

A CULTURAL HERITAGE IMPACT STATEMENT & CONSERVATION PLAN 168 -174 MURRAY STREET, OTTAWA



Revised V4 June 2022

Commonwealth Historic Resource Management



TABLE OF CONTENTS

| | | |
|-----|--|----|
| 1.0 | INTRODUCTION | 4 |
| 1.1 | Introduction..... | 4 |
| 1.2 | Site Location, Current Conditions, and Introduction to Development Site | 5 |
| 1.4 | Street/Heritage/Contextual Character..... | 6 |
| 1.5 | Relevant Policy Information from Council Approved Documents | 10 |
| 2.0 | HERITAGE RESOURCE DESCRIPTION AND HISTORY..... | 10 |
| 2.1 | Neighbourhood and Development Site History | 10 |
| 2.2 | Comparable Properties throughout Lowertown..... | 13 |
| 3.0 | STATEMENT OF CULTURAL HERITAGE VALUE | 16 |
| 3.1 | Statement of Cultural Heritage Value | 16 |
| 4.0 | DESCRIPTION OF PROPOSED DEVELOPMENT | 18 |
| 4.1 | Description of the Proposed Development | 18 |
| 5.0 | CONSERVATION PLAN | 24 |
| 5.1 | Existing Buildings 174 and 168 Murray Street | 24 |
| 5.2 | Standards and Guidelines for the Conservation of Historic Places In Canada | 24 |
| 5.3 | Additional Standards Relating to Rehabilitation | 25 |
| 5.4 | Documentation and Recording | 26 |
| 5.5 | Procedure | 26 |
| 5.6 | Conservation Approach..... | 26 |
| 5.7 | Defined Attributes of 168 Murray Street | 28 |
| 5.8 | Defined attributes of 174 Murray Street..... | 31 |
| 6.0 | IMPACT OF THE PROPOSED DEVELOPMENT | 34 |
| 6.1 | Lowertown West - East West Street Guidelines | 34 |
| 6.2 | Positive and Negative Impacts | 37 |
| 7.0 | ALTERNATIVES AND MITIGATION STRATEGIES | 38 |
| 7.1 | Alternatives and Mitigation..... | 38 |
| 7.2 | Conclusions..... | 38 |
| 8.0 | AUTHORS QUALIFICATIONS..... | 39 |
| | APPENDIX A: Excerpts from the LWHCS..... | 40 |

1.0 INTRODUCTION

1.1 Introduction

This Cultural Heritage Impact Statement (CHIS) has been requested by the City of Ottawa. The purpose of the CHIS is to identify the cultural heritage resources and values that may be impacted by the construction of a four-storey infill apartment building at 168-174 Murray Street. The proposal includes the retention and rehabilitation of two detached houses, both of which have been identified as contributing properties within the context of the Lowertown West Heritage Conservation District (LWHCD). Lowertown West was formally recognized under Part V of the Ontario Heritage Act by the City of Ottawa in 1994 (By-law 192-94).

Statement of Intent:

- 168 and 174 Murray Street are both located within the Lowertown West Heritage Conservation District (HCD). The guidelines are attached for reference and have provided guidance;
- The buildings are both considered contributing properties in the Lowertown West HCD (identified as category 3 in the heritage survey forms);
- These properties are located in a Design Priority Area. A high-quality design is expected in this area.
- An 1861 Census documents the McManus family owned a 66-x.99 lot at 168 Murray and were living in 1.5 storey log house. The Lowertown building inventory recorded that the building was constructed in 1876 based on Fire Insurance plans. Source: Lowertown Community Association
- Fire Insurance Plans from as early as 1901 and as late as 1965 indicate that 168 Murray Street was constructed as a 1.5 storey dwelling. Construction of 174 Murray is estimated to be 1908 based on insurance plans.
- The proposed concept retains and conserves both of the existing structures (not including the later rear additions). With the proposed apartment building set well behind the existing structures to maintain the massing of the original street character.
- Mid 20th century photographs document the original appearance of the buildings. The semi-detached at 174 is a brick clad Italianate structure and its neighbour at 168 is a 1 1/2 squared timber log building with the front façade clad in a shiplap wood siding and the sidewall exposed whitewashed log. The space between the buildings will be treated as a glazed carriage way providing lobby and access for the 4-storey apartment.
- The overall design of the apartment building sets well back from the existing buildings, will blend in with the area.

This CHIS follows the content outline recommended by the City of Ottawa for Cultural Heritage Impact Statements. The following documents were used in the preparation of this report:

- Parts IV and V of the Ontario Heritage Act;
- Lowertown West Heritage Conservation District Study. 1993;
- Summary Heritage Sheets 168 and 174 Murray Street;
- A collection of photographs documenting existing heritage buildings within Lowertown.
- Pre-consultation meeting December 10, 2021.
- Community consultation meeting December 15, 2021

- On-site recording and selective stripping of finishes, April, and May 2022.
- Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010; and,
- Site plan, elevations and rendered perspective views, 2022. Ottawa Carleton Construction Group Ltd.
- Landscape Plan 2022.

Owner and Contact Information

Address: 168 – 174 Murray Street, Ottawa, Ontario

Owner: David Yu

Contact: Fernando Matos, Levent Tatar BArch. OAA

Address:

Email Address: fernando@ottawacarletonconstruction.com

1.2 Site Location, Current Conditions, and Introduction to Development Site

The development site is located in the Byward Market neighbourhood in a block bound by Dalhousie Street to the west, Murray Street to the north, Clarence Street to the south, and Cumberland to the east. The two properties are located on the southern edge of the Lowertown West HCD. The mid-block development site contains two properties that have been identified as contributing properties within the context of the HCD; a two-storey brick clad flat roofed detached residence constructed in 1908 at 174 Murray and a two-storey flat roofed frame building originally constructed in pre 1861 as a squared log 1.5 storey side gable workers cottage at 168 Murray Street.

