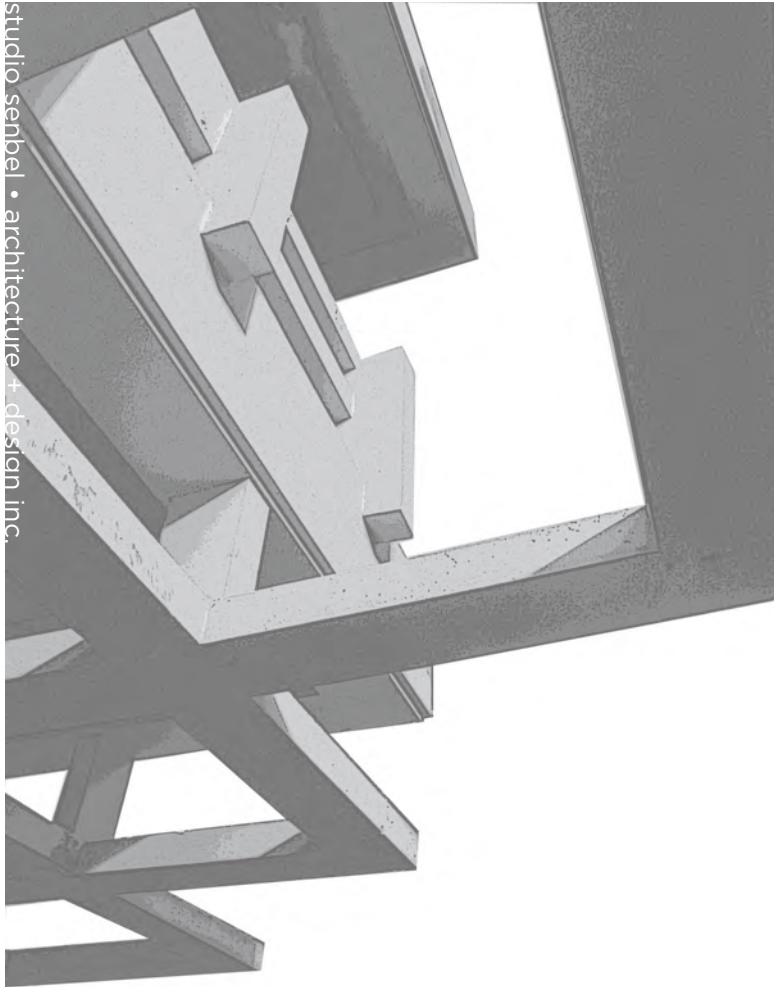


## **Totem Park Dining Hall Expansion**

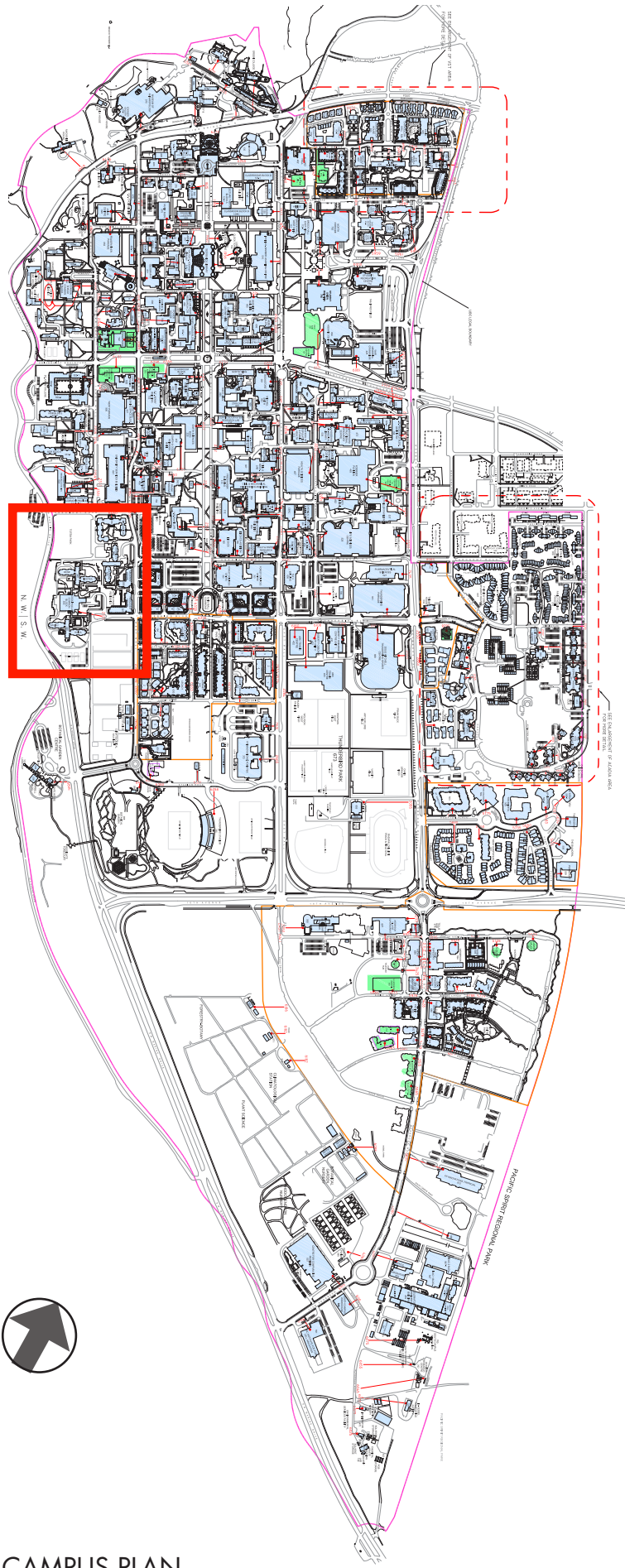
**Development Application AUDP Submission  
AUDP November 06, 2014**



