

Vancouver Heritage FOUNDATION  
**OLD SCHOOL  
COURSES**

**Core course >> *Heritage 101: Understanding Heritage Conservation***

**Date:** Saturday, May 7<sup>th</sup>, 2011 9:00 am – 5:00 pm

**Location:** Mission to Seafarer's / Flying Angel Club Building, 401 East Waterfront Road, Vancouver

**Moderator:** Diane Switzer, Executive Director, Vancouver Heritage Foundation

**Instructors:** Marco D'Agostini, Senior Heritage Planner, City of Vancouver; Donald Luxton, Principal, Donald Luxton & Associates; and Judy Oberlander, Principal, Judy Oberlander and Associates Inc.

**Overview of the Course**

As the core course for the Vancouver Heritage Foundation's Certificate in Heritage Conservation, this unique one-day course is designed as a link between the theory and practice of heritage conservation. Using the *Standards and Guidelines for the Conservation of Historic Places in Canada*, this course will move from "principles to practice" in three key areas: a values-based approach to heritage conservation; a discussion of the regulatory environment within local government; and the importance of planning prior to undertaking a heritage conservation project.

Interactive discussions will be encouraged and instructors will use Vancouver-based projects and a "hands-on" approach to learning whenever possible. Participants may elect to take this one-day course either as an individual course, or as the core course for the Certificate Program. The site of the course, the Mission to Seafarer's Building, will be used as a "lab" both for visual observation purposes and for the discussion of how to embark on a Conservation Plan.

This course will be of specific interest to building contractors, renovators, planners, architects, engineers, interior designers, building managers and inspectors, realtors, local government staff and homeowners.

**Learning Objectives**

The objectives of this core course are to:

- link principles and practice in the context of a values-based approach to heritage conservation
- provide an overview of the administrative and regulatory context for the rehabilitation of buildings
- demonstrate the importance of visual observation skills in the development of a conservation plan using the Mission to Seafarers Building as a case study
- engage course participants in an interdisciplinary and sustainable approach to the conservation of buildings in the urban context
- become familiar with the *Standards and Guidelines for the Conservation of Historic Places in Canada*

**Course Outline**

**9:00 – 9:10 am Welcome and key aspects of Old School**

- an interdisciplinary and a collaborative approach to heritage conservation for both "listed" heritage buildings and "unlisted" older buildings
- an emphasis on values-based urban building conservation and the sustainable continued use of older buildings
- moving from "principles to practice" by illustrating and translating the spirit of the "Standards and Guidelines for the Conservation of Historic Places in Canada".

- “hands-on” approach to learning at the Mission to Seafarer’s Building as a case study throughout the course

**9:10 – 9:30 am Session One: A Vancouver Case Study – Elana Zysblat, Programming Director, VHF**

- Overview of a rehabilitated building—the Hendrix House in Strathcona
- The rehabilitation process; support from the Vancouver Heritage Foundation
- Research and site investigations; its evolution
- Conservation of the building’s exterior and interior fabric
- Regulatory environment
- Neighbourhood context—past and present

**9:30 am – 10:15 am Session Two: An Overview of Vancouver’s Architecture – Don Luxton**

- The forces of history in Vancouver—economics, politics, social trends + environmental considerations
- Evolution of building design—role of technology; use of different building materials
- Vancouver’s architecture as an expression of “building the West”
- What are the values of existing buildings and their sites? How has this changed over time?

