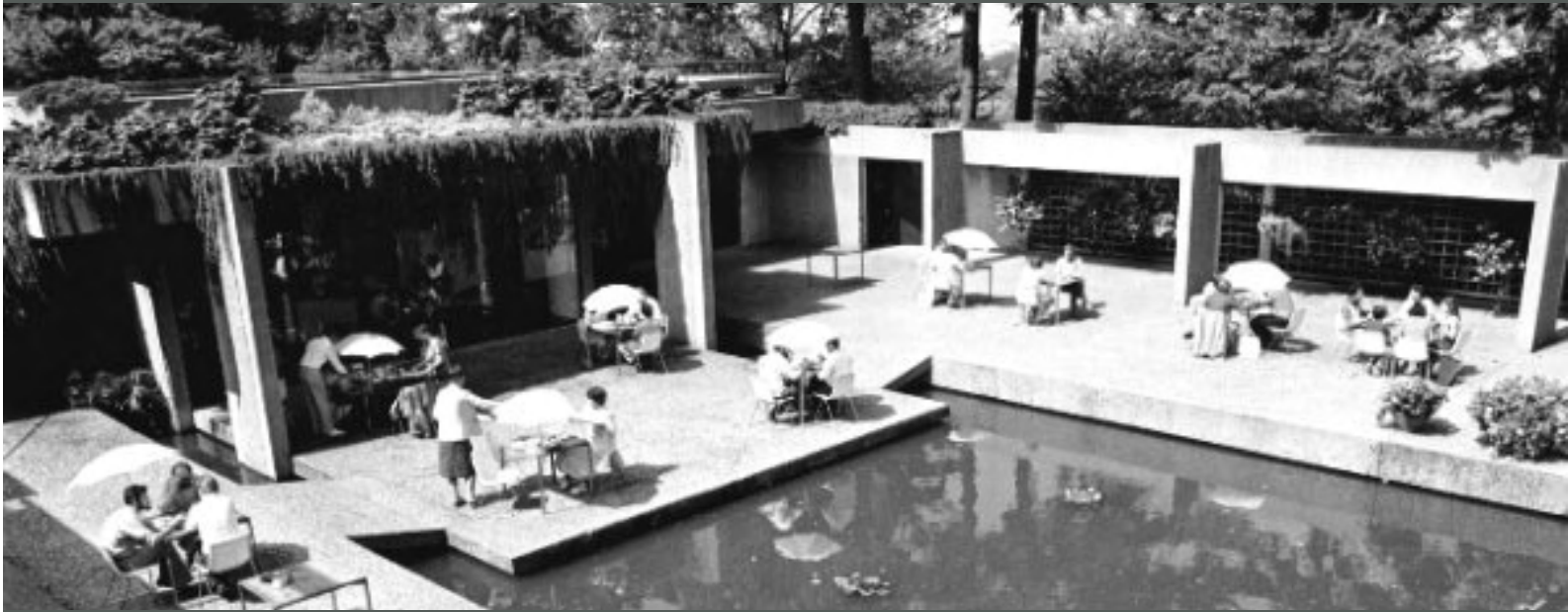


# UNIVERSITY CENTRE CONSERVATION PLAN

SEPTEMBER, 2012



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## 1. INTRODUCTION

**SUBJECT PROPERTY:** University Centre  
**HISTORIC NAME:** Faculty Club  
**CONSTRUCTION DATE:** 1958-1959  
**ORIGINAL ARCHITECT:** Frederic Lasserre and Koyander & Wright, Associated Architects  
**MAJOR ADDITION:** 1968  
**ADDITION ARCHITECT:** Erickson Massey Architects

The 1959 University Centre, designed by Frederic Lasserre with a later 1968 addition by Arthur Erickson, is a historically significant building located at the University of British Columbia Point Grey campus. Both parts of the building have undergone a series of interior renovations and some additional exterior additions over the years; the building remains a highly frequented site for both staff and students alike.

The building will undergo a seismic retrofit as a result of the inadequate original structural systems. The project team for the assessment consists of Public Architecture, JM Engineering Ltd., Donald Luxton & Associates Inc. as the Heritage Consultant, and the University of British Columbia. The project team has participated in a number of site visits of both buildings in July 2012.

The purpose of this report is to assist in the costing proposal for the seismic upgrading to both historically significant buildings. The following report will outline the character-defining elements of the buildings that should be preserved, and will help guide the seismic design through an approach involving the least invasive intervention possible. As part of this report, we have included a graphic summary of the interior and exterior character-defining elements of the building and its surrounding site. This graphic summary outlines significant materials, furnishings and architectural elements, and their locations.

Parts of the interior of the 1959 University Centre building have recently been rehabilitated. The main Dining Room, home to Sage Bistro, has retained much of its original appearance, reflecting a Modern aesthetic. The open, uncluttered and minimal room was designed to frame the stunning natural view beyond. While the Dining Room continues to function successfully as a working restaurant, a current interior redesign scheme has been prepared by R. Vornbrock & Associates. The scheme involves modernizing the interior, and replacing many original elements with new, contemporary finishes. The report includes our comments regarding the proposed interior design scheme from a heritage conservation perspective in **Appendix A**.

## 2. HISTORY OF THE SITE

In the period following the University's move to Point Grey in 1925, faculty members had only limited space on campus for interaction - a small faculty dining room in the Auditorium, a committee room in the Administration building and a reading room in the Library. The December 1938 Faculty Association minutes provides one of the first references to the need for a faculty club at the University. It was suggested that efforts be made to secure a faculty clubroom either in the Brock Memorial Building or elsewhere on campus. There was also discussion about the possibility of constructing a faculty club across the road from the Auditorium cafeteria. Preliminary estimates placed the costs for modest dining and club facilities immediately adjacent to the west end of the Auditorium at approximately \$6,000. With the outbreak of World War II faculty efforts were focused elsewhere and the issue appears to have remained dormant for several years.

In 1944, President Norman MacKenzie stressed the "importance and desirability of a well-organized Faculty Club with suitable accommodation". The Faculty Association agreed that the faculty dining room adjoining the Cafeteria had become inadequate. Gordon Shrum suggested obtaining a hut used as an officers' mess at the New Westminster barracks. This option was approved and the University acquired a three-section army hut from the War Assets Corporation. Work to prepare the site at the north end of Main Mall began in 1946 and the Faculty Club opened for a housewarming on January 5th, 1947.

The Faculty Association established a \$5 initiation fee and annual dues of \$10 with membership compulsory for all Association members above the rank of instructor. The affairs of the club were overseen by the House, Furnishings and Picture Committees. The University administration assumed responsibility for the gardens, building maintenance and general operation of the dining room.

In reporting on the initial eight months of operations, House Committee chair L.E. Ranta suggested that "every effort should be made to encourage use of the facilities by faculty members in order to achieve its objective of providing a congenial place where faculty members might meet not as members of different departments, but rather as members of the same University."

During its early years of operation the new Faculty Club faced its share of growing pains particularly in the form of lunch-time overcrowding and dining room deficits. These concerns prompted the appointment of the Committee Concerned with the Affairs of the Faculty Club, which offered two proposals in 1952. The first recognized the growing inadequacies of the existing facilities and involved a major building program designed, according to the committee, "to convert what now might be termed the Faculty Dining Room into a proper Faculty Club." It called for the construction of a two-storey structure with ten rooms for housing and a games room under the existing portion of the building at a cost of approximately \$36,000. The second proposal called for a reorganization of the dining and catering facilities to improve the food, reduce costs and free the Club facilities for greater use by the faculty. The committee also suggested that the Faculty Club should cater more to the social needs of the faculty by ensuring the availability of the facilities for members on certain nights. In 1956, the University assumed administrative control of the Faculty Club and operated the facility through a special committee and received a grant of \$7.50 per year for each active member of the Faculty Association.

As part of a major fund-raising campaign begun in 1957 to commemorate the province's centenary and the University's 50th anniversary, President Norman MacKenzie asked Leon Koerner to lend his name to the Honorary Campaign Committee and also if he would be interested in contributing an "advanced gift". Koerner indicated his willingness to provide for the planning, construction and furnishing of a new Faculty Club. He observed that:

*"Thea and I have contemplated for some considerable time past, that members of the University community should have a centre on the University grounds serving as their professional home, where they might mingle, exchange ideas and increase the sense of teamwork so essential a part of University life, and that such quarters should be of a kind appropriate to the cultural importance of the University....we wish the building and its furnishings to be first-class, in every respect, so that the building might be in keeping with the important place it will fill in the life of the University, and be commensurate with the dignity and standing of the University and its members."*

To this end, Leon and Thea Koerner pledged \$600,000 for the Faculty Club and University Social Centre.