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CAMPUS PLAN



CONTEXT PLAN

Project Location:  
Commons Block  
West side  
Second Floor



## Project Intent

- Totem Park Residence has experienced a 30% increase in the student population after the addition of h̄am'l̄as̄em' and q'̄al̄əx̄ən Houses in 2011.
- The current population is 1,734 students with a possible future addition of another 350 residents.
- An increase in dining capacity is required to adequately serve the current residents.
- The target ratio is 3.5 to 4 students per dining seat.
- UBC Student Housing and Hospitality Services and UBC Properties Trust have identified the expansion of the existing dining hall into the perimeter exterior balcony as the most feasible approach for this project.



## Heritage Value

- The Totem Park dining hall is located within the Coquihalla Commons Block.
- The original Totem Park complex, including the Commons Block, were designed by Thompson Berwick and Pratt Architects. The Commons Block was completed in 1964.
- The buildings are considered a heritage resource of the *Modernist Campus* district as identified by the UBC Vancouver Campus Plan.
- A Statement of Significance (SOS) was prepared by Robert Lemon Architect to describe the building's heritage value. (Appendix A)
- The Commons Block exhibits characteristic features of modernist architecture including the formal expression of the building structure and the conception of the building as a pavilion in the landscape.
- Architectural features of this building include the articulated concrete railings and trellis as well as the expressed unsupported open corners of the upper balcony.





## Design Rationale

The general design criteria guiding the project are as follows:

- Minimise impact to the original architectural expression
- Provide clarity between the original building and the contemporary intervention
- Ensure the ability to reverse the changes, reverting to the original building.
- Maintain the spatial openness and transparency between interior and exterior
- Renew the dining hall as an engaging social space for the student community
- Provide improved energy efficiency for the building
- Realize the project within a reasonable budget

The original modernist building had influences of “traditional Japanese house and temple design” (Ref. SOS Appendix A). Similarly the current intervention is inspired by the moveable and folding screens within a structural frame, seen in Japanese architecture.

Specific design syntheses proposed for the project are as follows:

- The glazed enclosure of the balcony is articulated as a faceted curtain that is clearly distinct and disengaged from the original architecture.
- To maintain a restrained contemporary intervention, the curtainwall envelope is minimally detailed without exterior vertical mullions.
- The interior vertical mullions are eliminated at the balcony corners to maintain the lightness and openness of the corner bays from inside and out.
- Some sliding panels are introduced to provide connections to the landscape and to allow natural ventilation
- A robust thermally broken curtain wall system, with double glass with a low shading coefficient and low-e coating, will enhance building efficiency