The proposal is to retain and rehabilitate the two existing buildings exclusive of rear wings within the development site and construct a four-storey infill building in the rear yards of the two properties.

Adjacent heritage properties include a 2.5 storey wood clad row house with a side gable and a series of gabled dormers constructed prior to 1870 to the west (162 Murray), and the Ecole Guiges a four-storey brick clad school now a condominium constructed in 1904 on the north side of Murray Street. Ecole Guiges was designated under Part IV of the Ontario Heritage Act. St. Brigid Catholic Church (St. Brigid Centre for the Arts) at the west end of the block is a provincially designated historic site.

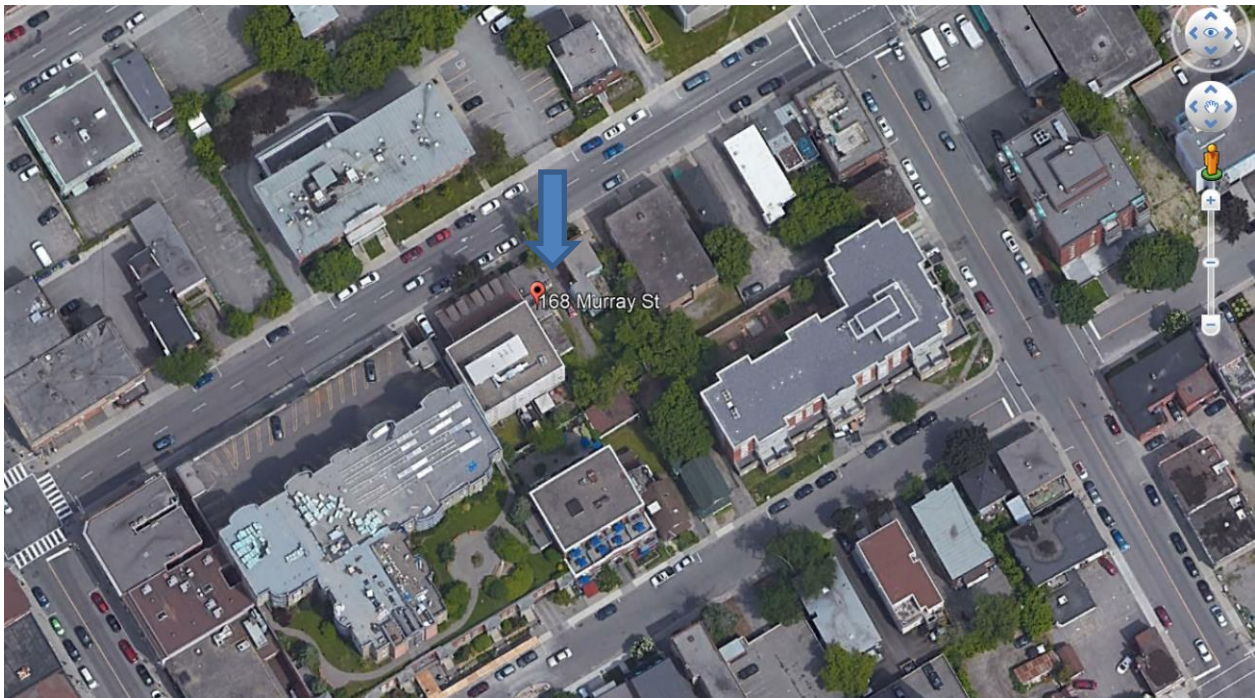


Figure 1: Aerial view illustrating the built context within the block and adjacent to the development site. Note the large four-storey addition behind the adjacent building at 162 Murray. Site arrowed. Source: Google Earth