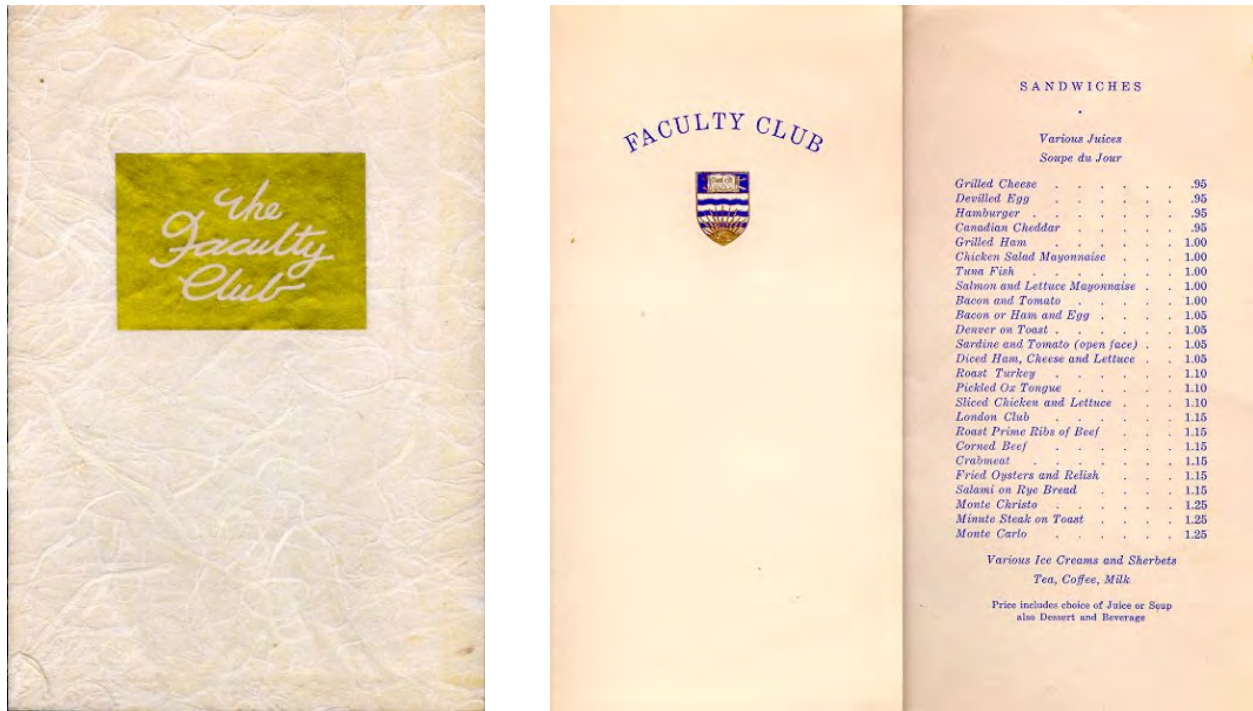
The University secured the services of Fred Lasserre, a UBC professor of architecture, to design the facility and construction began in January 1958.

A decision was made to build the new faculty club on the site of the old one at the north end of the Main Mall. To maintain service during the construction period, the old club house was moved to the north parking lot where it continued to operate.

The Faculty Club proper was located on the main floor of the building and provided the following features; entrance and reception foyer, music alcove, reading room, cocktail and games room, main dining room, and snack bar. The University Social Centre occupying the top floor was "designed to permit the University to receive and entertain guests in suitable surroundings" and included a dining room and five bedrooms. The lower or ground floor was scheduled for later development.

Shortly after its opening, the Faculty Club hosted a dinner for Queen Elizabeth and Prince Philip on July 15, 1959.

As early as 1960, renovations were made to the ground floor to provide a games room, lounge and cafeteria. By 1964, the noon hour was "strained to the limit". Options under consideration at that time included limiting membership or seeking additional accommodation elsewhere on campus. Members opted instead for a major expansion and the architectural firm of Erickson-Massey designed a 350-seat dining room on the lower level. The "Erickson wing" opened in 1968 at a cost of \$700,000 for which members paid through higher dues and a temporary surcharge.



Faculty Club Menus, early 1960s  
(UBC Archives Website: <http://www.library.ubc.ca/archives/facclub/>, 1999)

In 1968, the Faculty Club briefly became a target of the student unrest that characterized the period. During a visit by activist Jerry Rubin, UBC students decided to "liberate" the Faculty Club. In the afternoon of October 24th approximately 1,000 students marched on the Club and the sit-in lasted though the night.

The *Ubyyssey* described the student occupation as follows:

*The students created mass confusion and participated in such activities as drinking the faculty liquor, smoking their cigarettes, doing up dope, climbing over furniture, burning dollar bills and an American flag, swimming nude in the patio pool and basically enjoying themselves.... Most of the faculty in attendance seemed to accept the situation with resignation and merely left when it became apparent that the students wouldn't.*

Approximately twenty-four hours after it began, the student sit-in ended when the remaining students left to attend a rally.

In the 1980s, Zoltan Kiss designed a 12-room addition to the northeast corner of the building, increasing the residential suites to 17. Controversial renovations and new furnishings were added in the late 1980s. In 1994, the Faculty Club went into receivership and its furniture and fixtures were liquidated.

The re-opening of the Faculty Club as the Leon and Thea Koerner University Centre in March of 1999 ensures that the facility will continue to fulfill the original vision of its donors. That vision was eloquently articulated by Leon Koerner on June 22, 1959 at a formal dinner to mark the opening of the Faculty Club:

*We consider this, our gift to the University, as the best investment we ever made and are happy it is so graciously accepted.... May it be and remain a happy cultivated, cultured meeting place and a dignified second home for the members of the University Community - where they will mingle and exchange ideas and thus increase the sense of teamwork so essential a part of university life.*

Source: UBC Archives Website: <http://www.library.ubc.ca/archives/facclub/>, 1999



### 3. STATEMENT OF SIGNIFICANCE



*1959 Building*



*1968 Addition*

**Name of the Historic Place:** University Centre

**Historic Name:** Faculty Club

**Address:** 6331 Crescent Road, University of British Columbia

**Date of Construction:** 1959

**Architect:** Lasserre and Koyander & Wright

**Date of Major Addition:** 1968

**Architect:** Erickson Massey Architects



### **Description of the Historic Place**

The University Centre at the University of British Columbia, located at 6331 Crescent Road, consists of a symmetrical, horizontal concrete structure completed in 1959, and a major addition to the north, completed in 1968. The original building, designed by Frederic Lasserre and Koyander & Wright Architects, sits at the brow of a hill, with two storeys visible to the south, and three to the north. Clad in travertine and pebble-tiles, with aluminum glazing and projecting fascias, the building is marked by a central projecting entrance canopy. Located down the slope to the north, an addition by Erickson Massey Architects connects at the lower level. There is a central reflecting pool with a colonnade to the north and a pavilion situated to the west, set within a heavily landscaped context. Exposed concrete is used throughout, with floating platforms of exposed aggregate concrete. The building and site maintain much of their integrity dating to the 1959 and 1968 designs.

### **Heritage Value of the Historic Place**

The University Centre is valued for its association with the Modern era development of the University of British Columbia. Following the Second World War, the university experienced tremendous growth, which created demand for new facilities at the same time that the Modernist aesthetic was replacing traditional architectural styles. The burgeoning campus population led to student and faculty initiatives to maintain community spirit as a bulwark against increased anonymity of the growing and increasingly complex campus and its infrastructure. Designed to replace the original Faculty Club building, a World War II army hut installed in 1947, the vision for a new Faculty Club was tied to a major fundraising campaign, which was begun in celebration of the Province's centenary (1957) and University's fiftieth anniversary (1958). President Norman MacKenzie reached out to Leon and Thea Koerner, who agreed to donate \$600,000 for the construction of a new Faculty Club building. The role of the University Centre as the seat of the University community has been solidified as the home for intellectual exchange across disciplines and by its hosting of a wide variety of momentous dignitary visits.

The University Centre represents the Modern expression of architecture through its horizontal symmetrical form, flat roof and horizontal ribbon windows. Architect Frederic Lasserre (1911-1961), in association with Koyander & Wright, was commissioned to design the building, in contrast to Thompson Berwick & Pratt, who were responsible for virtually all of the UBC buildings until that time. Lasserre helped found, and was the first Director of, the UBC School of Architecture, beginning in 1949. Lasserre's contribution to the UBC community, beyond his University Centre design and his years of academic instruction and leadership, were commemorated with the 1962 opening of the School of Architecture's new building on Memorial Road, named the Frederic Lasserre Building. The design of the interior echoes the Modern design aesthetic of openness, as progressively larger rooms eventually open up to the expansive view north from the building. The protruding entrance Lobby facilitates the arrival experience, introducing users to the initially intimate space. An atrium space is found immediately following the lobby entrance and features open staircases, inviting users up to the private upper floor facilities, or down to the Foyer. The procession through the Foyer and fireplace area continues into the main Dining Room, where, after descending down another staircase, the view dramatically opens up to the courtyard and natural environment beyond. The spectacular views and surrounding landscaped grounds punctuate the interior experience, providing users with a strong sense of place, both within the building and out toward the water, mountains and city in the distance. In addition to its celebrated view, the grand, light and airy main Dining Room features many original details dating to its 1959 opening. Long, clear spans and thin columns, aligned to reduce their impact on the view, help the Dining Room achieve its minimalist elegance, thereby allowing occupants to fully appreciate the facility and its surroundings.

The University Centre is additionally significant for its 1968 addition on the northwest corner of the original building, which was designed by Arthur Erickson (1924-2009), Erickson Massey Architects. A Vancouver native, Arthur Erickson's career dominated the development and growth of the country's architectural profession during the late twentieth century, and he has been recognized as Canada's most brilliant architect of the Modern era. Profoundly influenced by his world travels, Erickson's architecture reflects his belief in the importance of site, light, cadence and space. Erickson's modern designs in the 1960s and 1970s, in particular, won him much international acclaim. The University Centre addition features a low horizontal form with a flat roof, exterior glazed walls, and encompasses a reflecting pool and surrounding courtyard.