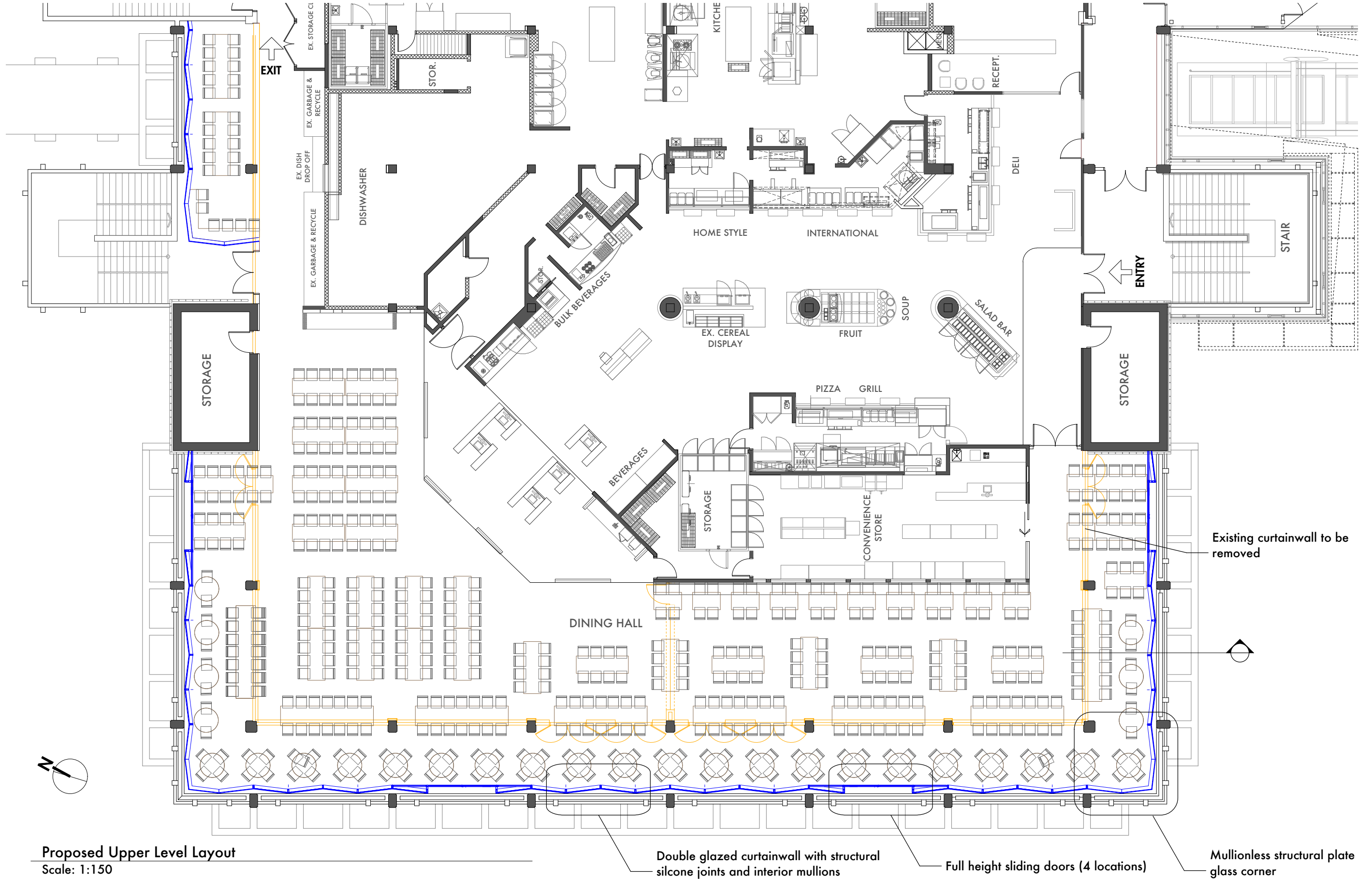
A Heritage Impact Assessment was prepared by Robert Lemon Architect commenting on the proposed intervention in relation to its heritage value. (Appendix B)