**10:15 am – 10:30 am Break**

**10:30 am – 11:15 am Session Three: Why Conserve the Built Environment? Judy Oberlander**

- Evolution of the heritage conservation field in North America over the past 30 years—from historic sites to commercial revitalization and the renaissance of inner city neighbourhoods
- A values-based approach to the conservation of listed heritage buildings and older structures
- A new emphasis on sustainability and the re-use of older buildings
- Heritage conservation vocabulary: International charters and terminology, including the recent introduction of a Statement of Significance
- Emerging trends in heritage conservation and sustainability—the triple bottom line including environmental, social/cultural and economic sustainability
- Roles of the public, private and not-for-profit sectors

**11:15 pm – 12:15 pm Session Four – Visual Observation: Mission to Seafarers Building and its Context – Don Luxton, Marco D’Agostini and Judy Oberlander**

Using extracts from the publication, *Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* by Lee A. Nelson, US National Park Service Preservation Brief No. 17, this interactive session will focus on the identification of the character-defining elements of the Mission to Seafarers Building. This will provide an opportunity to use the building as a case study and to examine the changes to its context over the past century.

Participants will be divided into groups and there will be an opportunity to examine the interior (30 minutes) and the exterior (30 minutes) of the building in order to highlight the importance of visual observation and research in a conservation project.

**12:15 - 1:00 pm Lunch**

**1:00 – 1:45 pm Session Five: An overview of Vancouver’s Heritage Conservation Program - Marco D’Agostini**

- What is the role of the Heritage Register?
- What is heritage designation?
- How is a Statement of Significance used as a management tool?
- What is a conservation plan and how does this influence the process of heritage conservation?
- The economic realities of heritage conservation; residential, commercial and industrial buildings
- An overview of Heritage Revitalization Agreements
- What are the roles of heritage designation, incentives, the public and private sectors and how do they impact older buildings?
- Adding a building to the register

**1:45 – 2:30 pm                      Session Six: Standards and Guidelines – Judy Oberlander**

- This session will provide an overview of the *Standards and Guidelines for the Conservation of Historic Places in Canada*. It will feature examples of local buildings in order to illustrate how the *Standards and Guidelines* translate into practical applications of heritage conservation principles in Vancouver’s urban neighbourhoods
- The U.S. Secretary of the Interior’s Standards and incentives will be touched upon very briefly to illustrate their impact on heritage conservation in the U.S.; What are the lessons for Canada?

**2:30 – 2:45 pm                      Break**

**2:45 – 3:30 pm                      Session Seven: Planning for a Conservation Project – Don Luxton**

- The importance of a methodology for the conservation of a building and/or site
- The process of undertaking a Conservation Plan
- Why is a Conservation Plan important? What are the steps? Who is involved? Over what period of time? Combining visual observations, archival research and engaging stakeholders
- Introduction of the condition assessment exercise

**3:30 – 4:15 pm                      Session Eight: Condition Assessment of the Mission to Seafarers Building – Judy Oberlander**

In order to link theory and practice in assessing the condition of a building, course participants will be divided into small groups to engage in another “walk about” by doing a short condition assessment exercise using the Mission to Seafarer’s Building. Each group will have members from a variety of disciplines and they will cover a different part of the building in order to gather information which could be used as part of a conservation plan. The methodology outlined on pages 66-67 of *Well Preserved* by Mark Fram will guide this exercise which will build on the morning visual observation exercise.

**4:15 – 4:45 pm                      Sharing observations about the building’s condition + identifying future conservation work for the Mission to Seafarer’s Building – Judy Oberlander**

**4:45 – 5:00 pm                      Discussion, Questions and Answers  
Overview of the Certificate + Electives – Elana Zysblat**

This short session will provide an opportunity for a general discussion of the day’s topics as well an opportunity to foreshadow the *Old School* elective courses.

**5:00 pm                                      Course Conclusion and Evaluations**

**Reference Materials** (\*electronic links available for these pre-class readings)

City of Vancouver, Community Services, Planning: Current Planning Website:  
Heritage Conservation Program Information: Municipal Heritage Designation  
<http://www.city.vancouver.bc.ca/commsvcs/planning/heritage/fact8.htm#principals>

Historic Building Research Guide <http://www.city.vancouver.bc.ca/commsvcs/planning/heritage/researchguide.htm>

*Eight Guiding Principles in the Conservation of Historic Properties*. Architectural Conservation Note No. 1 Toronto: Ontario Ministry of Culture, 1997. <http://www.culture.gov.on.ca/english/culdiv/heritage/conote1.htm>

Fram, Mark. *Well–Preserved: the Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation*. Erin, Ont.: The Boston Mills Press for the Ontario Heritage Foundation, Third Revised Edition, 2003. ISBN 550463861.