### **Character-Defining Elements**

Key elements that define the heritage character of the University Centre include its:

#### **Site:**

- location at 6331 Crescent Road at the University of British Columbia, between the Rose Garden and Thea Koerner House
- setting as part of an context of adjacent academic buildings
- integration of the original 1959 building and the 1968 additions
- formal entry and landscaping to south and informal, asymmetrical landscaping to the north

#### **1959 Building:**

- institutional form, scale and massing as expressed by its symmetrical plan, low horizontal form and three-storey height with flat roof
- International Style design features including: the symmetrical pattern of three segmented bays on either side of the front entryway; flat roof with wide overhanging eaves; green-hued pebble-tile cladding; and projecting folded plate entry canopy
- construction materials, including concrete frame, and exterior masonry cladding, and feature wooden wall at entry
- original aluminum window sash, and glazed aluminum doors with original handles
- interior configuration and arrival sequence, including symmetrical entry to a low Lobby, open cantilevered staircase rising through a two-storey Foyer, central entry to the Dining Room and Mezzanines, central staircase to Dining Room level and open flow out to a broad Patio
- interior materials and features such as chipped granite feature walls and fireplace with metal hood and suspended brick hearth in the Lobby, terrazzo floors, aluminum and oak balustrades, feature walls of oak with trapezoidal battens, oak parquet floors, original light fixtures throughout the main public spaces and original wall clocks
- views north from the Dining Room and Patio toward the Strait of Georgia, as well as the mountains and city beyond

#### **1968 Addition:**

- design of one-storey, flat-roofed pavilion-like addition arranged around a central pool, with successive rising horizontal floating planes
- controlled points of entry, from opposite diagonal corners
- integration of the building to its landscaped courtyard, reflecting Erickson's response to site, light, cadence and space
- interior / exterior dialogue, created by the abundant use of glazing and restrained palette of monolithic concrete
- contrast of massive concrete elements with planes of water and reflected light, with floating

- edges and cantilevered stairs
- repetitive vertical fins, standing on horizontal platforms and supporting roof slabs and a flanking colonnade

## 4. CONSERVATION GUIDELINES

### 4.1 STANDARDS AND GUIDELINES

The *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) is the source utilized to determine the approach of intervention for conservation projects. Considering these *Standards and Guidelines*, the interventions proposed for this project include aspects of preservation, rehabilitation and restoration, as defined below:

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

All interventions should meet the Standards outlined in the *Standards and Guidelines*, which are conservation principles of best practice. The following **General Standards** should be followed when carrying out any work to an historic property.

### **STANDARDS**

#### **Standards relating to all Conservation 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.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
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.
7. Evaluate the existing condition of character-defining element to determine the

appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

8. Maintain character-defining elements on an ongoing basis. Repair character-defining element 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.
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.

#### **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.
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.
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.

#### **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.
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.

## **4.2 CONSERVATION REFERENCES**

The work entails the Preservation and Rehabilitation of both interior and exterior elements of the historic University Centre building. The specifications will outline the work that entails the review, protection, salvage and sampling of methods and materials for conservation work in addition to general rehabilitation work on site. In addition to specific materials and practice references listed in the specifications, the following conservation references should be included:

*Standards and Guidelines for the Conservation of Historic Places in Canada*, Parks Canada, 2010.

<http://www.historicplaces.ca/en/pages/standards-normes/document.aspx>

Preservation Brief 15: Preservation of Historic Concrete, National Parks Service Technical Preservation

<http://www.nps.gov/history/hps/tps/briefs/brief15.htm>



Preservation Brief 36: Protecting Cultural Landscapes. Planning, Treatment, and Management of Historic Landscapes, National Parks Service Technical Preservation Services.

<http://www.nps.gov/history/hps/tps/briefs/brief36.htm>

Preservation Brief 41: The Seismic Retrofit of Historic Buildings. Keeping Preservation in the Forefront, National Parks Service Technical Preservation Services.

<http://www.nps.gov/history/hps/tps/briefs/brief41.htm>

#### 4.3 HERITAGE EQUIVALENCIES AND EXEMPTIONS

As a historically significant building, the University Centre is eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the British Columbia Building Code.

Building Code upgrading is the most important aspect of heritage building rehabilitation, as it ensures life safety and long-term protection for the resource. It is essential to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements does not recognize the individual requirements and inherent performance strengths of each building. Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. As the University Centre is located within University of British Columbia (Metro Vancouver jurisdiction), it is governed by the British Columbia Building Code. The BCBC offers equivalencies and exemptions for heritage buildings, which help protect character-defining elements of the historic building from being destroyed during rehabilitation work.

#### 4.4 GENERAL CONSERVATION STRATEGY

The University's approach to heritage conservation is outlined in the ***Vancouver Campus Plan: Section 7.2 Heritage Conservation***, as follows:

*Heritage conservation is one of several university interests. Therefore, development sites with identified heritage resources need to find the balance between meeting financial, programmatic, sustainability, campus design and land use and heritage priorities. This assessment includes testing the viability of heritage conservation at the commencement of a project.*

The primary intent is to preserve the existing historic building, while undertaking a *rehabilitation* that will upgrade its structure and services. As part of the scope of work, character-defining elements will be preserved or restored, while other elements will be rehabilitated to meet modern needs.

The overall rehabilitation scheme is prepared by Public Architecture + Communication Inc. Structural upgrading is prepared by JM Engineering Ltd. Interior rehabilitation will occur to allow continued restaurant use at the main levels, and accommodate office and other university uses on the upper and lower floor levels. The major proposed interventions are to:

- Rehabilitation of the structure to improve seismic and life safety performance
- Preservation and/or restoration of interior and exterior character-defining elements

## 5. CONSERVATION RECOMMENDATIONS – 1959 BUILDING

The University Centre is a historically significant building, which reflects many forward thinking ideals of the time. The interior and exterior of the building are quintessentially Bauhaus, in that the design was inspired by mainstream society's optimism and fascination with the future. In tune with Bauhaus ideologies, the University Centre features many modern technological systems. The belief was that the use of science and technology addresses society's needs in completely new ways. The following recommendations outline the suggested strategies in regards to the protection and preservation of the building's historical character and significance.

### 5.1 SITE

The University Centre remains in its original location at the University of British Columbia, between the Rose Garden and Koerner House. Its setting is within a context of adjacent academic buildings, and features an integration of the original 1959 building, and 1968 addition. The site features landscaping and a formal entry to the south of the building, and informal, asymmetrical landscaping to the north.

#### **Conservation Strategy: Preservation**

- The site itself, including entries, pathways and landscaping, will not be fundamentally affected by the proposed work.

### 5.2 EXTERIOR FORM

The exterior form of the original 1959 building has been retained since its construction, with the exception of an addition in 1968 by Arthur Erickson, which is also of significant historical importance. Later additions to the building that affect the exterior form and massing are not of historical significance. The significance of the overall form of the 1959 building lies in its institutional form, scale, and massing, as expressed by its symmetrical plan, low horizontal form, and three-storey height with flat roof. The exterior International Design features are also of importance, and include the symmetrical pattern of three segmented bays on either side of the front entryway, the flat roof with wide overhanging eaves, and the projecting folded plate entry canopy.

#### **Conservation Strategy: Preservation**

- Retain the exterior form by maintaining essential proportions, colour, massing, details and the spatial relationships with adjacent buildings.

### 5.3 ROOF

The University Centre features a flat roof with wide overhanging eaves. The perimeter of the overhang has been flashed with sheet metal flashing, and demonstrates a degree of discolouration due to built-up organics.

**Conservation Strategy: Preservation**

- Retain the proportion of the roof and eaves during seismic upgrading, including the overhang depth and roof assembly thickness as much as possible.
- Document all interventions that affect the exterior form of the roof, and ensure the documentation is available to those responsible for future interventions.



*Interior Photograph – 1959, UBC Archives 1.1-1456*

**5.4 INTERIOR CONFIGURATION/ VIEWS**

The progression through space in the University Centre is an essential component of the building's historical significance. Careful attention was paid by the architects to create an arrangement of spaces that lead from a feeling of compression to a sense of openness, with a hierarchy of spatial composition that appears to have been precedent-setting in local design. The cascading sequence of the progressively larger rooms in the University centre, which cumulate in an expansive view of the outdoors, is representative of the modern openness that was an essential component of society and design of the time. An essential component of the conservation of this historic building lies in the preservation of the interior arrangement, and the hierarchy of space that exists within.

The progression of space begins in the entrance lobby, leading through the split stairwell, to the intermediate restaurant lobby space, and through to the open Dining Room. The spaces are not only differentiated through scale, but are also separately articulated through planar separation. These spatial relationships should be preserved in order to maintain the historically significant interior arrangement.

The interior spatial character-defining elements of the University Centre include the symmetrical entry to a low Lobby, open cantilevered staircase rising through a two-storey foyer, central entry to the Dining Room and Mezzanines, central staircase to Dining Room level and open flow out to a broad Patio. The views north from the Dining Room and Patio toward the Straight of Georgia, as well as the mountains and city beyond, are also significant as part of the spatial experience. The thin travertine columns are oriented to align with the view, and the design of the north façade allows natural light to flood in to the interior of the space, contributing to the overall health and optimism of the occupants within.

The interior organization of the office corridors on the main and second floors, as well as the lowest floor that has been fully renovated, are not of high historical significance.

The integration of the 1959 structure and later addition, and surrounding landscape, is also significant, including views out from different angles, points of access, and close and distant views.

#### **Conservation Strategy: Preservation**

- Consider the spatial qualities and relationships of the two structures and their relationship. The significant interior arrangement should be preserved, while secondary spaces that are not character-defining may be altered.
- Preserve the interior arrangement by maintaining historic circulation patterns and spatial relationships.
- Retain the visual connection between spaces, and views through interior spaces and beyond to distant views.
- Remove the existing infill between the stair risers, and replace with transparent material in order to re-achieve the transparency of space that existed in the original interior.
- Understand and document the building's interior arrangement before undertaking any interventions, including the organization, views, sunlight, and natural ventilation patterns.
- Document all interventions that affect the interior arrangement, and ensure that the documentation is available to those responsible for future interventions.