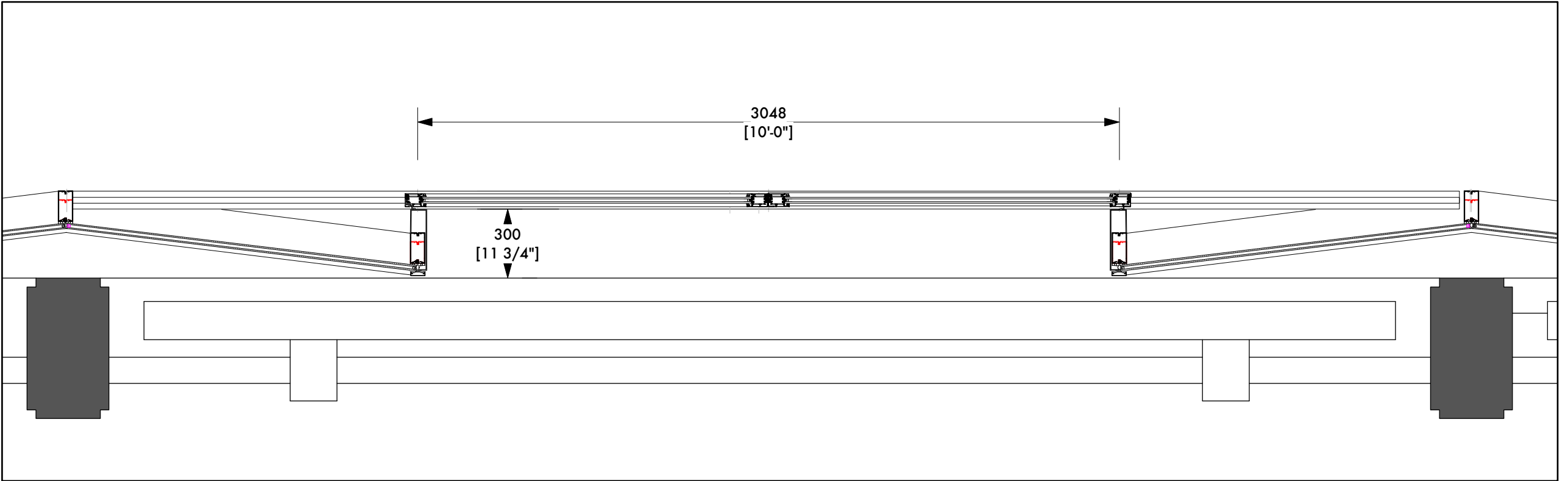
INTERIOR OPENNESS



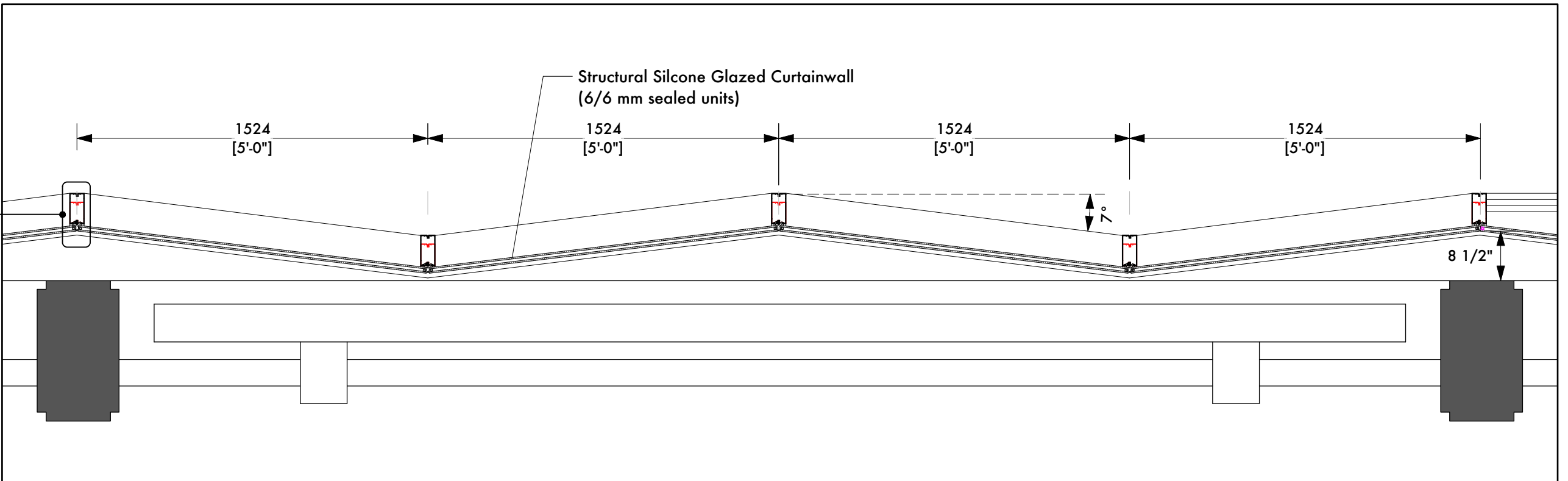
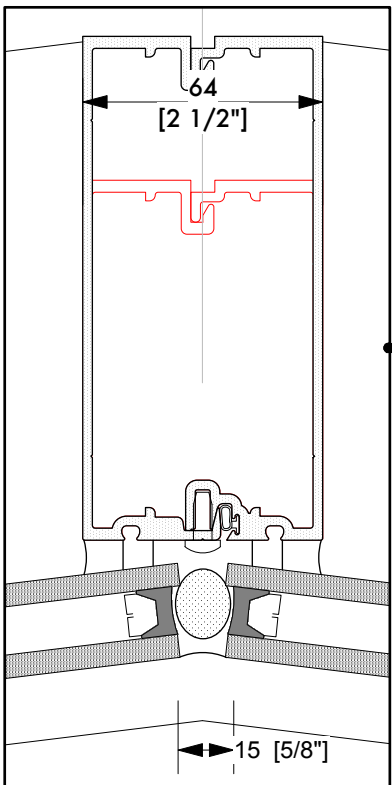
DESIGN INSPIRATION



