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# Heritage Alteration Permit Application for 539-545 ½ Fisgard Street and 16-20 Fan Tan Alley

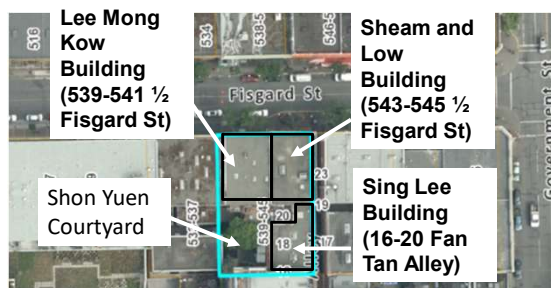


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## Proposal

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Exterior rehabilitation of the Sheam & Low Building (543-45 ½ Fisgard Street), the Lee Mong Kow Building (539-541 ½ Fisgard Street), and the Sing Lee Building (16-20 Fan Tan Alley)



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## Character Defining Elements

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- form, scale and massing, including mezzanines,
- Italianate features
- Chinese features (second-storey wood-panelled doors with segmental-arched transoms opening to a projecting iron balcony; narrow doorways leading to upper floors; and additional features on the Fan Tan Alley elevation, including two wooden storefronts, segmental-arched window openings and parged doorway surrounds
- Fan Tan Alley features including two wooden storefronts, and segmental arched window openings
- original two-over-two, four-over-four and six-over-six double-hung sash windows
- decorative flashed transoms.



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## Proposed Alterations

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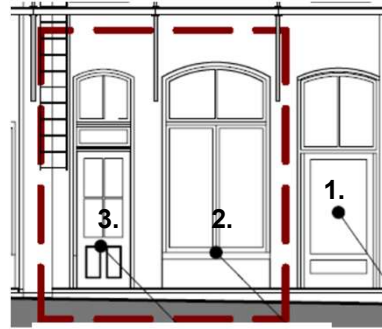
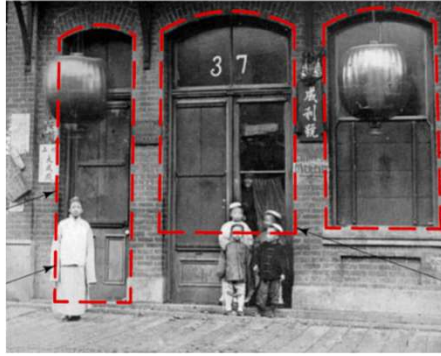
1. Level 2 balcony facing Figgard Street, serving the 543.5 and 545.5 Figgard residences will be upgraded, using the original steel members
2. Storefront rehabilitation of 543 Figgard. The existing windows and doors serving this ground floor restaurant space will be replaced with windows and doors based on historic photographs



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## Door and Window Rehabilitation

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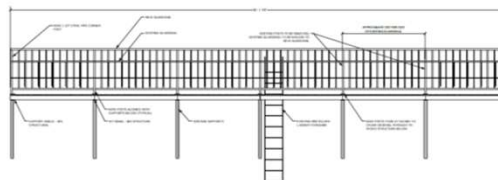
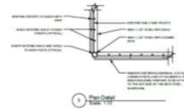
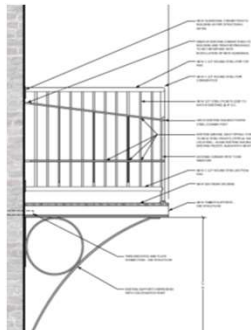
1. EXISTING DOOR AND TRANSOM TO REMAIN - SEE HAP005 FOR DETAILS ON RESOTRATION
2. COMPLETE WINDOW AND ASSOCIATED FRAMING TO BE REMOVED AND REPLACED WITH HERITAGE REPLICA
3. ENTRY SYSTEM TO BE REMOVED AND REPLACED WITH NEW HERITAGE REPLICA DOOR. INCLUDES ALL ALUMINUM FRAMING