## **5.5 MASONRY**

### **5.5.1 CONCRETE FRAME**

The University Centre is constructed as a concrete frame, and requires seismic upgrading. There is no existing diaphragm to laterally tie the structure together, as the concrete floors consist of pre-cast concrete planks, and are not appropriately secured to provide lateral restraint.

#### **Conservation Strategy: Rehabilitation**

- Rehabilitate the concrete frame through seismic upgrading, as per structural engineer's recommendations.
- If possible, carbon-fibre reinforcing should be used for the diaphragm rehabilitation, as it ensures the least amount of thickness to be added to the existing structure during intervention.

Existing floor elevations should not be changed, if possible. This will allow current stair heights to be retained, as well the full height fenestration on the north façade. When possible, approach the diaphragm interventions in the least intrusive manner.

- Where cross bracing is required, ensure steel members are concealed within the wall assemblies or behind solid wall cladding, so that they do not interfere with views through or from the main interior spaces.
- Where removal of cladding is required for seismic upgrading, carefully salvage all cladding material, and accurately reinstate following rehabilitation work.

#### 5.5.2 TRAVERTINE

The travertine exterior wall cladding is historically significant to the building, and should be preserved. Travertine is located on all facades of the University Centre, and continues through to the interior where the travertine wraps around the columns along the north wall of the Dining Room. The travertine-clad exterior columns at the north facade feature projecting travertine ribs that run the full height of the columns. The interior columns of the Dining Room are also clad in travertine, as are many of the interior walls of the Entrance Lobby.

Travertine is a calcium carbonate material, often light in colour, and is formed by rapid chemical precipitation from thermal springs or other mineral rich waters. It is a common material in modern construction, but due to its calcium-based composition, it is susceptible to damage by acid products. The travertine wall cladding of the University Centre is light pinkish in colour, and is laid in a repetitive pattern of large rectangular tiles. Travertine is delicate material and in order to preserve this character-defining element, it is suggested that the travertine remain in place, and not be disturbed during rehabilitation work. If damaged, it is unknown how difficult it would be to match the stone in colour and texture.

##### **Conservation Strategy: Preservation**

- Retain the travertine cladding, and protect during construction.
- If travertine is damaged during construction, perform Dutchmen repairs, consolidate, or otherwise reinforce the material, using recognized conservation methods.
- If travertine is cleaned, do not use acid-based cleaners, as they will dissolve the calcium-based material. Use only neutral detergents, and ensure adequate testing is undertaken of small sample areas before cleaning commences. Do not use any abrasive cleaners or cleaning methods.

#### 5.5.3 PEBBLE-TILE CLADDING

Masonry cladding panels are integrated with the travertine on the north and south façades, and feature concrete tiles with green-hued pebbles pressed into the surface. These hand-made pressed pebble tiles are unique, and demonstrate a strong European style influence. The pebble-tile cladding panels are modular, and fit within the modern context of the exterior design of the building.

##### **Conservation Strategy: Preservation**

- Preserve the green-hued pebble-tile cladding, and retain in-situ.
- Repair any damaged tiles as required, through replacement of missing pebbles.



#### 5.5.4 TERRAZZO FLOORS

The terrazzo flooring is original to the 1959 building, and is in good condition. Terrazzo is a composite material that can be poured in place, or can be pre-cast. The product originated in Venice as a way to recycle marble chips or other fine aggregates, and is often seen in floors, walkways, and patios throughout Europe and North America. The aggregate often consists of marble, quartz, granite, glass or other combination of materials. Terrazzo is cured, ground and polished to a smooth surface or otherwise finished to produce a uniformly textured surface. Metal strips are often laid in the wet cementitious base to separate aggregate colours and to control cracks due to shrinkage.

The terrazzo floors in the University Centre features multi-tonal aggregate, predominately grey, blue, and red, and is separated into rectangular tiles by metal strips. The cementitious base is tinted both grey and beige in varying locations on the floor. The grey base generally makes up the main floor area, and the beige is featured predominately in the surrounding trim tiles along the walls and slab edges. There are existing locations that demonstrate previous repair work, likely due to expansion and contraction of the flooring, or differential settlement. The material does not lend itself to removal and reinstallation, and if disturbed would need to be replaced.

##### **Conservation Strategy: Preservation**

- The original terrazzo flooring should be retained, and structural upgrading should not disturb the existing flooring.
- If any sections of terrazzo flooring need to be replaced, match colour and appearance.

#### 5.5.5 CHIPPED GRANITE FEATURE WALLS

The two chipped granite feature walls on the east and west faces of the interior Lobby are original, and should be retained in-situ. The double storey feature walls are made of multi-tonal grey, blue, and red non-structural chipped granite stone. The light grey mortar is set back within the granite wall, creating an appearance of depth between each stone. The granite walls are continuous from the floor to the ceiling, and the west wall features a large central fireplace with metal hood and suspended brick hearth.

Due to the cost and complexity of removal and accurate reinstatement of the granite feature walls, it is advised that seismic upgrading be designed to avoid the granite faces of these walls; if possible, conduct work on opposite faces of walls. Further investigation including some destructive testing has to be carried out to understand the attachment of the granite wall to the concrete back structure.

##### **Conservation Strategy: Preservation, Rehabilitation**

- Preserve the original chipped granite feature walls.
- If required by the structural engineer, granite veneer walls should be pinned back to wall structure for structural stability. Be mindful to disturb the granite walls as minimally as possible during intervention.
- Locally grout the resulting holes from pinning with a visually and physically compatible grout material.

### 5.5.6 CHIMNEY

The 1959 building has two interior brick chimneys with concrete caps. Though the two chimneys with painted bricks and concrete caps rise above the flat roofline, due to their low height and setback from roof edges they likely do not require structural stabilization.

#### **Conservation Strategy: Preservation**

- Preserve original brick chimneys above roofline.

## 5.6 WOOD

### 5.6.1 OAK PARQUET FLOORS

The parquet floors in the main dining hall are original to the 1959 building. As demonstrated in original construction photos, the oak parquet flooring is installed on a layered plywood and board subfloor. Customarily, parquet flooring is glued to a concrete or wooden subfloor, but in the case of the University Centre, each wood element of the oak parquet flooring has been nailed down with six nails.

Parquet floors originated at Versailles, France, in the late 1800s. The flooring was made by hand-cutting small pieces of various coloured hardwoods into geometric shapes using squares, triangles, and lozenges. The individual hand-cut wood members were glued, then scraped, scrubbed, sanded and polished. Due to the intricate patterns and high number of pieces, parquet flooring systems required skill and effort to install. Parquet floors, for this reason, were extremely expensive, and appeared only in homes of the most affluent and royal families. Due to modernized production methods and an abundance of wood in the West Coast, parquet flooring was commonly seen through the early 1900s in public and private interiors. Parquet floors are now readily available as a manufactured product.

Due to the high-traffic nature of the dining hall, the floors demonstrate various degrees of damage. The passing of time creates a natural patina on historic wood flooring, which often contributes to the character of a historic place. In the case of the University Centre wood flooring, however, the damage should be repaired, and if not repairable, consideration should be given to replacement.

#### **Conservation Strategy: Rehabilitation**

- Carefully examine condition of the existing flooring. If the parquet flooring can be retained in situ, repair work should consist of carefully sanding the flooring down to expose the natural wood, and coating with a high traffic surface treatment. Be mindful not to sand past the nails. Treatments such as a urethane resin product should be used, to ensure durability to future high traffic dining use. Possible products may include DuraSeal® DuraClear™ floor treatment, although a low or non-VOC product is encouraged.
- If the parquet flooring must be removed due to structural upgrading, and the parquet cannot be salvaged and re-installed, then compatible flooring should be reinstalled in its place, with an aesthetic as similar to the original wood flooring as possible. A harder wood material may be considered, but attention should be paid to maintain a similar tone, texture, and pattern to the original. Laminate floors or other alternative flooring solutions should be avoided.

### 5.6.2 OAK BOARD-AND-BATTEN WALLS AND BALUSTRADES

The original board-and-batten feature walls and balustrade treatments still remain intact in most interior spaces. The wood treatment on feature walls and balustrades are of oak boards with trapezoidal oak battens, stained in a rich, medium tone. The oak board-and-batten wall and balustrade treatments are significant, as they were custom made for the 1959 design. An exterior feature wall at the entry introduces this motif, which wraps around to the interior, and then repeats in key locations, including feature walls and angled balustrades in the Dining Room.

The existing board-and-batten feature walls remain in the partially closed off east and west Dining Room wings, as well as near the current kitchen serving area. Originally, the Dining Room balustrades consisted only of the oak portion of the assembly; the aluminum and wood handrails were a later addition. The walls below the balustrades have also been changed from their original flat construction, to an angled configuration that follows the line of the balustrade. The original balustrades design consisted of three oak balustrade bays on either side of the central Dining Room stair, however the central balustrade in each triple bay configuration has been replaced by staircases.

#### **Conservation Strategy: Preservation**

- Due to functional requirements, the stairs between the mezzanines and the Dining Room may remain and the original balustrade design does not need to be reinstated in these locations. The stairs may be retained, or replaced with a contemporary design that is compatible with the style of the original interior.
- Preserve the wooden feature walls in their existing location, if possible.
- If required for the purposes of the rehabilitation, the board-and-batten balustrades and walls may be carefully removed, salvaged, and accurately reinstated following rehabilitation work of the adjacent spaces.
- Remove the built-out angled walls below the balustrade, and reinstate the original flush wall configuration.
- Review railings and handrails for overall Building Code compliance. Retain compliant railings and handrails. If any interventions are required, design in a manner that is sympathetic, compatible and distinguishable.