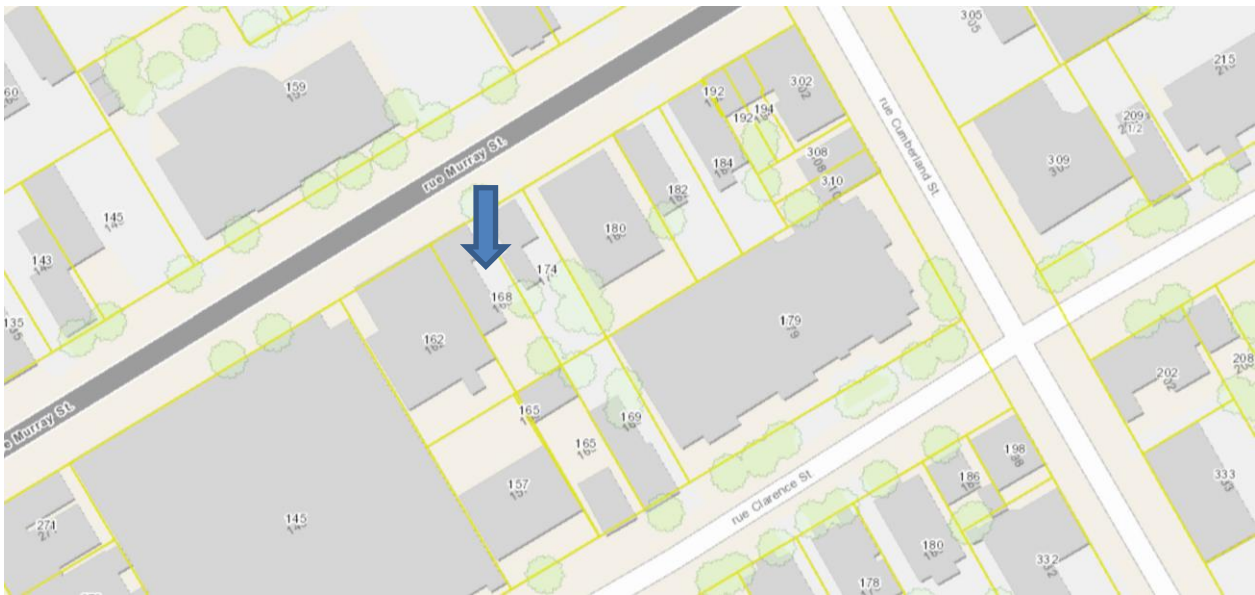


Figure 2: Block plan illustrating the built context surrounding the development site. Site arrowed. Source: Geoottawa

1.4 Street/Heritage/Contextual Character

The heritage character of the mid-block site on the south side of Murray Street between Dalhousie and Cumberland Streets is established by the two detached residences within the development site and a side-by-side row house to the west. The group of heritage buildings are framed by two modern apartment buildings to the east and west.

The heritage character of the north side of Murray across the street from the development site is established by the four-storey brick clad flat roofed Ecole Guiges. The varying street setbacks from the property line reflects the date of construction older buildings are set closer to the street. Front yards are a mix of hard surfacing (driveways and walkways) interspersed with turf and a limited number of street trees.



Figure 3: Street view looking south to 174 (left) and 168 (right) Murray Street constructed in 1908 and 1876 respectively. Source: Google Earth

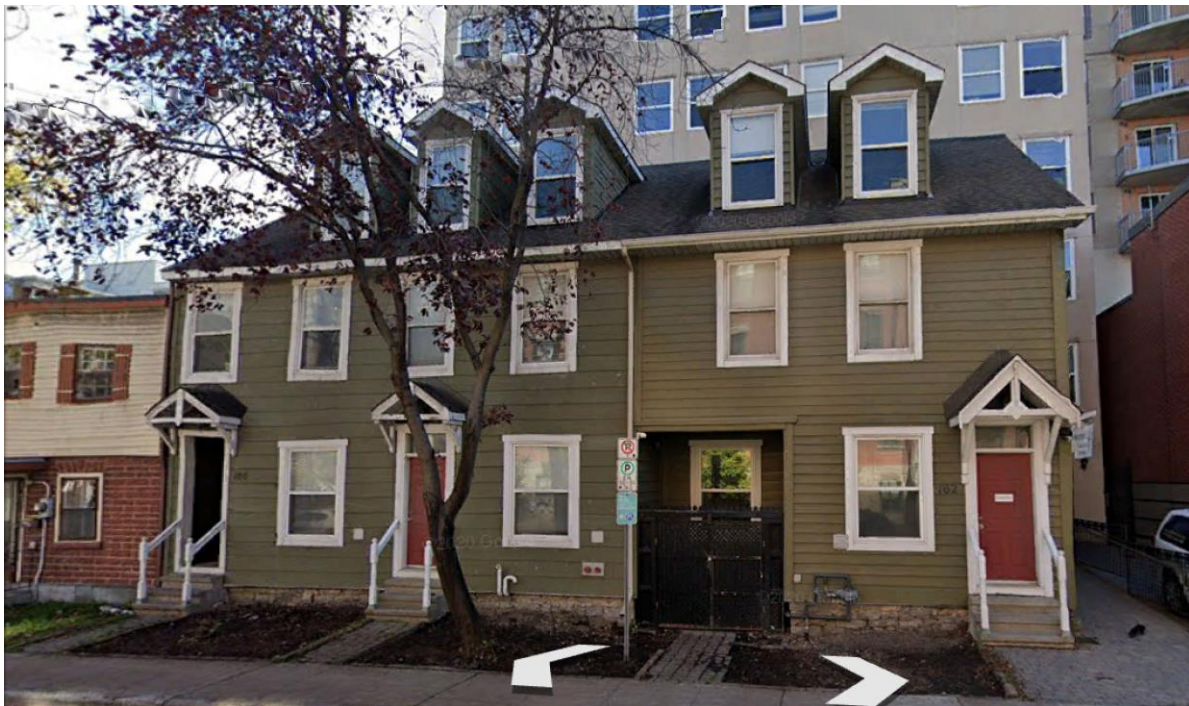


Figure 4: Street view of 162 Murray Street adjacent to the development site (left). Note the large four-storey addition behind the building. Source: Google Earth



Figure 5: Street view looking east on Murray Source: Google Earth



Figure 6: View looking west on Murray Street illustrating adjacent context. Ecole Guiges a property designated under Part IV of the OHA. The development site is to the left. Source: Google Earth

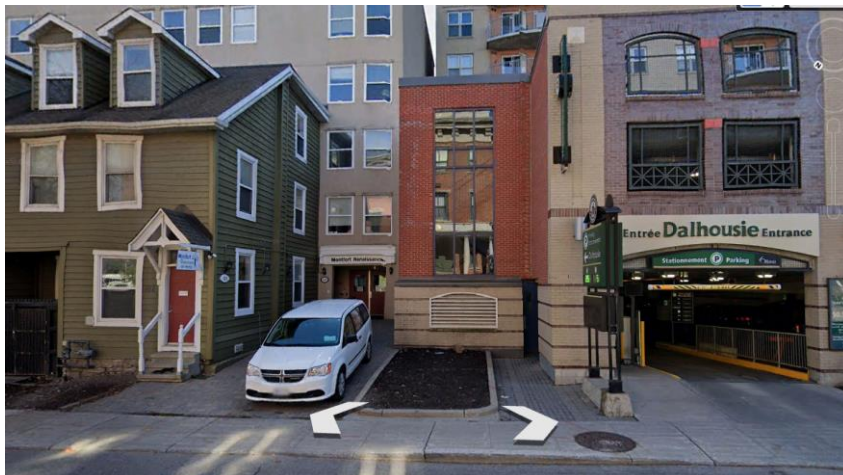


Figure 7: View of the entrance to four-storey infill building to the rear of 162 Murray Street. Source: Google Earth



