



NEW LIFE OLD BUILDINGS

26.09.09

What's our mission?

**Create a culture of repairing and reusing
the city's older buildings**

**Through education, public awareness
& granting programs**

VHF Programs

Education / Public Awareness

- Old School Certificate Program
- Heritage House Tour
- Mid-Century Modern Tour
- Vancouver Special Tour
- Summer Walking Tours
- Public Lectures
- Map Guides
- Green Guide to Heritage
- Get out of Town
- Information Service for people undertaking projects

Granting

- True Colours
- Restore It!
- Conservation Plans

Our green philosophy

Every program endeavors to have a green component

The VHF organization models sustainability



*“the greenest building
... is one that is already built”*

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

VHF Programs embrace the sustainability message by:

- Introducing tips on energy efficiencies at open house tours
- Using Old School, the VHF continuing education program, to stress the shared values between heritage & sustainability
- Discussing minimal intervention and the contribution of heritage buildings to sustainable communities when fielding VHF office inquiries
- Expanding the notion of what the public perceive as heritage buildings by including tours of Vancouver Specials and Mid-Century Modern houses
- By encouraging program participants to 'Go Green' by giving rebates for cyclists and public transit users.
- Researching and writing *New Life Old Buildings: Your Green Guide to Heritage Conservation*, in consultation with Recollective, a green consulting company, aimed at informing related professionals and small building owners on the nexus between heritage buildings and sustainability. Thus giving them specific tips on how to meet both their conservation and sustainability goals.



The Vancouver
Heritage
FOUNDATION

new life old buildings



your green guide to heritage conservation

Our partners:



Heritage Branch

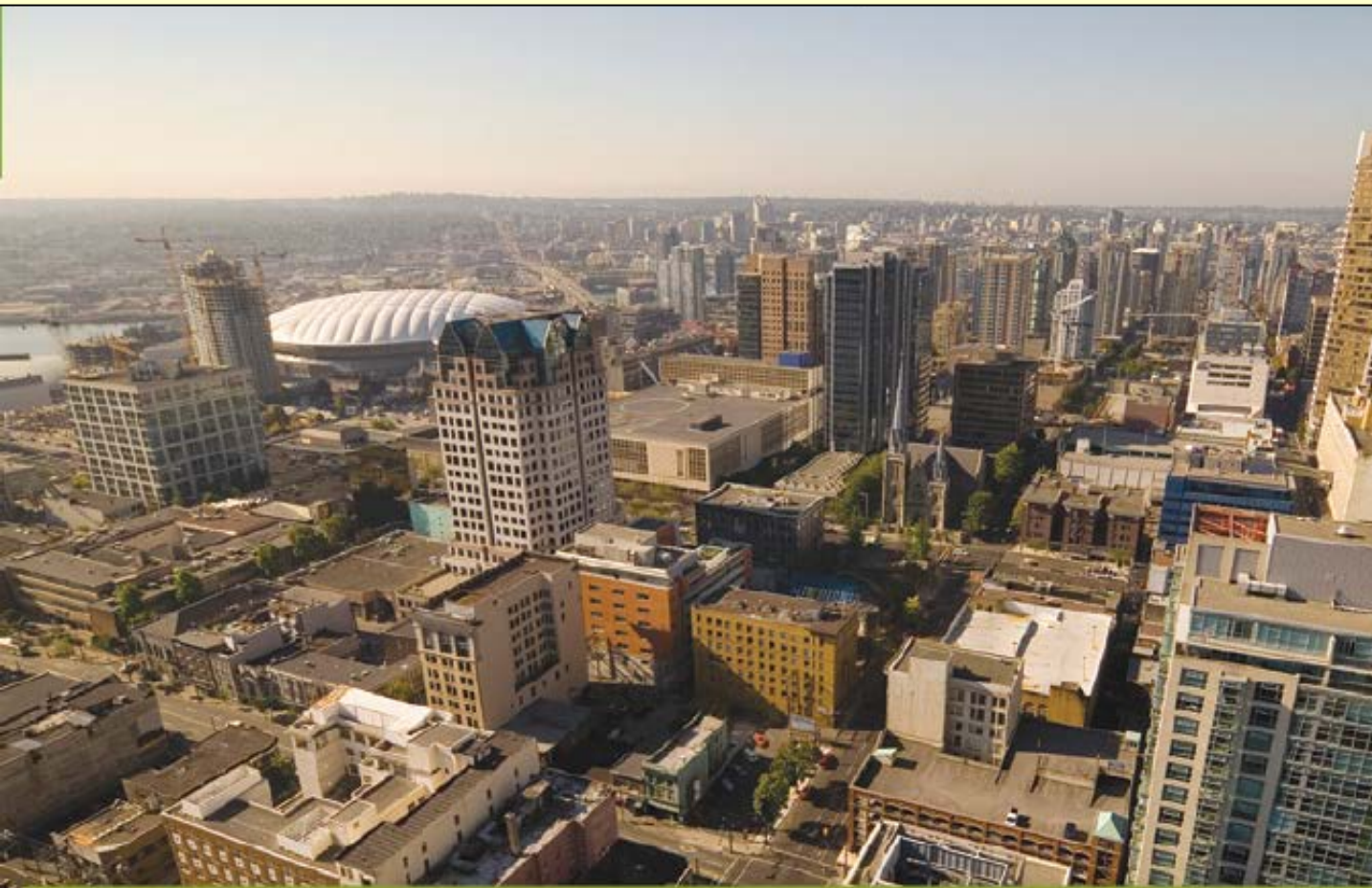
vancouver
foundation



Contents

- Overview Essay on the Cultural, Environmental and Economic connections between heritage conservation and sustainability
- Four case studies of green residential and small commercial rehabilitation projects demonstrating minimal intervention
- Tips & Tools for greening heritage buildings using minimal intervention as a guiding principal
- Reading List

Sample Pages from New Life Old Buildings



Help reduce urban sprawl

through maintaining or increasing density and use of existing urban infrastructure

Smart Growth is a collection of land use and development principles that aim to enhance our quality of life, preserve the natural environment, and save money over time. Smart Growth principles ensure that growth is fiscally, environmentally and socially responsible and recognizes the connections between development and quality of life. Smart Growth enhances and completes communities by placing priority on infill, redevelopment, and densification strategies. www.smartgrowth.bc.ca

Heritage conservation is fundamental to Smart Growth.

If a community did nothing but protect its historic neighbourhoods it will have advanced every Smart Growth principle. Historic Preservation is Smart Growth. A Smart Growth approach that does not include historic preservation high on the agenda is stupid growth, period.⁽¹⁴⁾

Donovan D. Ryplama, PlaceEconomics

Stay close to home for a sane sustainable life!

- Walk, bike, carpool or take transit to get to one of your regular destinations each week.
- If you are moving, choose an existing home within a 30-minute bike, walk or transit ride from your daily destinations. A convenient place to live reduces the amount you drive, which means you'll lower your greenhouse gas emissions and other pollutants.
- Support your local shops, cultural venues, community centres and schools.



5 good reasons to keep your plaster & lath

One of the most common practices in renovation is to throw away all the plaster & lath walls and ceilings from an entire house. Most homes prior to the Second World War were built with lath and plaster walls, as opposed to the drywall used in today's construction. Thin pieces of cedar (called lath) were nailed onto 2"x4" framing, then wet plaster was applied onto the lath in one to three applications.

- 1 Three-coat plaster is unmatched in strength and durability. With maintenance, lime plaster will not only last forever but will actually get better with age.**
- 2 Plaster walls and ceilings contribute to the historic character of the interior**
- 3 Plaster walls and ceilings resist fire and reduce sound transmission.**
- 4 Replacing plaster is expensive and involves demolition and removal costs.**
- 5 Sending thousands of square feet of repairable walls to the landfill is wasteful**

Look into the long-term upgrading of your mechanical systems before repairing your plaster walls, as some plaster damage is to be expected in the process. Insist on working with a skilled electrician who can install new electrical wiring without demanding the removal of your plaster walls.

1220 Homer Street

Architectural Style: Industrial warehouse

Construction date: 1947

Busby Perkins + Will is an architectural firm well known for its commitment to the design virtues of environmental sustainability. When looking for the perfect building to customize as its head-office, an existing structure was chosen for the purpose of demonstrating how buildings can be recycled and adapted for new uses. The building is a late 1940s industrial warehouse located in Yaletown, a neighbourhood which historically was a heavy industrial area dominated by warehouses and rail yards. The firm had been renting in a building up the street for a few years and had concluded that this was an ideal location both for its proximity to their clients' downtown offices, and for the opportunity to partake in the ongoing transformation of Yaletown into one of the most significant urban regeneration projects in North America.

The original solid concrete structure, with large open floor plans, was designed to house and support substantial loads and machinery. Taking advantage of the high ceilings and open plan, the architects decided to employ a signature green design strategy that provides fresh air and daylight. Holes were cut right through the centre of the concrete floor slabs on two of the levels, to create a central atrium

Cities need old buildings so badly it is probably impossible for vigorous streets and districts to grow without them. By old buildings I mean not museum-piece old buildings, not old buildings in an excellent state of rehabilitation - - although these make fine ingredients - - but also a good lot of plain, ordinary, low-value old buildings, including some rundown old buildings...

Jane Jacobs



Distributing New Life Old Buildings:

The message is only as strong as the ability to get it out

- Printing limited copies and encouraging access to the publication on line
- Making copies available at:
 - ✓ Vancouver Public Library,
 - ✓ Partner organizations such as the Downtown Vancouver Association, Tourism Vancouver, Vancouver City Hall and the Province's Heritage Branch
 - ✓ Old School lectures and workshops
 - ✓ Web version at www.vancouverheritagefoundation.org

Thank you!

Please visit us at
vancouverheritagefoundation.org
for more information