### 5.6.3 OAK HANDRAILS

The interior stairs retain their original elliptical-shaped oak handrails, which are important character-defining elements of the space. The handrail design is consistent throughout the interior, and is also replicated in the exterior in metal. The design is oversized and modern, and contributes to the character of the modern interior.

#### **Conservation Strategy: Preservation**

- Preserve the existing oak handrails throughout the interior and protect during construction.
- If required, ensure that any new handrails are compatible and sympathetic.

## 5.7 FENESTRATION

Windows and doors contribute to the character of any building. They punctuate the façade or, in the case of curtain wall construction, are integral to the exterior wall assembly. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building's style, appearance, function and heritage value. Each window or door is, in itself, a complex assembly whose function and operation must be considered as part of its conservation.

The building features a minimal use of curtain wall windows, which was not conceivable before, which are only interrupted by the slender north-south oriented travertine columns. The large expansive dining room opens up to the exterior due to the wall of floor to ceiling windows that reflect the fascination and obsession with natural materials expressed in simple, honest ways. For example, the simple rectangular aluminium frame windows between the slabs of travertine stone on the slender rectangular columns are strong representations of this Bauhaus Architecture. The windows are a significant element of the building that reflect the Bauhaus ideal that buildings should be conceived as machines that use technology to better our lives.

The current window systems along the exterior 1959 facades, particularly on the northern elevation, as well as the window bands along the west façade, are an integral part of the building's character. The floor-to-ceiling window-door systems on the north façade offer incomparable views from the restaurant; though the glazing has been replaced by modern double-glazed aluminum assemblies, the floor to ceiling window configuration remains significant to the building. Original character-defining fenestration elements include the aluminum window sash, and glazed aluminum doors with original wooden door handles.

### Conservation Strategy: Preservation

- Preserve existing fenestration of the University Centre.
- Retain original hardware such as the wooden door handles.

## 5.8 ENTRANCE & CANOPY

Entrances contribute to a building's aesthetic and retain heat, block sun, or provide natural ventilation. Because entrances, porches and balconies are exposed to the elements, they require regular maintenance. Modifications may also be needed due to new functional requirements, code compliance, or accessibility.

The 1959 entrance to the University Centre features important character-defining elements, including the projecting folded plate entry canopy, exterior and interior board-and-batten feature wall, aluminum doors with original wood handle, original exterior light fixtures, and its central location in the symmetrical south façade. The transparent and welcoming entrance gesture and arrival sequence through the building is an important reference to the openness and optimism of the time, and is an essential character-defining element of the building that should be maintained.

### **Conservation Strategy: Rehabilitation**

Structurally, the concrete canopy is not seismically secure. Based on archival architectural drawings, the exterior two columns are 6" HSS steel, encased in travertine cladding. Ensure character-defining elements are affected as minimally as possible during all interventions.

- Preserve the exterior light fixtures and repair as necessary.
- Preserve entry doors with original wood handles.
- Preserve the overall form, massing, and colour of the folded plate canopy and exterior columns.
- Rehabilitate the canopy to improve seismic performance. Secure to exterior concrete wall.
- If required, carefully remove and salvage the board-and-batten wall cladding prior to rehabilitation work. If possible, remove only localized cladding sections and retain in-situ as much of the original board-and-batten wherever possible.
- Trim the backing of the wood cladding board to accommodate the added thickness of any structural steel angles. Avoid the thickening of the concrete wall, to allow for accurate reinstatement of wood cladding.
- Reinstall the salvaged board-and-batten cladding following completion of seismic upgrades.

## **5.9 INTERIOR FURNISHINGS**

Because the heritage value of many interior furnishings resides not only in their physical characteristics, but also in their location in the historic building, it is important to protect significant furnishings from damage or removal. This is particularly true of doors, fireplace mantels, and light fixtures, which are often replaced instead of being upgraded. Reuse in their original location not only protects their heritage value, but is also a more sustainable approach to conserving these artifacts.

The University Centre led the way through design, which was seen as a manifestation of the aspiration for a new open society, reflecting modern openness and optimism throughout the interior. Design of material and furnishings demonstrate the fascination with the honesty of material and scientific patterns in nature, which replaced the tendency towards decorative ornamentation and imagery that was prevalent of the time. The furnishings were elegant, and created minimal obstruction of the light, airy space that defines the University Centre.

### **5.9.1 LIGHT FIXTURES**

The original light fixtures are retained throughout the main public spaces of the building. The lighting fixtures feature both white and yellow-toned suspended conical and cylindrical shaped shades, seen both suspended individually, and as elements of a chandelier-type grouping. Over the years, the light shades on a number of fixtures have been replaced. These new light shades are replicas of the originals, and were installed as part of a maintenance routine. All light fixtures and hardware elements are original.

To accommodate the needs of the Sage Bistro restaurant, new lighting strategies may be required. A phased interior lighting scheme may be explored, which will allow for versatility of use of the interior spaces. All new lighting should be respectful of the original interior design, and should not alter the interior ambiance of the space.



**Conservation Strategy: Preservation, Rehabilitation**

- Preserve the interior light fixtures in their existing locations.
- Upgrade as required, including CSA approval before reinstallation.
- Modern, energy-efficient light bulbs should be installed in all interior light fixtures.
- New lighting systems should be installed within original fixtures, if possible. If new fixtures and systems are required, they should be consistent with the original design and interior ambiance of the space.

**5.9.2 WALL CLOCKS**

The wall clocks in the Dining Room are original character-defining elements, and should be retained. They are no longer in working condition, but are strong representations of the interior design style of the time.

**Conservation Strategy: Preservation**

- Preserve the original wall clocks in the Dining Room in their existing locations.
- Repair the clocks to working order.

**5.10 FIREPLACE**

The fireplace with metal hood and suspended brick hearth in the Lobby is original, and is a character-defining element of the space. The fireplace is centrally located on the west chipped granite feature wall in the Lobby, and features a large metal hood that runs three quarters up the height of the two-storey Lobby walls. The hood and mesh protective curtain are black metal, and the surrounding brick hearth is comprised of rectangular buff bricks, and projects approximately three feet from the wall. The wood-burning fireplace is currently functional, and remains in use.

**Conservation Strategy: Preservation, Rehabilitation**

- In order to maintain the character-defining element, the existing elements of the fireplace that are visible in the Lobby should be preserved.
- If desired, the fireplace may be retrofitted as a gas-burning operation.

**5.11 DINING ROOM CEILING**

Archival photographs show the original ceiling coffers to have been treated with unique decorative ceiling tiles. The recessed tiles functioned both as acoustical treatment as well as a light reflective surface that helped illuminate the space. The original ceiling finish on the ceiling surrounding the coffers is rough textured painted ceiling stucco. The original ceiling configuration remains intact, however the eight ceiling coffers now feature new ceiling treatments, and the non-recessed ceiling surface features a smooth finish.

**Conservation Strategy: Restoration**

- Remove the current suspended decorative ceiling treatment within each ceiling coffer.
- If the ceiling needs to be reconfigured as part of the structural upgrade, document carefully before work begins. Reinstall as required. Restore the dropped ceiling tiles that fit within the eight ceiling recesses as accurately as possible, based on archival evidence. The new ceiling tiles should be historically compatible with the original ceiling design, and should be light in colour.

### **5.12 INTERIOR COLOURS**

Existing interior photographs are black and white, and do not indicate the original interior colours. In addition, the colours are not specified on the original plans.

#### **Conservation Strategy: Rehabilitation**

- Document the original colours through on-site sampling. Ensure that samples are taken of original surfaces and features that will be removed.
- Develop a sympathetic interior colour scheme that recognizes the mid-century style of the building.

## 6. CONSERVATION RECOMMENDATIONS – 1968 ADDITION

### 6.1 SITE/ COURTYARD

The 1968 addition is situated northwest and directly adjacent and connected to the original 1959 building. It is arranged around a central pool, with successive rising floating horizontal planes. The building seamlessly integrates with its landscaped courtyard, reflecting Erickson's response to site, light, cadence, and space. Arthur Erickson often considered himself a landscape architect first, and an architect second, and is well known for his poetic landscape design. The rhythmic language of the building is reflected in the surrounding site, with its cascading pools and multi-tiered courtyard levels. The courtyard features three levels of cascading pools, a mix of small and medium scale landscaping, an exterior colonnade, and concrete walkways.

#### **Conservation Strategy: Preservation**

- The landscaping and architectural features have been well maintained, and the site should be preserved.
- Preserve the configuration of the cascading pools and the surrounding multi-tiered courtyard.

### 6.2 EXTERIOR FORM

The exterior form of Arthur Erickson's addition is quintessential of his trademark modernist design. The 1968 addition to the original Faculty Club is a one-storey, flat-roofed pavilion-like structure that connects to the original 1959 building through their interior spaces. The exterior form consists largely of a low rectangular frame, with a smaller central rectangular projection that encroaches into the courtyard. The central form features the classical oversized post and beam structure that Arthur Erickson was known for in his modern concrete structures. The contrast of massive concrete elements with planes of water and reflected light, with floating edges and cantilevered stairs are all important character-defining elements, as well as the repetitive vertical fins that stand on horizontal platforms and support the roof slabs and a flanking colonnade.

#### **Conservation Strategy: Preservation**

- Retain the exterior form by maintaining proportions, colour and massing, and the spatial relationships with adjacent buildings.
- Preserve the post and beam form that projects into the courtyard. All structural interventions should be sensitive to the simplicity of the form, and not interrupt the clean lines of the concrete.

### 6.3 INTERIOR ARRANGEMENT

The interior of the addition was originally a continuous open space. The interior has been rehabilitated, and the large single volume space has been infilled with new partition walls, dividing the interior into a series of classrooms, meeting rooms, and hallways. The interior also features modern wall and floor finishes. The current interior arrangement consists of a north-south corridor, with meeting rooms to the west, and the large classroom below the rooftop pool to the east. The addition has controlled points of entry, from opposite diagonal corners.

