



## Surviving Your Renovation: Three Case Study Stories

**Date:** Wednesday, March 21st, 2012, 5:30 – 9:00 pm  
**Location:** Unitarian Church, Fireside Rm, 949 W 49<sup>th</sup> Ave  
**Presenters:** Graham Elvidge, Allan Diamond Architect;  
David Dunnison; Keith Jakobsen, Jakobsen Associates.  
**Moderator:** Al Diamond, Allan Diamond Architect

### Overview of the Course

The unique opportunities and challenges that come with heritage renovations will be illustrated by the stories of 3 different projects presented by a *homeowner, an architect and a contractor*.

Three case studies will describe the renovation process within the realm of heritage conservation. From the original vision at the outset to the actual process, on-going design decisions, project management, site supervision and budgetary realities, undertaking a renovation is a big commitment. Three projects will be presented by their owners/architects/contractors, followed by discussion and Q&A. The course will focus on a values-based approach to conservation and how this influenced each of the projects.

The three case studies will feature: (*italics = dependant on actual speakers & projects*)

- A “do-it-yourself” project
- An owner as contractor
- A project that engaged an architect, developer and contractor

Each case study will present three themes:

- **The Story:** The project’s initial idea, and then the realities: how was the project selected, property acquired, what drove the initial plan? What zoning was in play, what happened in the application process with the City? Did the plan change through the process?
- **The Budget:** Hard and soft costs: cost of land (newly purchased? inherited?); permits; contracts; labour; materials. Scope of work: what steps did the project go through? Did the budget change?
- **Evaluation:** What was successful and what didn’t work? Lessons learned; project highlights.
- Followed by a Q and A with students (15 minutes).

After all three presentations there will be a panel discussion led by Moderator and student questions.

### Learning Objectives

The objectives of the course are to:

- provide case studies of residential heritage projects
- expose participants to authentic, local realities in building rehabilitation
- engage participants in the process of planning a heritage rehabilitation project

## Course Outline

**5:30 – 5:45 pm**                      **Welcome and Introductions**

Key aspects of this course:

- an emphasis on the continued use of older residential buildings in the urban context
- moving from “principles to practice” with personal experiences
- examining the spirit of the “Standards and Guidelines for the Conservation of Historic Places in Canada” – interventions which are recommended and those which are not
- theory and reality; practical considerations

**5:45 – 6:15 pm**                      **Session One: Graham Elvidge – restoring a Strathcona gem**

- Project scope and vision
- Planning: conservation plan (?), zoning, budget
- Project execution: breaking dirt to last coat of paint...
- Outcome; budget vs actuals, surprises along the way; lessons learned

**6:30 – 6:45 pm**                      **Quick Dinner Break**

**6:45 – 7:15 pm**                      **Session Two: David Dunnison – restoring a rooming house back into a single family dwelling**

- Project scope and vision
- Planning: conservation Plan (?), zoning, budget
- Project execution: breaking dirt to last coat of paint...
- Outcome; budget vs actuals, surprises along the way; lessons learned

**7:15 – 7:45 pm**                      **Session Three: Keith Jakobsen – restoring a home from a 70’s reno**

- Project scope and vision
- Planning: conservation Plan (?), zoning, budget
- Project execution: breaking dirt to last coat of paint...
- Outcome; budget vs actuals, surprises along the way; lessons learned

**7:45 – 8:00 pm**                      **Break**

**8:00 – 8:30 pm**                      **Panel Discussion with presenters**

Course participants will hear responses to questions including:

- How did these homeowners/designers proceed with their project in relation to an overall Conservation Plan?
- What changes would these homeowners/designers make on their next project?
- What were the biggest challenges?
- What advice do they have for other property owners who are considering a heritage project?
- How does a project’s heritage values impact its conservation?

**8:30 – 8:55 pm**                      **Questions from attendees**

**8:55 - 9:00 pm**                      **Course conclusion and evaluations**