\* Jerome, Pamela. *An Introduction to Authenticity in Preservation*, APT Bulletin, Vol 39, no 2 – 3, 2008 pp. 3-7.  
<http://www.vancouverheritagefoundation.org/documents/AnIntroductiontoAuthenticityinPreservation--PamelaJerome--APT2008.pdf>

\* Kerr, Alastair. "Considerations for a Values-Based Approach to Heritage Conservation within Canada", December 2007, a forthcoming article to be published by the National Institute for Anthropology and History (INAH), Mexico, [http://www.vancouverheritagefoundation.org/documents/Values-BasedApproach\\_HeritageConservation.pdf](http://www.vancouverheritagefoundation.org/documents/Values-BasedApproach_HeritageConservation.pdf)

\* Lefebvre, Christiane and Ève Wertheimer. "An Indispensable Reference For Heritage Conservation Standards and Guidelines for the Conservation of Historic Places in Canada", Heritage Canada, Spring 2005, Volume VIII, Number 2, pp. 14-16.  
[http://www.vancouverheritagefoundation.org/documents/Indispensablereference\\_HeritageConservation.pdf](http://www.vancouverheritagefoundation.org/documents/Indispensablereference_HeritageConservation.pdf)

\* McKee, Bradford. *Futures of the Past: Where is Historic Preservation Headed?* Architect Magazine, February 2010.  
<http://www.vancouverheritagefoundation.org/documents/FuturesofthePastWhereIsHistoricPreservationHeaded-ArchitectMagazine-February2010.pdf>

\* Nelson, Lee H. *Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*. Preservation Brief no. 17. Washington, D.C.: National Park Service, Heritage Preservation Services Division, Technical Preservation Services, 1988. <http://www2.cr.nps.gov/tps/briefs/brief17.htm>

McDonald, Travis C. Jr. *Understanding Old Buildings: The Process of Architectural Investigation*. Preservation Brief no. 35. Washington, D.C.: National Park Service, Heritage Preservation Services Division, Technical Preservation Services, 1994. <http://www2.cr.nps.gov/tps/briefs/brief35.htm>

*Standards and Guidelines for the Conservation of Historic Places in Canada*, Ottawa, Ontario: Parks Canada, Her Majesty the Right of Queen in Canada, 2003. ISBN 0662348974. [http://www.pc.gc.ca/docs/pc/guide/nldclpc-sqchpc/index\\_e.asp](http://www.pc.gc.ca/docs/pc/guide/nldclpc-sqchpc/index_e.asp)

Weeks, Kay D. and Anne E. Grimmer. *The Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. Washington, D.C.: U.S. Department of the Interior, National Park Service, 1995. ISBN 0160480612.  
<http://www2.cr.nps.gov/tps/Standards/index.htm>

\* *Vancouver Heritage Foundation Lexicon: Defining Heritage Conservation Terms*, Vancouver: Vancouver Heritage Foundation, 2008 3 pp. [http://www.vancouverheritagefoundation.org/documents/Lexicon\\_Oldschool.pdf](http://www.vancouverheritagefoundation.org/documents/Lexicon_Oldschool.pdf)

## **Selected Bibliography and Websites for Future Reference Heritage Conservation Standards and Guidelines**

*Eight Guiding Principles in the Conservation of Historic Properties*. Architectural Conservation Note no. 1. Toronto: Ontario Ministry of Culture, 1997. <http://www.culture.gov.on.ca/english/culdiv/heritage/conote1.htm>

Fram, Mark. *Well-Preserved: the Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation*. Erin, Ont.: The Boston Mills Press for the Ontario Heritage Foundation, Third revised edition, 2003. ISBN 550463861.