**Conservation Strategy: Preservation**

- Retain the current interior arrangement, as it suits the current functional needs of the University Centre.
- Preserve the controlled points of entry at opposite diagonal corners of the addition, as this is a character-defining element of the space.

**6.4 ROOF**

The roof of the Erickson addition is accessible, and features a reflective pond above the main central classroom. The roof seamlessly blends into the western ground plane of the site, and acts as a main entry point to the courtyard from the University Centre terrace. A cantilevered staircase connects the rooftop to the lower courtyard levels.

**Conservation Strategy: Preservation**

- No further work is required as part of the seismic upgrade.

**6.5 CONCRETE**

*"It's still a wonderful material. To cover a building with stone is to disguise its truth. I try to make concrete as beautiful as possible -- I treat it as a precious material." – Arthur Erickson*

Erickson was well known for this elegant and evocative use of concrete. Most of his buildings are modernist concrete structures designed to respond to the natural conditions of their locations. Many of his buildings in Vancouver are inspired by post and beam architecture of the Coastal First Nations, elements of which are seen in both of Erickson's UBC projects. The University Centre addition features many classic Erickson details, including its exposed concrete structure, and bold, modern concrete design.

Erickson finished the exposed concrete of the addition in two distinct techniques, consisting of a traditional smooth surface, and a highly textured rough decorative surface. Both finishes are evident on interior and exterior concrete elements and are important heritage features that should be preserved. An initial visual review of the concrete reveals it to be in good condition, however there are instances of localized deterioration of the concrete, which is exposing corroded rebar. Checking has been found predominately on the main colonnade and the cantilevered stairs. On certain concrete roof elements to the exterior of the sliding glass doors, there is a high degree of organic growth from water retention.

The concrete structure requires seismic upgrading, and will need to satisfy life safety requirements, as well as serviceability requirements for the architectural elements and finishes attached to it. The existing structure is comprised of exposed waffle roof slabs and large architectural concrete column fins. Typical of Erickson buildings, the structure defines the exterior form, and is an important character-defining element of the historic place. All upgrades should be sensitive to the exterior structural form. If possible, all structural upgrading should occur in inconspicuous locations within the structure, to avoid disturbing the seamless concrete elements.

**Conservation Strategy: Preservation, Rehabilitation**

- Preserve the original concrete structure.
- Protect and maintain concrete by preventing moisture penetration; maintaining proper drainage; improving water shedding; and by preventing damage due to the overuse of ice-clearing chemicals.
- Fill concrete checks and cracks with restoration mortar, to prevent future oxide jacking.

- Structurally secure the waffle slab to the concrete columns by means of drag plates. If possible, install plates in inconspicuous places. Paint steel plates and bolts to match the existing concrete structure. Paint colour to be determined by Heritage Consultant.

## **6.6 FENESTRATION**

The central classroom below the rooftop pool features a fully glazed east wall, overlooking the courtyard. The single paned glazed wall has oversized central glass doors that run the full height of the space, and slide open to either side of the wall. The building maintains a dialogue between the interior and exterior, created by the abundant use of glazing and restrained palette of monolithic concrete. There are two large windows on the north and south exterior walls of the classroom, directly adjacent to the full height glazed east wall, which consists of massive full-height sliding doors.

The central classroom also features skylights that follow the perimeter of the rooftop pool. The skylights are angled, and allow an abundance of light into the space. There is currently landscaping debris build-up on many of the skylights. The west elevation of the addition has nearly full height fenestration, located within the meeting rooms. The large expansive fenestration design is continued along part the north façade. The south end of the addition connects to the interior of the original 1959 building, and features no important fenestration of note.

The glazing sections consist of dark-finished aluminium, typical of the time period, with typical door pulls and hardware.

### **Conservation Strategy: Preservation, Rehabilitation**

- Preserve the original fenestration.
- If desired, single glazed window assemblies may be rehabilitated with double-glazed systems. Attention must be paid in ensuring the original design, colour and configuration of the fenestration is not altered during rehabilitation work.
- If installation of new exit door is required in central classroom, install within the window on the north wall, if possible. Avoid altering the configuration of the fully glazed east wall.



## 7. RESEARCH SUMMARY

**CURRENT NAME:** University Centre

**UBC ADDRESS:** 6331 Crescent Road

**HISTORIC NAME:** Faculty Club

**ORIGINAL ARCHITECT:** Lasserre and Koyander & Wright

**CONSTRUCTION DATE:** 1958-1959

**MAJOR ADDITION ARCHITECT:** Erickson Massey Architects

**MAJOR ADDITION DATE:** 1968

### **BUILDING EVOLUTION:**

- 1947:** Original Faculty Club building, a recycled World War II army hut from the New Westminster barracks, installed
- 1958:** Construction begins on new Faculty Club building in January
- 1959:** Faculty Club building opens in June
- 1959:** Queen Elizabeth II and Prince Philip visit the building on July 15
- 1968:** Erickson Massey Architects design an addition, extending off the northwest corner
- 1968:** Students organize one-day 'sit-in' protest on October 24
- 1987:** Zoltan Kiss Architects design a modest addition on the northeast corner of the building
- 1994:** Faculty Club organization goes into receivership; furniture and fixtures liquidated
- 1999:** Renovations take place on the main and upper floors of the original building; Sage Bistro inaugurated
- 2007-2008:** Renovations and seismic upgrades on the lower level of the original building, as well as the 1968 addition, take place
- 2012:** Seismic upgrading in the original building and renovations to Sage Bistro begin
- 2013:** University Centre upgrades complete

## APPENDIX A:

### Heritage Review of the 1959 building Interior Design Proposal

**Architect:** Denis Turco Architect Inc, Sage Bistro Interior Renovation. November, 2011

**Interior Design:** R. Vornbrock & Associates. November, 2011

The primary conservation intent is to preserve the historic 1959 building, while undertaking a *rehabilitation* that will upgrade its structure and services. As part of the scope of work, character-defining elements will be preserved, while certain elements will be rehabilitated to meet modern needs. The University Centre maintains the original interior design scheme that features an elegant International Style design. A subdued colour scheme reflects the purity of material and simplicity and elegance of the interior design. The original oak feature walls and balustrades and oak parquet flooring contrasts the pink-hued travertine and light wall colour palette, and this historic character of the interior should be preserved wherever possible.

The interior of the main Dining Room space of the University Centre features many character-defining elements that should be preserved, including the oak parquet floors in the Dining Room, the terrazzo floor in the Lobbies and Stairs, and the oak board-and-batten feature walls and balustrades. Significantly, many original fittings have also been retained in the space, including original light fixtures and wall clocks, which add considerably to the historic character of the interior. All future interior interventions are encouraged to be respectful of the historic character of the space, and should not replace or overpower any original elements.

The following are comments regarding the proposed interior renovation scheme, in relation to heritage conservation of the character-defining elements of the space. These comments should be read in conjunction with the University Centre Conservation Plan by Donald Luxton & Associates (August 2012).

#### ID-0.1 DEMOLITION PLAN

##### ***Design Proposal Summary:***

- Demolition of original balustrades and most elements of both side stairs.
- Demolition of existing Dining Room dividing walls.
- Demolition of curved brick wall.
- New opening through north boardroom wall.

##### ***Conservation Recommendations:***

- Preserve original elements, including the oak board-and-batten balustrades and feature walls.
- If original character-defining elements require removal during adjacent renovation work, ensure they are carefully salvaged and accurately reinstated in their original locations.

#### ID-1.0 FLOOR PLAN

##### ***Design Proposal Summary:***

- New sliding glass storefront systems.
- Storefront glazing in boardroom.
- Coat closet in place of existing bar.

- Straight wall in place of curved brick wall.
- New pony wall & 42" high glass guardrail in place of original balustrades.

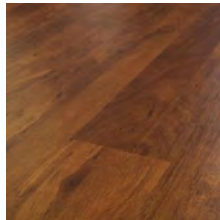
***Conservation Recommendations:***

- Carefully review proposed changes in relationship to retention of original historic character.
- To preserve the historical character of the space, retain original wood balustrades.

**ID-1.2 FLOOR FINISH PLAN**

***Design Proposal Summary:***

- Install 6" plank vinyl flooring throughout all dining areas, board room, and eastern corridor: Evoke, Luxury Vinyl, colour: Kevin
- Existing lobby floor to remain.



Luxury Vinyl, Kevin

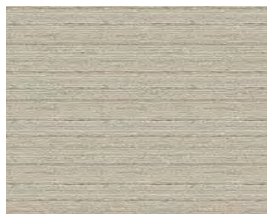
***Conservation Recommendations:***

- Preserve the existing oak parquet flooring if possible, and protect the surface with a high traffic treatment.
- If original flooring is to be replaced, install a compatible hardwood floor system, ideally parquet in a similar configuration to the original.

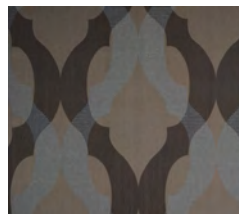
**ID-1.3 WALL FINISH PLAN**

***Design Proposal Summary:***

- Retain original travertine, but apply new mortar to match stone colour.
- Install new vinyl wall coverings where existing oak board-and-batten feature walls are located: Len-Tex Allegria, colour: 2290 Lyric.
- Install wall coverings along east and west walls of Dining Room: Omexco, Peonia.
- New balustrade design features clear or etched striped glass panels, with solid white maple wood trim stained to match the vinyl flooring on the walls below the balustrades.