Figure 8: St. Bridget's Centre for the Arts at the corner of St. Patrick Street, Cumberland Street and Murray Street,

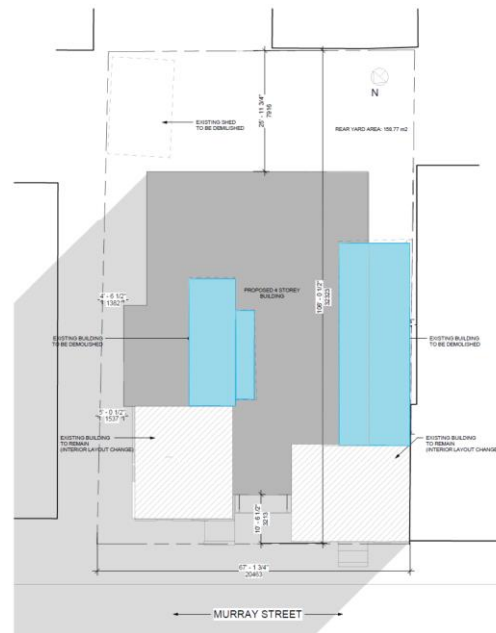


Figure 9 & 10: A view from the rear yard of 168 Murray Street illustrate the context and relationship to 162 Murray. The turquoise indicates the portion of the two buildings that will be removed to construct the apartment.

1.5 Relevant Policy Information from Council Approved Documents

The Planning Rationale prepared for this project by FOTENN Planning Consultants provides a detailed policy analysis.

- Provincial Policy Statement PPS 2020. The cultural heritage policies of the PPS apply to this property. The two properties have been designated under Part V of the *Ontario Heritage Act*; Policy 2.6.1 applies as it directs “significant built heritage resources” to be conserved.
- City of Ottawa Official Plan 2003. The updated draft version of the plan (December 2020) has many of the same heritage policies as the 2003 Official Plan. In addition, however, it identifies the ByWard Market as a Special District (Section 6.6.4).
- Mature Neighbourhoods By-law.
- Heritage Overlay provisions in Zoning By-law 2008-250 (Section 60) are applicable to the subject lands. Relief from the Heritage Overlay will be necessary to permit the proposed development.
- Lowertown West Heritage Conservation District Study. 1993. The HCD Study was completed before the 2005 changes to the *Ontario Heritage Act* and subsequent changes to the PPS. Relevant guidelines from the HCD Study provide a framework and have guided in assessing impact and appropriateness of the proposed development.

2.0 HERITAGE RESOURCE DESCRIPTION AND HISTORY

2.1 Neighbourhood and Development Site History

The history of the area is outlined in the Lowertown West Heritage Conservation District Study and Plan. The two existing buildings at 168 & 174 Murray Street are both located within the Lowertown Heritage Conservation District (“the HCD”) and designated under Part V of the *Ontario Heritage Act*. Both properties are identified as category 3 properties and considered contributing to the HCD.

168 Murray Street

The building at 168 Murray is a one-and-one half storey squared log cottage with a side gable roof and gabled dormers facing the street. City of Ottawa census record dated 1861 indicates that the property was owned by the McManus family. The front portion of the building measures 7.7m (24') in width by 6.4m (21') in depth for a square footage of 500sq.ft.

The figure shows two historical documents. The left document is a 1861 Census form for the McManus family, showing details of the household including names, ages, and occupations. The right document is a building inventory form, likely from a fire insurance plan, showing details of the building at 168 Murray Street, including its construction date (1876) and other characteristics.

Figure 11: 1861 Census documents the McManus family owned a 66 x.99 lot at 168 Murray and were living in 11/2 storey log house. The Lowertown building inventory recorded that the building was constructed in 1876 based on Fire Insurance plans. The Source Lowertown Community Association



Figure 12: The house at 168 Murray appears in the background of the c.1949 parade. The house is a 1 1/2 storey side gable with two dormers facing the street, a centre front door with no canopy, horizontal siding on the front and squared timber chinked and whitewashed on the gabled side elevation. Source: Marc Aubin Collection

The house was subsequently modified c. 1965 to a two-storey structure when the flat roof and the existing exterior finishes were applied. The building retains its ground floor fenestration pattern with a central entrance and two side windows that are repeated on the second-floor level, possibly the original gable dormer openings. A 1991 view of the house (Figure 13) documents the substantive alteration from its original one-and-one half storey side gable roof with gabled dormers facing the street.



Figure 13: A view of 168 Murray Street as altered circa 1965. The house has been remodelled with a flat roof, second floor added, and three windows replacing the dormers. The exterior was reclad in an angel stone on the ground floor and aluminum siding on the upper floor. A canopy over the front door has been added. Source: City of Ottawa Heritage Survey Forms 1991.