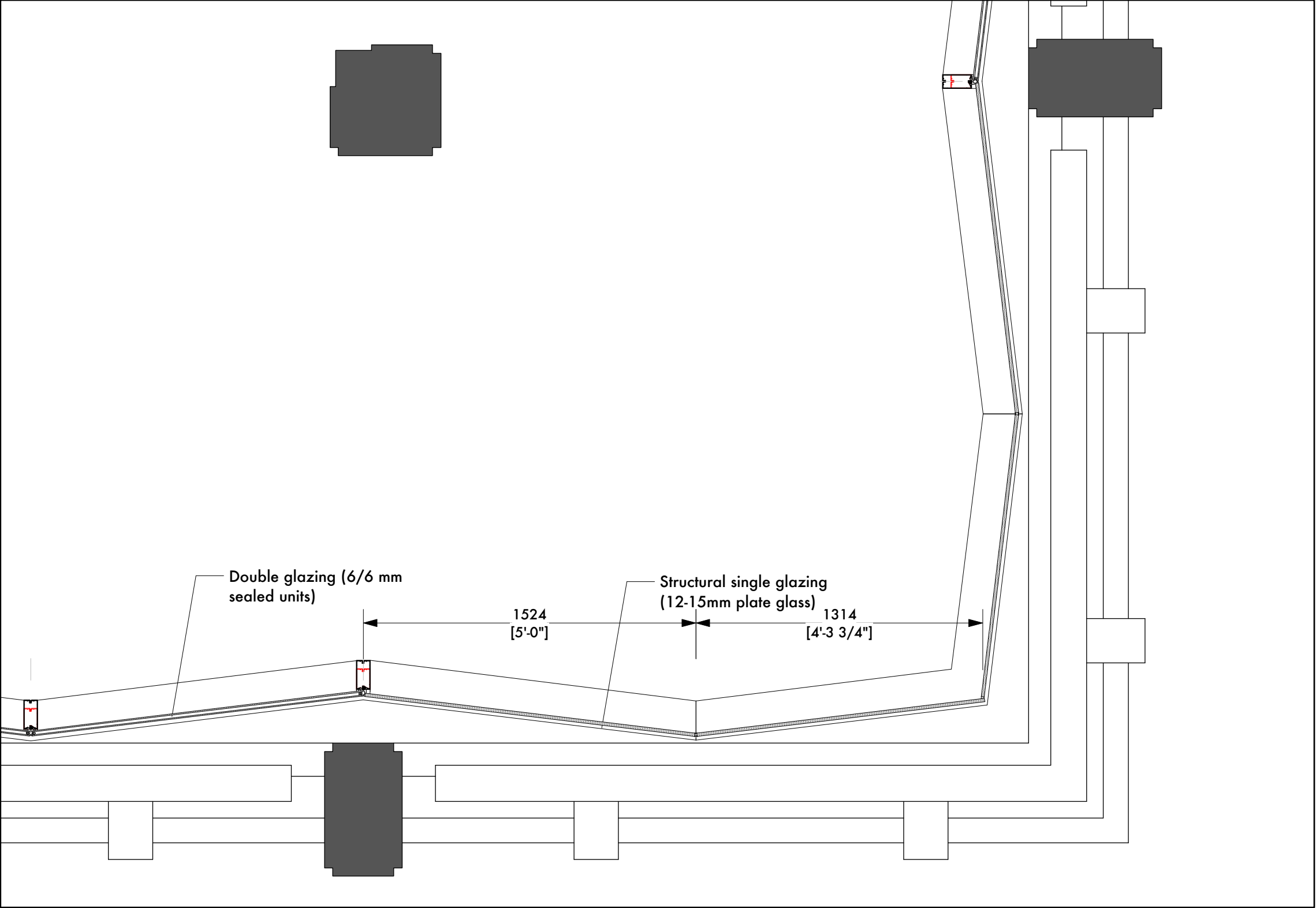




SLIDING DOOR PLAN DETAIL



FACETTED CURTAINWALL PLAN DETAIL

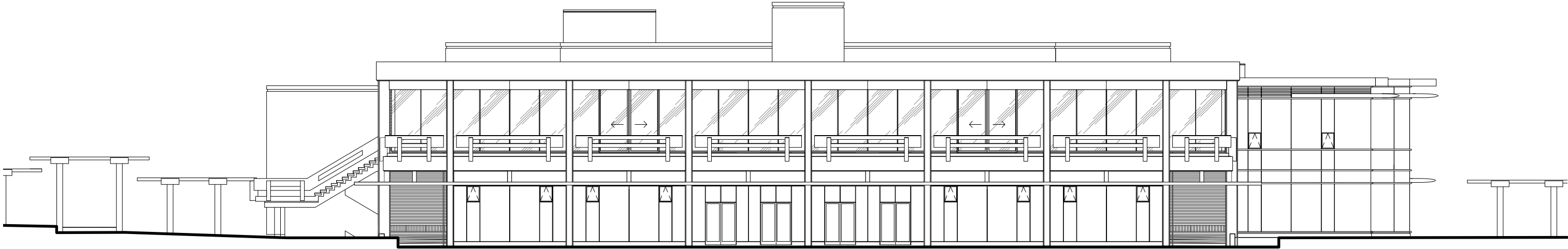


CORNER GLAZING PLAN DETAIL

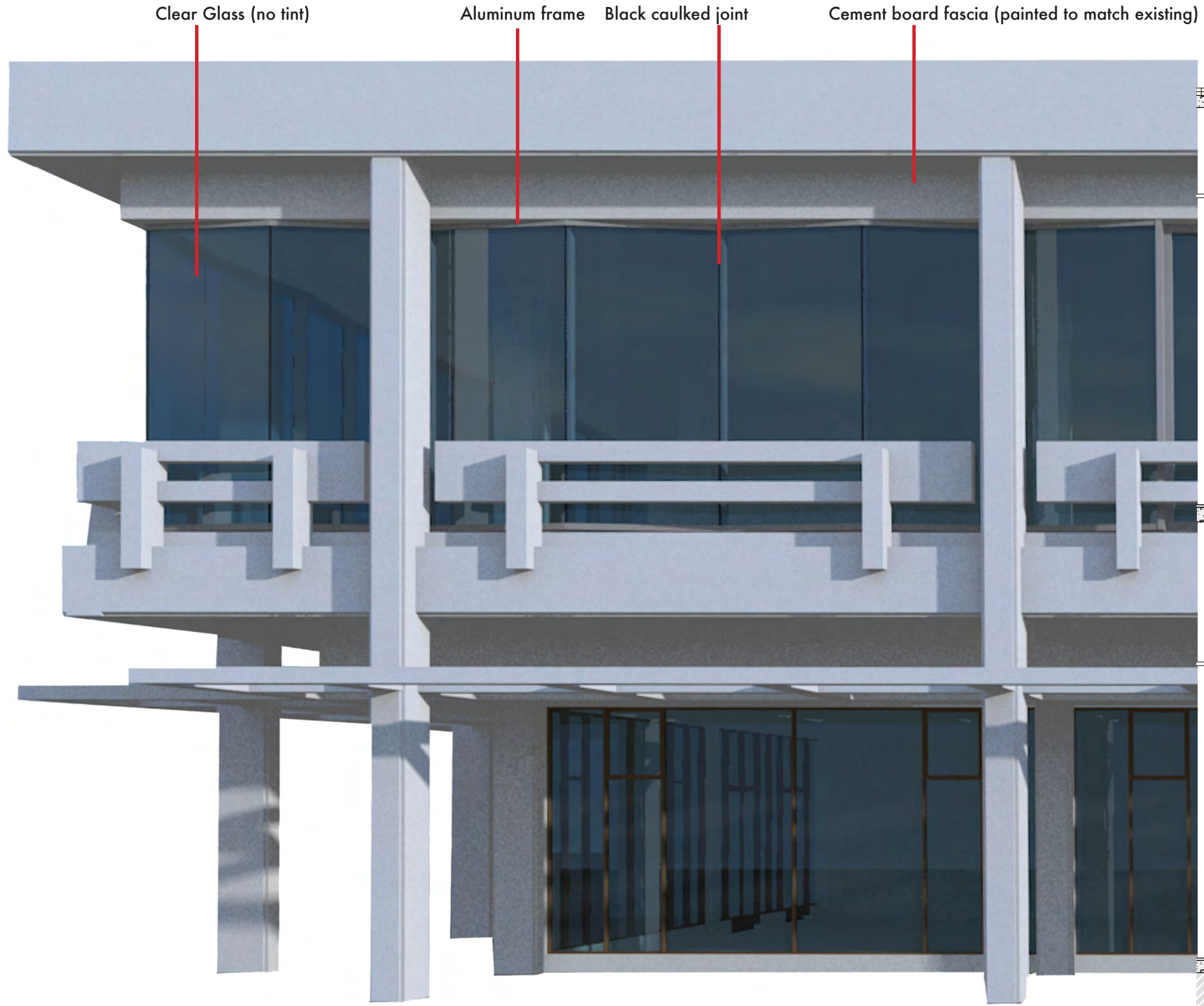




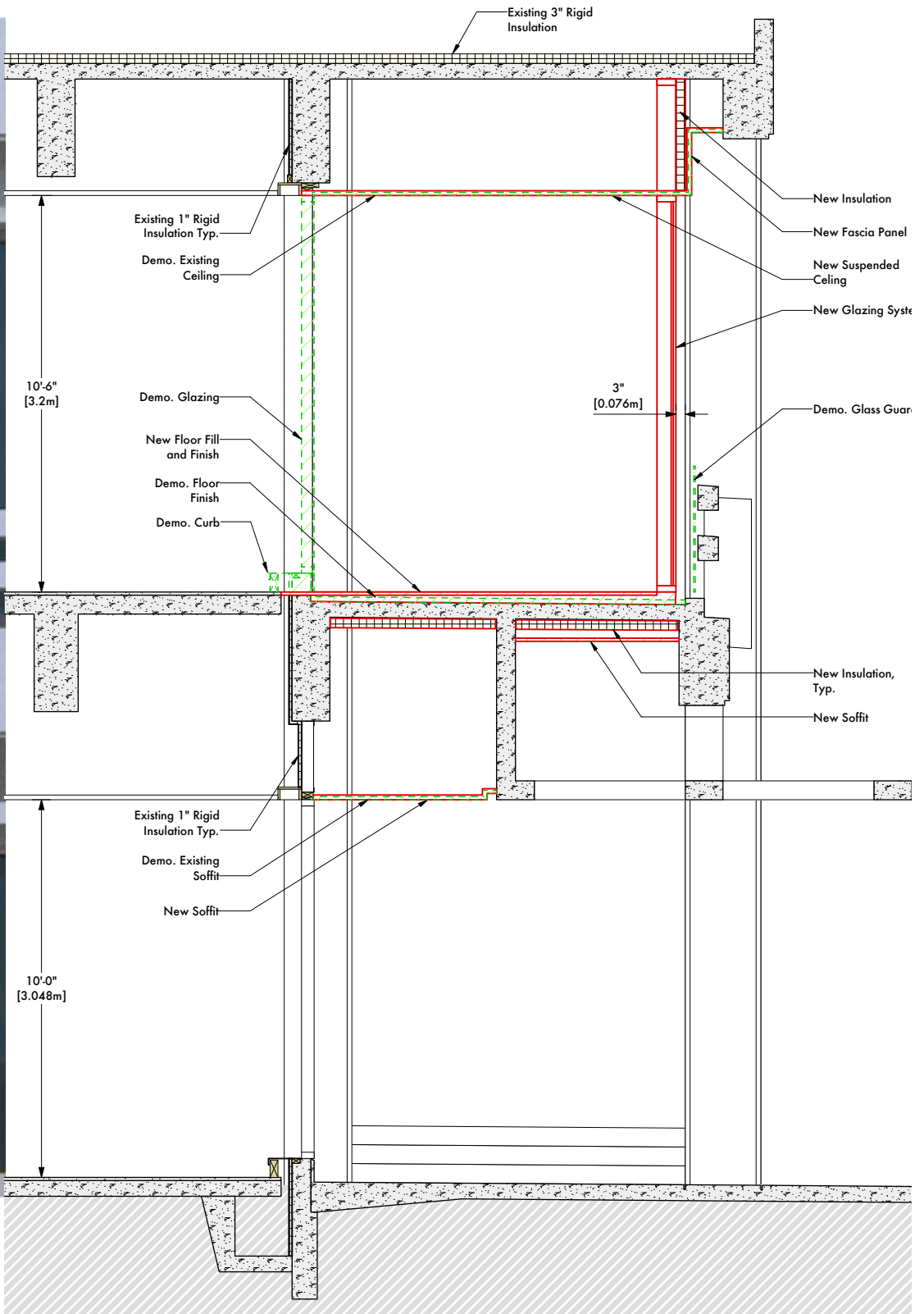
Existing West Elevation  
Scale: 1:200



Proposed West Elevation  
Scale: 1:200



Colours and Materials



Typical Section  
Scale: 1:50





EXISTING



PROPOSED



# STATEMENT OF SIGNIFICANCE

24 October 2014

## Totem Park Coquihala Common Block

2525 West Mall  
University of British Columbia, Vancouver BC



## HISTORIC PLACE DESCRIPTION

The Coquihala Common Block is a two-storey concrete mixed-use building at Totem Park Residences on the campus of the University of British Columbia.

## HERITAGE VALUE

The Coquihala Common Block has heritage value for its relationship and role in the evolution of the campus of UBC, as a key element in the Totem Park Residence complex and for its architectural design.

Occupying a large site at the western edge of UBC’s Point Grey Campus, the Totem Park

residence complex was the second of two similar projects commissioned by the university and designed by Thompson Berwick and Pratt Architects (TB&P). The first is what is now known as Place Vanier Residence. Both were designed for first and second year students and are composed of four and six-storey residence blocks, arranged amongst landscaped gardens and courtyards, linked by concrete covered walkways to a central Common Block (dining hall and assembly rooms). The