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## Balcony Rehabilitation

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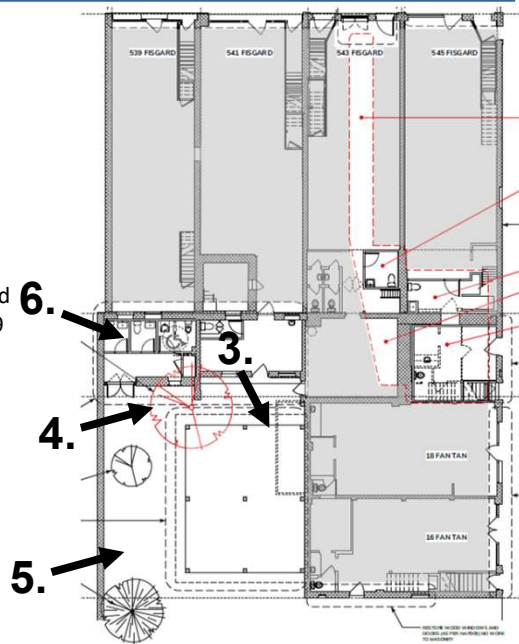


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## Courtyard

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3. New covered canopy on the foundation of the Shon Yuen opium factory warehouse.
4. Tree removal
5. Repurposing as a seating area for a restaurant or similar tenant in the 543 Figgard suite.
6. New washroom space in the restored "shed" area on the south side of 539 Figgard, to serve the Shon Yuen courtyard



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## Courtyard- Current Conditions

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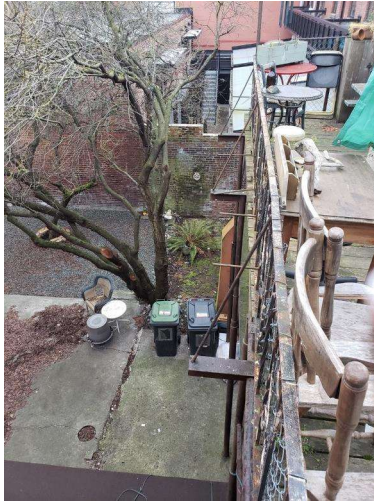


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## Courtyard- Balconies

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## Courtyard- Proposed New Balconies

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7. Rebuild south balconies of suites 539.5, 541.5, and 543.5 Fisgard that face the Shon Yuen Courtyard, with a wood balcony per the balcony that shown on the original building plans



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## Courtyard- Proposed New Canopy

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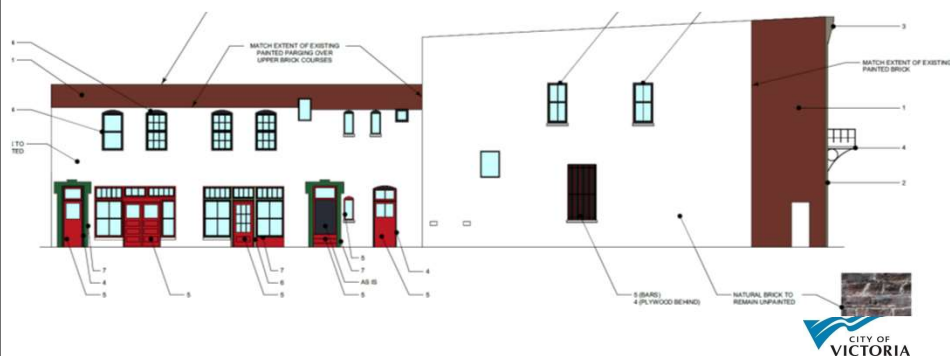


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## Courtyard- Proposed New Balconies

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7. Seismic bracing work on all parapets
8. New seismic diaphragm replacing the existing roof sheathing on all three buildings
9. New roofing and roof insulation on all three buildings
10. Repointing and general repair to existing masonry as required, especially south facing walls in the courtyard.
11. Repainting of the Fisgard St elevation and accented storefront areas



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