174 Murray Street

The two-storey brick clad frame building with a flat roof at 174 Murray was constructed in 1908. Exterior features include galvanized metal roof trim and detailing, stone window lintels and coursed limestone foundations. The house appears in a c1949 photo.



Figure 14: A c.1949 picture with the two houses in the background clearly documents the brick siding of 174 Murray Street and the cottage form of the neighbouring 168 Murray. The textured sidewall of 168 suggests the squared log that has been covered over on the front façade with a horizontal siding. The off-set door on the 2-storey has an arched header. Source: Marc Aubin's collection



Figure 15 and 16: Two views 1992 and 2022 174 Murray (left) prior to the vinyl siding being removed and rehabilitated front. Note the different brick at the corner (both size and colour consistency) and the lack of corbelled banding and the transom treatment.

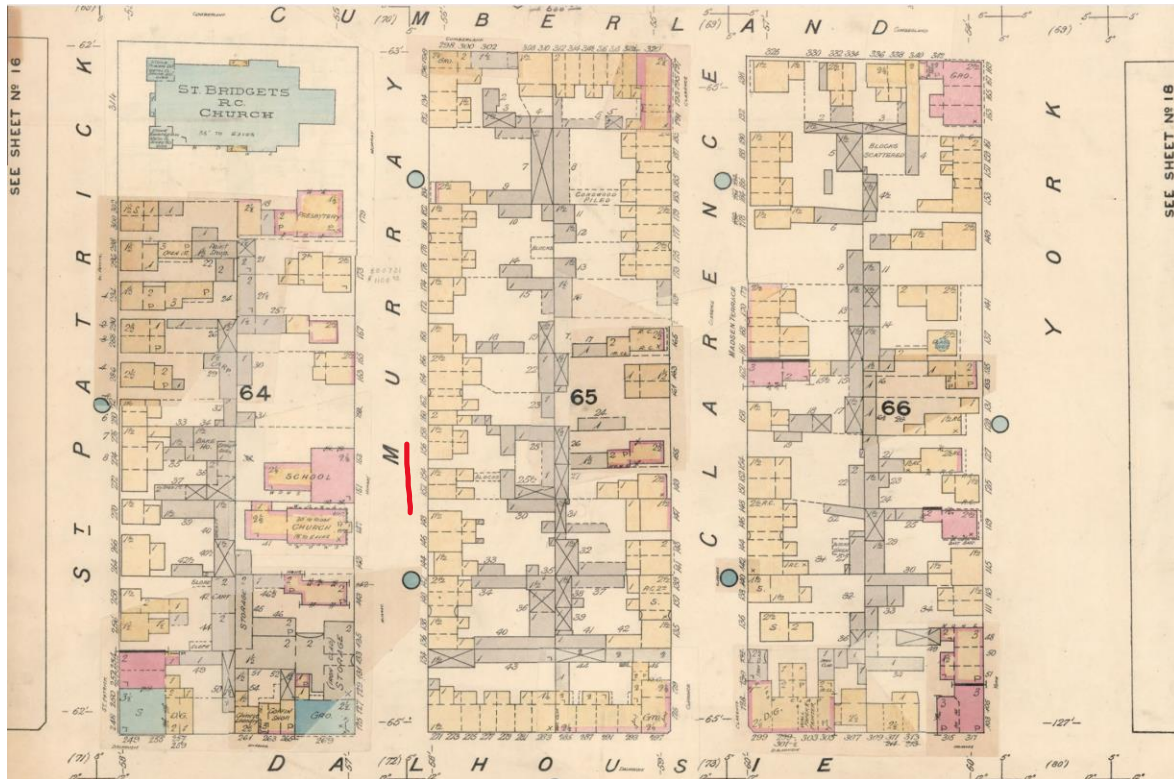


Figure 17: 1901 Fire Insurance Plan Volume 1 Detail Sheet 27. The existing two-storey row house at 162 and a one and one half-storey wood frame cottage at 168 Murray are on the plan. A small workers cottage is on the lot at 174 Murray. Site (highlighted). Source: Library and Archives Canada.

2.2 Comparable Properties throughout Lowertown

The proposed development will include the conservation and rehabilitation of both the two-storey brick clad frame building located at 174 Murray and the one and one half-storey log/frame building at 168 Murray. Both are significant heritage features along Murray Street.



Figure 18: View of small workers cottages that were typical of Lowertown (left). The two-storey brick building with metal cornice and limestone foundations is also a typical form. Note the slight variations in the setback of all three buildings. Source: CIHB



Low grade residential buildings in Ottawa's Lower Town. Many have now disappeared. (Source: Canadian Inventory of Historic Buildings)

Figure 19: Lowertown Streetscape with a series of 1 1/2 cottages and 2-storey Italianate flat roof semi-detached. Source: Canadian Inventory of Historic Buildings.