first phase project (Place Vanier) won a silver Massey Medal in 1961 and Barry Downs was the project architect under the direction of partner-in-charge Roy Jessiman. Jessiman was the campus architect in the late 1950’s and early 1960’s and is considered the designer of Coquihala Commons assisted by project architect William Rennie.

Totem Park Coquihala Common Block was designed in 1963 and completed in 1964. Like that at Place Vanier, it is a two-storey mixed use building with assembly spaces at grade and dining hall on the upper floor. Totem Park is named for the grouping of first nations totem poles which once occupied the site; they are now in the Museum of Anthropology. The surrounding six-storey residence buildings are named for various first nations including Dene, Nootka, Haida, Salish, Kwakiutl and Shuswap Houses. Elements of west coast and Japanese design are part of the modern layout of the gardens and courtyards and are representative of the west coast regional style of modernism that was a signature of the firm of TB&P.

Architecturally, Coquihala Common Block is a strong modernist design. It features painted concrete columns and structure with an articulated concrete balustrade and projecting brise soleil. In its expression of vertical columns it differs from the Place Vanier Common Block, which is strongly horizontal and shows the hand of a different designer. Coquihala Common’s prominent western side has a continuous recessed gallery and balcony reminiscent of traditional Japanese house and temple design, but expressed in a modern way in concrete. Importantly, the structure is held back from the corners -as was commonly done in modernist architecture - to blur the line between building and nature. Painted concrete was always intended, although the current bright white colour is not the original colour; the is evidence of a warm, pale gray colour underneath. Buff coloured Norman brick is used for some exterior walls and in the surrounding residence buildings and garden/courtyard walls. The south staircase has been enclosed with a modern steel and glass structure while the north exterior stair remains in its original form.

## CHARACTER DEFINING ELEMENTS

- central siting amongst landscape setting of Totem Park Residence
- two-storey massing
- strong horizontal elements with expressed column bays
- painted concrete (current colour is not original) and buff Norman brick cladding
- recessed gallery and balcony
- expressed open corners
- articulated concrete balustrade and brise soleil
- cantilevered concrete west staircase with articulated balustrade



RESEARCH NOTES

Research on the Coquihala Common Block at Totem Park started with the question of whether Ron Thom was the designer. Thom was a partner in TB&P from 1958 until he set up his own firm in Toronto in the 1970. By 1963, Thom was based in Toronto, completing Massey College and beginning Trent University for which he set up the Toronto office of TB&P. All work at UBC in the late 50's and early 60's was under the direction of TB&P partner Roy Jessiman.