Allegria, Lyric



Omexco, Peonia

***Conservation Recommendations:***

- Do not touch the travertine mortar, so as to not disturb the asbestos in the mastic. Original mortar colour should be preserved.
- Remain sensitive to the original soft colour palate, and refrain from replacing original elements with modern wall coverings.
- Preserve the oak board-and-batten balustrades. Do not replace with glass balustrades.
- Do not install porcelain tile below the balustrades. Restore original configuration, and retain the simple painted finish.

## **ID-2.0 REFLECTED CEILING & LIGHTING PLAN**

### ***Design Proposal Summary:***

- Infill coffered ceiling above new proposed coatroom.
- Install new wood slat ceiling finish within ceiling coffers in lower Dining Room.
- Replace lighting configuration within coffers with six new light fixtures.
- Original interior light fixtures to be removed and replaced with new.
- Fluorescent lighting in exterior valances are to remain.
- Original Lobby light fixture to be replaced with modern fixture.
- New wood slat ceiling to be installed above proposed bar space.

### ***Conservation Recommendations:***

- Retain original light fixtures, rehabilitating them with modern wiring and light bulbs where required.
- Do not infill the coffered ceiling with wood slat ceiling finish. Restore the original dropped ceiling tiles within the Dining Room ceiling coffers.

## **ID-3.2 INTERIOR ELEVATIONS**

### ***Design Proposal Summary:***

- Existing fireplace hood to remain & clad over. Finish with Venetian plaster.
- New pendant fixture to replace original light fixture.

### ***Conservation Recommendations:***

- Preserve the original fireplace metal hood, chipped granite walls and brick hearth. Do not clad over original elements.
- Retain existing wall features such as wall clocks, repair to working order.

5.5.2 TRAVERTINE



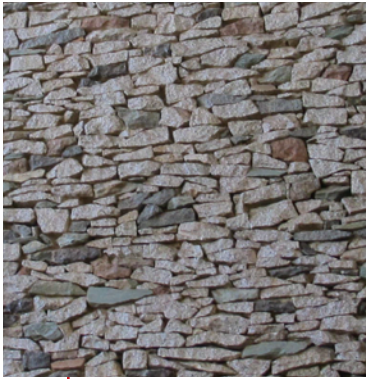
5.5.3 PEBBLE-TILE CLADDING



5.5.4 TERRAZZO FLOOR



5.5.5 CHIPPED GRANITE FEATURE WALLS



5.6.1 OAK PARQUET FLOORS



5.3 ROOF



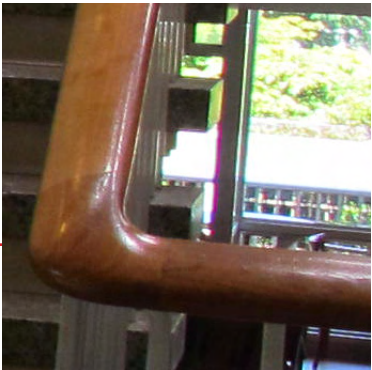
5.6.2 OAK BOARD AND BATTEN



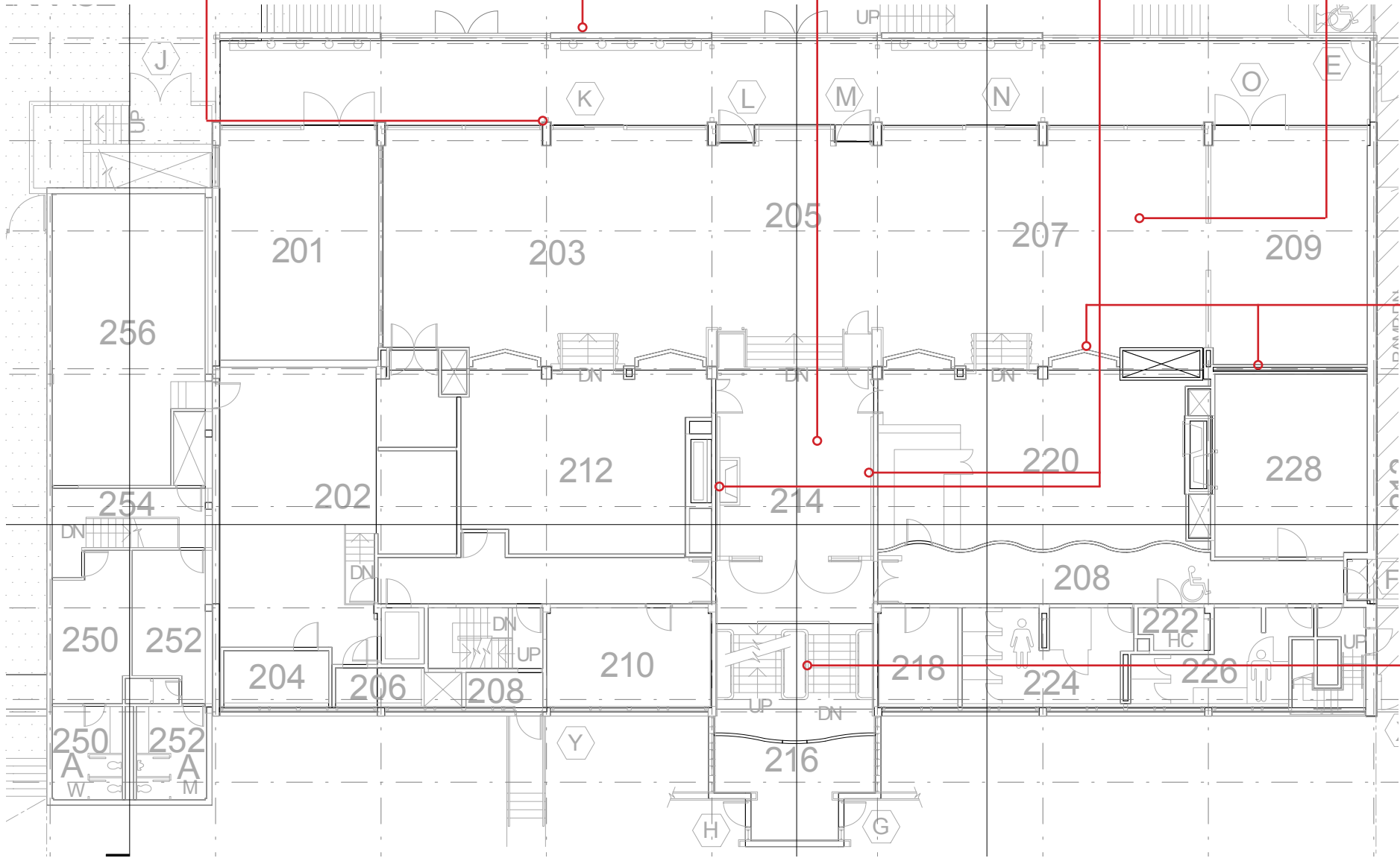
5.1 SITE



5.6.3 OAK HANDRAILS



5.2 EXTERIOR FORM



**Title:**  
Character-Defining Elements  
Materials, Site/Massing

**Project:**  
UBC University Centre  
6331 Crescent Road, Vancouver

**Notes:**  
- Image captions cross reference Conservation Plan, Sept 2012  
- Typical material locations depicted on map