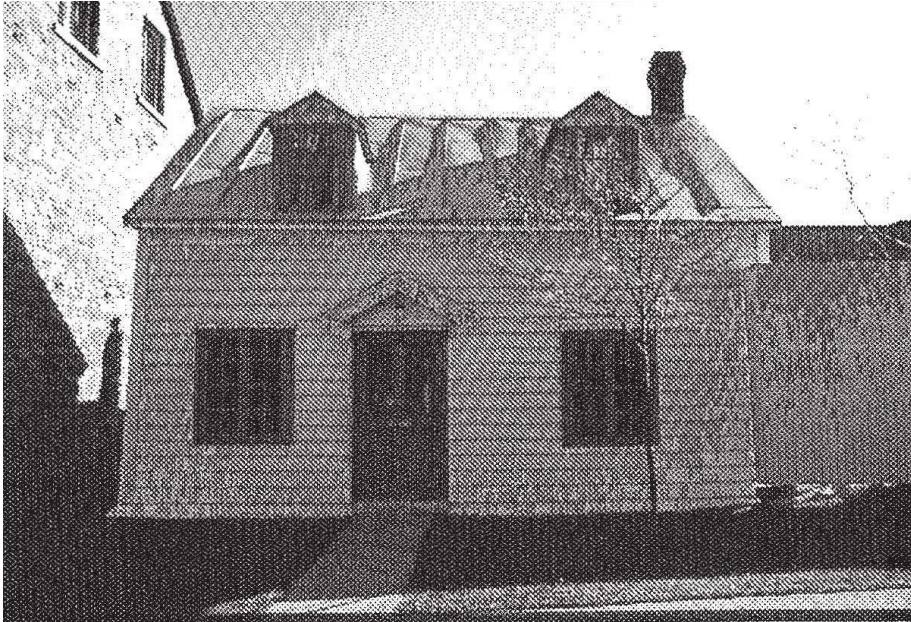


Figure 20: A restored cottage with standing metal seam roof. The offset front door suggests that the building is log with the horizontal siding. Source Lowertown inventory.



Figure 21: View at the intersection of Dalhousie and Boteler Streets and Figure 22: Aubin House St. Andrews Street. Source: Marc Aubin Coll.



Figure 23: View in Lowertown Source: a027047



Figure 24: View of the two-storey painted brick duplex at 109 Dalhousie and the cottage duplex at 111-115 Dalhousie are uncanny in the similarities with the Murray Street property. Source: Google Street view.



Figure 25: The example of a log cabin at 161 Guigues Avenue with the second-floor addition. Source: Luis Juarez

3.0 STATEMENT OF CULTURAL HERITAGE VALUE

The following text is taken from Historic Places in Canada website.

3.1 Statement of Cultural Heritage Value

DESCRIPTION OF HISTORIC PLACE

The Lowertown West Heritage Conservation District comprises many blocks of residential and institutional development within Ottawa's central core. The district is immediately north of the Byward Market, south of the Ottawa River and east of the Rideau Canal. Lowertown is one of the earliest settlement areas in the City of Ottawa, with development starting in 1827 and continuing until the beginning of the twentieth century. The dwellings in Lowertown West demonstrate a wide range of architectural types. The richness of the heritage character of Lowertown West is strongly related to the variety of these buildings, their various materials, scale and form, and the layering of additions and alterations, which have occurred over time.

Lowertown West was formally recognized under Part V of the Ontario Heritage Act by the City of Ottawa in 1994 (By-law 192-94).

HERITAGE VALUE

Lowertown West is associated with the early settlement of Bytown (later Ottawa) and exhibits a unique architectural character. Lowertown's general form derives from the distribution of land in 1827 when Colonel John By laid out Bytown as an Upper and Lower Town. Streets were principally east-west between

the Rideau Canal and the Rideau River, with north-south connectors as needed. This original street grid is primarily intact today, although some of the names have changed to commemorate prominent figures in the development of the area. After the Vesting Act in 1843, land was finally granted with deeds of ownership and institutions gained a greater prominence in Lowertown, most notably the Roman Catholic Church. The ensuing development of Lowertown was largely speculative, driven in part by the coming of the railway in 1854, and by the expansion of the city after the announcement of the choice of the national capital in 1857.

Lowertown experienced another boom period starting in the 1870s, despite a crushing depression that greatly affected its working-class inhabitants. During this period, Sussex drive was built up and the Catholic institutions expanded. The boom period ended abruptly at the outbreak of World War I, and little further development took place until the urban renewal projects starting in the 1960s.

The heritage value of Lowertown West is also derived from its associations with the histories of the working-class Irish and French settlers of Ottawa. Most inhabitants of Lowertown were itinerant labourers, working on the canal in the earliest years, or connected with the squared timber trade. The early population of Lowertown was more than half Irish Catholic, with the remainder being French Canadian. However, toward the end of the 19th century, the French presence in Lowertown grew as the Irish Catholics moved to other parts of the city. While overall ethnic and religious profiles remained stable in Ottawa, occupational profiles shifted strongly as the Civil Service tripled its employees between 1900 and 1910 and Lowertown quickly evolved from a labourer's neighbourhood to one, which served government employees.

Lowertown West exhibits variety, scale, coherence, sense of place and landmarks within its architectural composition. The age, style, or architectural attractiveness of individual buildings is less important to the urban character than the aggregate urban quality that results. The range of building materials, proportions, setbacks, and profiles varies considerably along each street, but an overall similarity emerges from the diversity that dignifies the older buildings and embraces the newer ones.

Most of the buildings are vernacular in character and cannot be clearly identified stylistically. The richness of the heritage character of Lowertown West is strongly related to the variety of these buildings, their various materials, scale and form, and the layering of additions and alterations, which have occurred over time. The effect is one of generally small-scale buildings, with patterns of lot occupation, building forms and styles that have evolved but do not differ dramatically in urban effect from their historic precedents. These qualities are distinctive to the area, are representative of the earliest phases of settlement, and are a unique part of the city's heritage.