Looking at the Place Vanier Common Block is helpful to determine the project architect of Totem Park. TB&P received a silver Massey Medal for the “Commons Block” at Place Vanier in 1961 with Roy Jessiman listed as the partner in charge and Barry Downs was the Project Architect (see RAIC journal attached). Place Vanier was the first phase of two student residence complexes with a central common block (dining hall). Totem Park was second phase of this building program and both complexes share similar building forms and spatial arrangements with residence blocks connected by concrete covered walkways. Barry Downs confirms that he designed Place Vanier but not Coquihala Common Block (he had left TB+P to join Fred Hollingsworth before the Totem Park project). Downs has noted that Roy Jessiman was likely the designer for Totem Park

Place Vanier's and Totem Park's common blocks share certain similarities in size, scale and design but differ in the expression and detailing. On the Totem Park TB&P drawings dated 1963 the names W. Rennie and W. Reinhold are noted. Correspondence with Zlotan Kiss confirms that he was not the project architect for Totem Park residences or common block (Kiss was working on the Vancouver airport at the time) and felt that William Rennie may have been the project architect. Kiss noted that Rennie left TB&P around 1965 to work for Philips Barrat Engineers. No reference to Rennie or his later career has been found.

For the purposes of this SOS the attribution of Totem Park Coquihala Common Block is given as being designed by Roy Jessiman, partner-in-charge with William Rennie as project architect.

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Books and Journals

- Kalman, Harold. A History of Canadian Architecture, Vol. 2. Don Mills: Oxford University Press, 1994.
- Liscombe, Rhodri Windsor. The New Spirit: modern architecture in Vancouver, 1938-1963. CCA, Montreal /Douglas & McIntyre, Vancouver, 1997
- RAIC Journal, Vol. 38 November 1961
- Shadbolt, Douglas. Ron Thom: the making of an architect. Vancouver: Douglas & McIntyre, 1995.
- “UBC: Built Form and Heritage Study”; Walter Francel Architecture Inc. and Robert Lemon Architect Inc., 2007

Email / telephone correspondence

Barry Downs  
Norm Hotson  
Zoltan S Kiss  
Paul Merrick  
Adele Weder

Place Vanier Gordon Shrum Common Block, 1961



## HERITAGE IMPACT ASSESSMENT

27 October 2014

### Totem Park Coquihala Common Block Infill

2525 West Mall  
University of British Columbia, Vancouver BC



### HERITAGE VALUE

The Coquihala Common Block is a two-storey concrete mixed-use building at Totem Park Residences on the campus of the University of British Columbia. Designed by Roy Jessiman with William Rennie of Thompson Berwick and Pratt Architects, it was completed in 1964. A Statement of Significance (SOS) was prepared to describe its heritage value. In summary, it has heritage value for its relationship and role in the evolution of the campus of UBC, as a key element in the Totem Park Residence complex and for its architectural design. From the SOS, the character-defining elements include:

- central siting amongst landscape setting of Totem Park Residence
- two-storey massing
- strong horizontal elements with expressed column bays

- painted concrete (current colour is not original) and buff Norman brick cladding
- recessed gallery and balcony
- expressed open corners
- articulated concrete balustrade and brise soleil
- cantilevered concrete west staircase with articulated balustrade

### PROPOSED INTERVENTION

The intervention is to expand the dining hall to include the area of the existing balcony by adding a glazing system behind the historic concrete structure and balustrade detailing.

The federal Standards and Guidelines for Historic Places in Canada outline the principles for dealing with interventions and additions to historic places. Generally, respect for character-defining elements is recommended and that new work is:

- Distinguishable from historic fabric, so as to respect authentic material
- Compatible with the historic place, in scale, form and appearance
- a Product of its Time, so that the evolution of the historic place is marked
- Reversible, i.e. if new work is removed the historic place is intact

### HERITAGE IMPACT

While a glazed addition may seem to have the least visible impact on a historic place, the glass – its colour, reflectivity, clarity - and framing never disappear. Glazing changes appearance through the day as sun and light affect the surface. Understanding this and referencing the principles of distinguishability, compatibility and reversibility, Studio Senbel investigated a number of options. Precedents for a range of modern interventions with new glazing in historic places were also considered, including the fluid glazed walls which were used to infill an exterior loggia at Palais Garnier in Paris and a modernist wooden glazing framework in the gothic façade at Verona's Castelvecchio (see below). In both cases the glazing has a character of its own but is distinct from the historic fabric, and is a product of its time.

At Coquihala Totem Commons, the proposed glazing is a system of minimally framed, full height clear glass panels mounted in a faceted, chevron pattern, like a stylized folding screen. The folding screen imagery speaks to the Japanese influences of the building's design. The glazing is set behind the columns and does not touch the concrete. From the exterior the system will present a varied appearance as light is reflected on alternate facets and will change through the day and from the exterior vantage point. Care has been taken in minimizing the detailing of the glazing at the corners. From the interior, the glazing will present an interesting, serrated appearance and reduce the visual impact of a long wall of flat glass.

In summary, the proposed infill meets the criteria as the glazing systems is:

- clearly distinguishable and has its own character
- compatible in that it is set inside the historic fabric and recalls Japanese design influences
- a product of its time, using a modern, minimally framed system and speaks to the need in the 21<sup>st</sup> century to expand the existing building
- reversible in that the new work could be removed in the future and the original concrete frame and balustrade system is left intact





**Palais Garnier restaurant, Paris. Studio Odile Decq**  
The glazing and new forms are detached from the historic fabric.



**Museo Castelvecchio, Verona. Carlo Scarpa, 1956-64**  
The modern window frames – charred cedar – are set inside the historic gothic stone tracery.