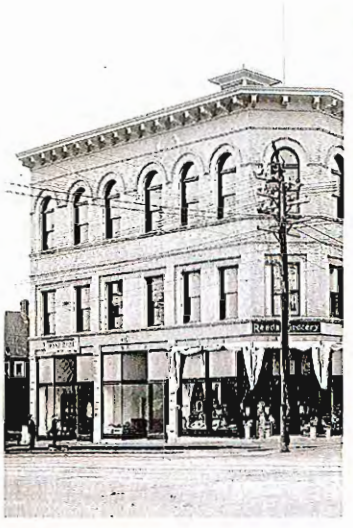
Orange Hall Conservation Plan
Colour Analysis

June 14, 2012



Front Façade Trim (Frames and Sash) – Bottom Paint Layer - Recommended Colour

Trim

Benjamin Moore
2047-10
Forest Green

Record of Base Paint Layer

Top Layer

Cloverdale
CA220
Chestnut

Methodology

1 – It was established from early historic photographs that the front façade trim was dark in colour. It is likely the original trim colour matched the storefront columns discovered in the intrusive investigations.

2 – Paint samples were collected from existing wood elements.

3 – Microscopic analysis revealed two layers of paint in the sample. A dark green colour was determined to be the base layer and matched to a Benjamin Moore colour sample.

BC HOUSING'S
SINGLE ROOM OCCUPANCY RENEWAL INITIATIVE

REQUEST FOR ACCEPTANCE OF DEVIATION FROM APPROVED HERITAGE CONSERVATION PLAN

SUMMARY *for* Orange Hall

Addendum #:	Summary of Requested Deviation:	Conservation Plan Reference:
1	**Change in glass type for Storefront**	**3.2.4 Storefront**

BC HOUSING'S
SINGLE ROOM OCCUPANCY RENEWAL INITIATIVE

REQUEST FOR ACCEPTANCE OF DEVIATION FROM APPROVED HERITAGE CONSERVATION PLAN

Orange Hall — Building Name
341 Gore Avenue — Building Address
November 5, 2012 — Date

APPLICANT INFORMATION	Addendum #:
Proponent: Habitat Housing Initiative Phone: (604) 661-9610	
Contact : Daniel Reidy, Vice President, Brookfield Financial Corp Fax: (604) 687-3419	1
Address: Suite 458, 550 Burrard Street, Vancouver, BC, V6C 2B5 Email: Daniel.Reidy@Brookfield.com	

CONSERVATION PLAN REFERENCE(S) :	SUMMARY OF CONSERVATION PLAN REFERENCE:
3.2.4	Storefront – Paragraph 5: The fixed lower sash will be glazed in ½" tempered/laminated glazing, while the clerestory will be glazed in ¼" prismatic tempered laminated glazing.

SUMMARY OF DEVIATION(S) FROM CONSERVATION PLAN:

Storefront Windows – Paragraph 5:
The fixed lower sash will be glazed in minimum ¼" tempered glazing and the clerestory will be glazed in prismatic tempered glazing.
(BCH alternate requirement.)

ORIGINAL CONSERVATION PLAN DRAWING REFERENCE:	PROPOSED DEVIATION FROM CONSERVATION PLAN DRAWING REFERENCE:
N/A	N/A

PROPOSED REQUEST FOR ACCEPTANCE OF EXISTING CONDITION IS:

☑ ACCEPTABLE ACCEPTABLE (Subject to condition(s) noted below) REFUSED (For the reason(s) noted below)

Barry McGinn		November 5, 2012
BCH HERITAGE CONSULTANT	**BCH HERITAGE CONSULTANT SIGNATURE**	**DATE**