Sources: Lowertown West Heritage Conservation District Study, May 1993, City of Ottawa

CHARACTER-DEFINING ELEMENTS

Character defining elements that contribute to the heritage value of the Lowertown West Heritage Conservation District include its:

- large variation of vernacular architectural styles and expressions

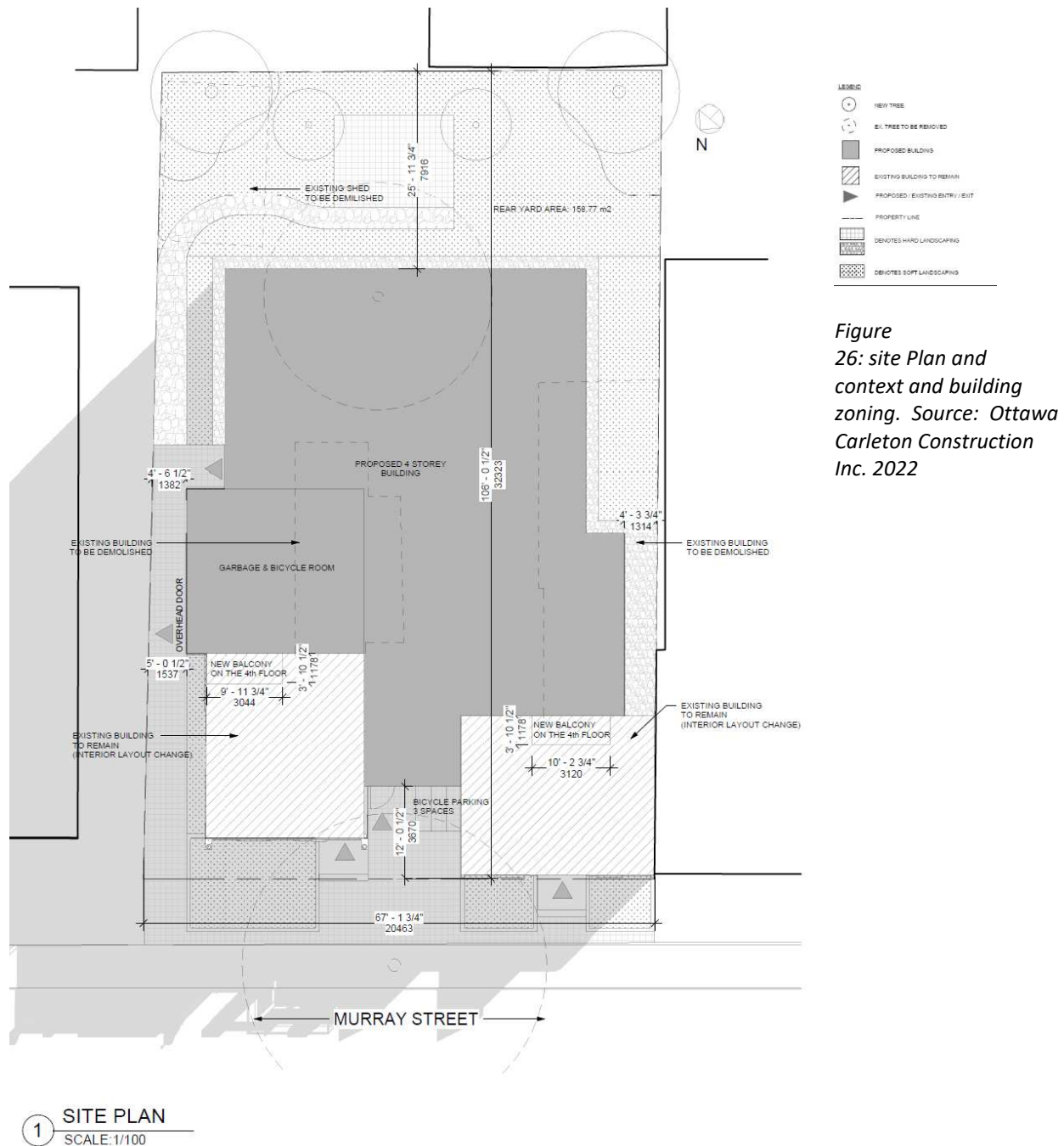
- early “workers’ cottages”, commonly one-and-a-half or two-and-a-half-storey double houses with central or side chimneys, built using traditional materials and techniques.
- single or double houses of the mid-19th century with front gable, wood verandas and distinct wood decorative elements
- flat roofed structures of the late 19th century, which predated the modern apartment complex and often included wood verandas and carriageways.
- use of various local materials, including wood, brick veneer and grey stone
- primarily low-density residential streets marked with institutional buildings.
- grand scale institutional buildings, mainly in the Gothic Revival and Second Empire styles
- dominant institutional landmarks, most notably those of the Roman Catholic Church
- general form and land distribution that recalls the original survey by Colonel John By for the English Crown in 1827.
- east-west street layout with north-south connectors, as originally planned by Colonel By.
- relatively intact streetscapes built to a human scale.
- layout as the first settlement area in the City of Ottawa.
- features that reflect the original French and Irish working-class settlers of Bytown.

4.0 DESCRIPTION OF PROPOSED DEVELOPMENT

4.1 Description of the Proposed Development

The development proposal includes the retention and rehabilitation of two existing houses, and the construction of a four-storey infill apartment building in the rear yard. The rear wings of both buildings and an accessory shed will be demolished to accommodate the eighteen (18) unit apartment building. The separate street entrances to both houses will be maintained, with a recessed entrance foyer to the apartment between the two homes, reminiscent of carriageways between buildings defining access to the rear yard and establishing a hierarchy. The glazed treatment is intended to display the squared timber of the cottage and maintains the consistent setbacks characteristic of the streetscape.

The height of the proposed addition is set well back allowing both extant historic buildings to stand proud. The adjacent development (166-162 Murray) incorporates a six-storey addition set back from the 2.5 side gable. The 4-storey height of the proposed addition respects the neighbouring buildings.