Lemon, Robert. *Rehabilitation Principles and Guidelines*. Edited by Mary McKinnon. Technical Paper series no. 11. Victoria: British Columbia Heritage Trust, 1989. ISBN 0771887701.

Marquis-Kyle, Peter and Meredith Walker. *The Illustrated Burra Charter: Making Good Decisions About the Care of Important Places*. Sydney: Australia ICOMOS and Australian Heritage Commission, 1992; reprint ed. 1996. ISBN 064612403X.

Morton, W. Brown III, Gary L. Hume, Kay D. Weeks and H. Ward Jandl. *The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings*. Washington, D.C.: U.S. Department of the Interior, National Park Service, 1991, reprint ed. 1997. ISBN 0160359791. <http://www2.cr.nps.gov/tps/tax/rhb/index.htm>

Oberlander, Judy, Harold Kalman and Robert Lemon. *Principles of Heritage Conservation*. Edited by Mary McKinnon. Technical Paper series no. 9. Victoria: British Columbia Heritage Trust, 1989. ISBN 077188768X.

Oberlander, Judy, Harold Kalman and Robert Lemon. *Restoration Principles and Procedures*. Edited by Mary McKinnon. Technical Paper series no. 10. Victoria: British Columbia Heritage Trust, 1989. ISBN 0771887698.

*Preservation Programs*. Practical Preservation Guidelines series. Saint John, N.B.: Heritage Planning, City of Saint John, 1990–96.

Russell, Karen, comp. and ed. *Guidelines for the Rehabilitation of Designated Historic Resources*. 2nd ed. Edmonton: Alberta Community Development and The Alberta Association of Architects, 1993. ISBN 0773260293.

*The Burra Charter: The Australia ICOMOS Charter for Places of Cultural significance*. 4th ed. Canberra: Australia ICOMOS Inc., 1999. <http://www.icomos.org/australia/burra.html>

Weeks, Kay D. and Anne E. Grimmer. *The Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. Washington, D.C.: U.S. Department of the Interior, National Park Service, 1995. ISBN 0160480612. <http://www2.cr.nps.gov/tps/Standards/index.htm>

## General Heritage Conservation References

Feilden, Bernard M. *Conservation of Historic Buildings*. Rev. ed. Oxford, Boston: Butterworth Architecture, 1994. ISBN 075061739X.

Fitch, James Marston. *Historic Preservation: Curatorial Management of the Built World*. Charlottesville: University Press of Virginia, 1990. ISBN 0813912725.

Weaver, Martin, E. with Frank G. Matero. *Conserving Buildings: Guide to Techniques and Materials*. New York: John Wiley & Sons, Inc., 1993. ISBN 0471509450.

## Building Research, Evaluation and Investigation

*Architectural Styles*. Practical Preservation Guidelines Series. Saint John, N.B.: Heritage Planning, City of Saint John, 1990–96.

Carter, Margaret. *Researching Heritage Buildings*. Ottawa: Parks Canada, Canadian Inventory of Historic Building, 1983. ISBN 0662123069.

*Facades*. Practical Preservation Guidelines. Saint John, N.B.: Heritage Planning, City of Saint John, 1990–96.

Kalman, Harold. *The Evaluation of Historic Buildings*. Ottawa: Parks Canada, 1980. ISBN 0662104838.

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## Planning for Heritage Conservation

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Patterson, Robert M. *Manual for the Preparation of "As Found" Drawings*. Technical Paper Series no. 3. Victoria: British Columbia Heritage Trust, 1982. ISBN 0771990375.

*Respecting Our Past — Preparing for Our Future: Heritage Conservation in British Columbia*. Victoria: British Columbia Heritage Trust, 1998. ISBN 0772676542.

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