**Date:** Sept 19, 2012

**1959  
Building**

**DONALD LUXTON  
AND ASSOCIATES INC**





5.8 ENTRANCE - FEATURE WALL



5.8 ENTRANCE - EXT. LIGHTING



5.8 ENTRANCE - OAK HANDLE



5.8 ENTRANCE - CANOPY



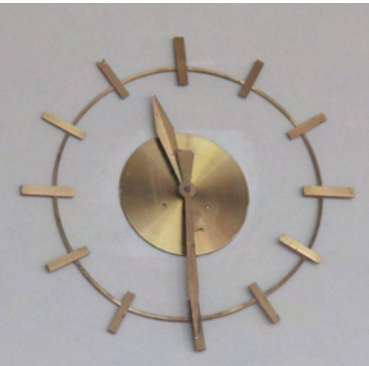
5.11 DINING ROOM CEILING



5.7 FENESTRATION



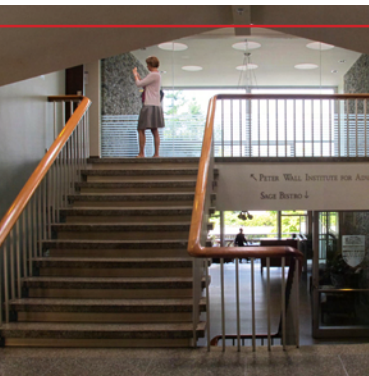
5.9.2 WALL CLOCKS



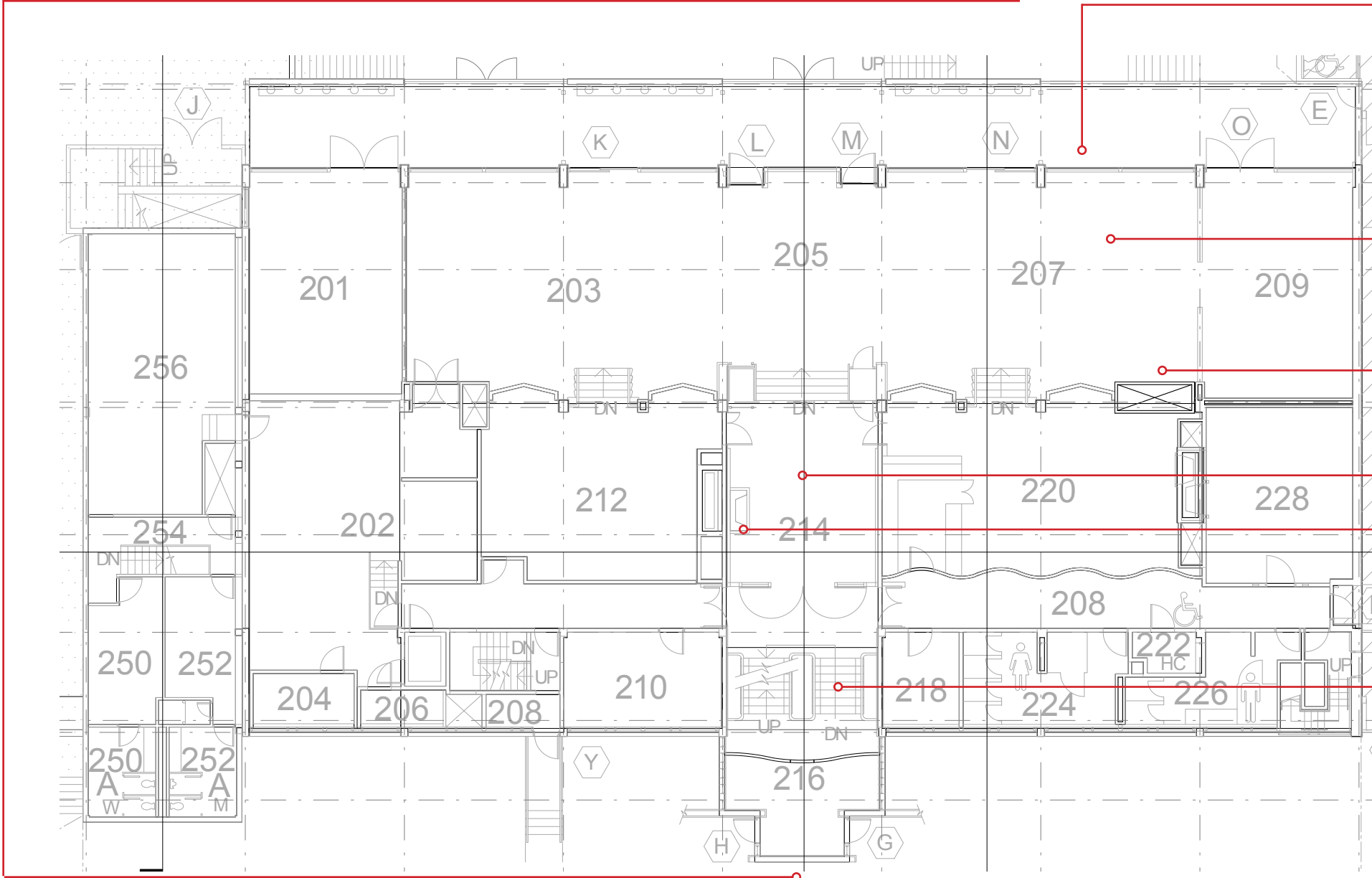
5.9.1 LIGHT FIXTURES



5.4 INTERIOR CONFIGURATION



5.10 FIREPLACE



**Title:**  
Character-Defining Elements  
Features & Furnishings

**Project:**  
UBC University Centre  
6331 Crescent Road, Vancouver

**Notes:**  
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- Typical material locations depicted on map

**Date:** Sept 19, 2012

**1959  
Building**

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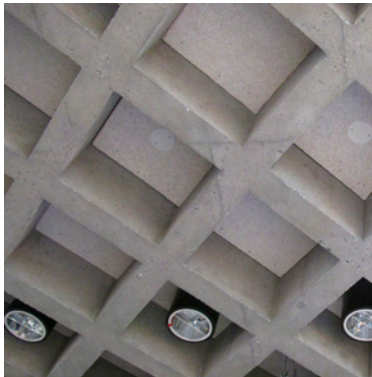
6.5 CONCRETE - TEXTURES



6.6 FENESTRATION - SKYLIGHTS



6.5 CONCRETE - WAFFLE SLAB



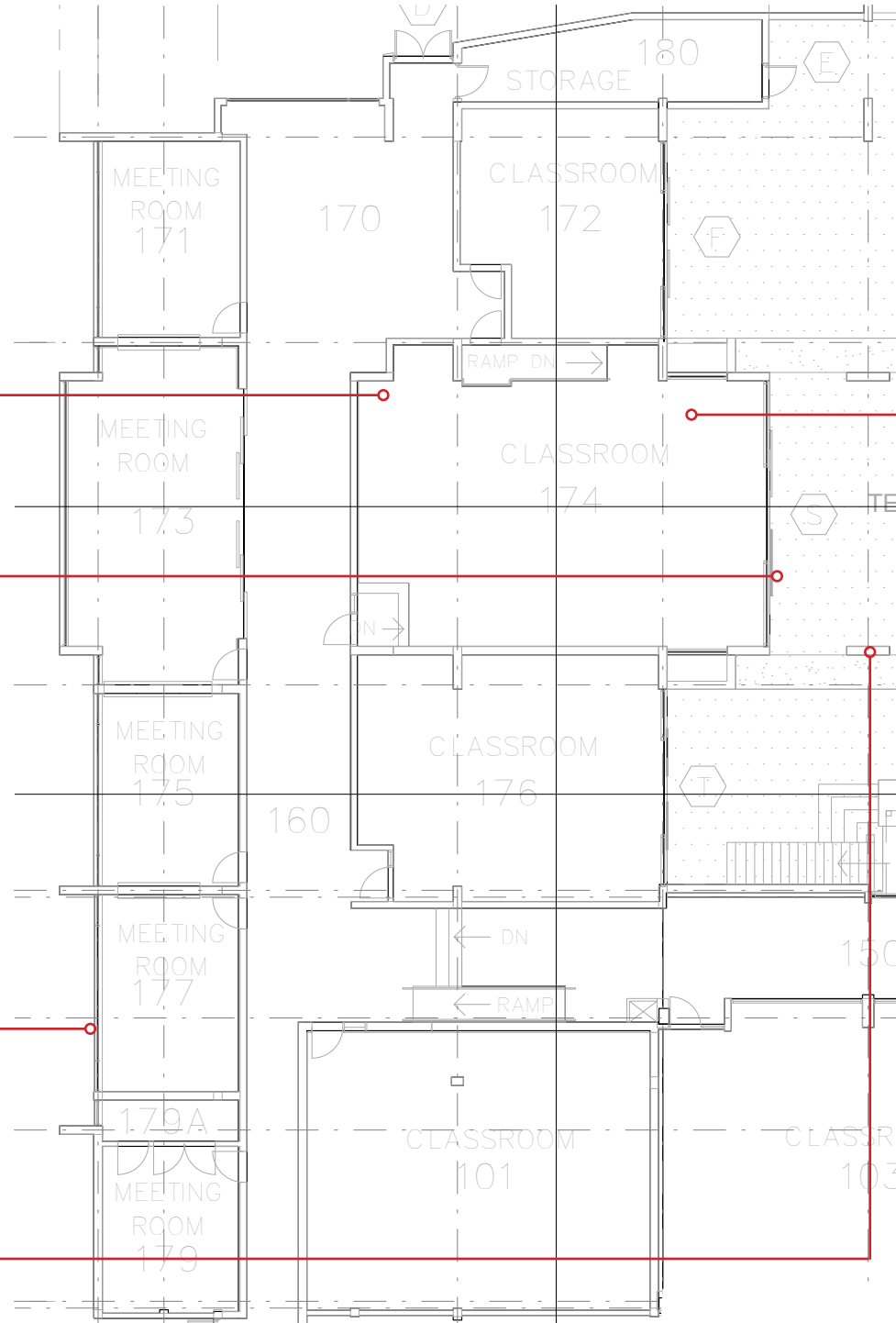
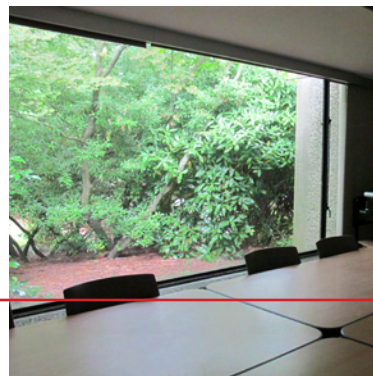
6.6 FENESTRATION - COURTYARD



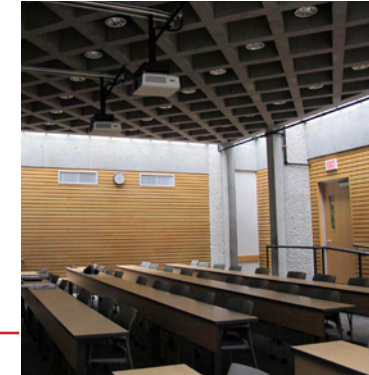
6.5 CONCRETE - STRUCTURE



6.6 FENESTRATION - WEST ELEV.



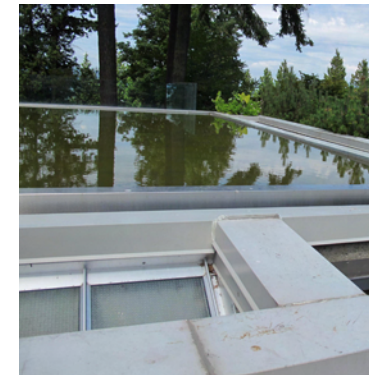
6.3 INTERIOR ARRANGEMENT



6.1 SITE/ COURTYARD - COLONNADE



6.4 ROOF



6.1 SITE/ COURTYARD - PONDS



6.4 ROOF



6.2 EXTERIOR FORM



**Title:**  
Character-Defining Elements

**Project:**  
UBC University Centre  
6331 Crescent Road, Vancouver

**Notes:**  
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- Typical material locations depicted on map

**Date:** Sept 19, 2012

**1968  
Addition**

**DONALD LUXTON  
AND ASSOCIATES INC**