Scale, Massing, Setbacks

The four-storey scale of the proposed building is sensitive to the visual context of the area. It is a contemporary expression clad in traditional brick and properly set back from the streetscape. The proposed development achieves the intention of small-scale development and relies on the existing buildings and the recessed entrance between the buildings to interpret and maintain the existing lot divisions. In combination with the retention and restoration of the existing buildings there is a clear distinction and integration of existing and new.

The increased height, decreased side yard setback, and front and side yard projections attributed to the addition will require relief from the Heritage Overlay provisions in Zoning By-law 2008-250 (Section 60).

| | | | |
|--|---|---|--|
| 168-174 MURRAY ST. | | | |
| SITE PLAN OF SURVEY LOT 23 REGISTERED PLAN 42482, CITY OF OTTAWA | | SURVEY INFO TAKEN FROM LOT 23 REGISTERED PLAN 42482 CITY OF OTTAWA PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. COMPLETED on JANUARY 7th, 2021 | |
| R4UD[952] S74- RESIDENTIAL FOURTH DENSITY ZONE (SEC. 161-162) CITY OF OTTAWA; DWELLING TYPE: 4 STOREY LOW RISE RESIDENTIAL BUILDING | | | |
| ZONING MECHANISMS | REQUIREMENT | PROVIDED | NOTES |
| A) MINIMUM LOT AREA | 450 m² | 654.2 m² | |
| B) MINIMUM LOT WIDTH | 15 m | 20.46 m | |
| C) MINIMUM LOT DEPTH | N/A | 32.32 m | |
| D) MINIMUM FRONT YARD SET BACK (AVERAGE SETBACK OF NEIGHBOURHS) | 0.2 m+ 1.63 m / 2 = 0.915 m | EXISTING BUILDING & 3.213 m | |
| E) MINIMUM INTERIOR SIDE YARD SETBACK | 1.5 m | 1.219 m | MINOR VARIANCE |
| F) MINIMUM REAR YARD SET BACK | Min. 9.69 mt & must be 163.5 m2 in area | 7.916 m & 158.77 m2 in area | MINOR VARIANCE |
| G) MAXIMUM BUILDING HEIGHT | <u>168 Murray</u> 5.8 metres (to a depth of 9.14 m from front lot line) 9.3 metres (rear) <u>174 Murray</u> 7.0 metres (to a depth of 9.14 m from front lot line) 10.5 metres (rear) | 13.14 m | |
| H) VEHICLE PARKING (RESIDENTS) | 0 | 0 | |
| VEHICLE PARKING (VISITOR) | 20-12 = 8 units x 0.1=0.8 (1) | 0 | MINOR VARIANCE |
| VEHICLE PARKING (TOTAL) | 0 | 0 | |
| K) BIKE SPACES | 20x0.5=10 | 16 (STACKED) INDOOR +3 OUTDOOR | |
| L) AMENITY AREA | 6.0 x 20 units = 120m² 50% of 120m² = 60m² required as communal | 157 m² @ BACK & 7 m² BALCONIES ON THE FOURTH FLOOR TOTAL = 164 m² | |
| M) FRONT YARD, SOFTSCAPING PERCENTAGE | 40% | 28.8% | MINOR VARIANCE |
| N) REAR YARD, SOFTSCAPING PERCENTAGE | 50% | 75.7% | |
| BUILDING AREAS | | | |
| BASEMENT BUILDING AREA (NEW) 280 m² | PROPOSED SITE DEVELOPMENT INFO. | | GARBAGE REQUIREMENT GARBAGE, RECYCLING AND COMPOSTING ARE TO BE STORED IN THE BASEMENT AND REMOVED PRIVATELY DURING COLLECTION |
| GROUND FLOOR BUILDING AREA (NEW) 280 m² BUILDING AREA (EXISTING) 97 m² | | PROPOSED STOREYS 4 | |
| LOT COVERAGE 57.3% | | | |
| SOFT LANDSCAPING 25.6% | | | |
| SECOND FLOOR BUILDING AREA (NEW) 280 m² BUILDING AREA (EXISTING) 97 m² | | HARD LANDSCAPING 16.6% | SNOW REMOVAL REQUIREMENT |
| THIRD FLOOR BUILDING AREA (NEW) 269 m² | | STAIR & LANDING 0.5% | |
| FOURTH FLOOR BUILDING AREA (NEW) 269 m² | | | |

Materiality and Design

The proposed apartment is a contemporary expression that incorporates architectural features that compliment and take their cue from features of the existing heritage buildings. These include cornice

details, window composition, red brick cladding, decorative brickwork, and entrance setback reminiscent of colonial, covered carriageways.

The new apartment will incorporate natural materials including brick cladding along the front and side façades. The colour is a reddish-brown, distinct but complimentary to the restored cladding of the 2-storey semi-detached. Windows will be a painted metal clad, and balconies off the 4th floor will be a contemporary glazed expression.

The rear roof slope of 168 Murray will be closed with a flat roof extending back from the ridge and the flat roof of 174 Murray street will remain. Balconies on the 3rd floor will be detailed at a later stage once more precise elevations between the old and new are determined. Currently no balconies are proposed on the 3rd floor. Balconies will be only on the 4th floor. Please see Figure 26.



Figure 27: A street elevation of the proposed development in the context with the neighbouring properties. Source: Ottawa Carleton Construction Inc. 2022



Figure 28: A view looking southeast with the proposed red brick 4-storey apartment positioned behind the heritage buildings. It fits comfortably with in the context of the streetscape and neighbouring built form. Source: Ottawa Carleton construction Inc.

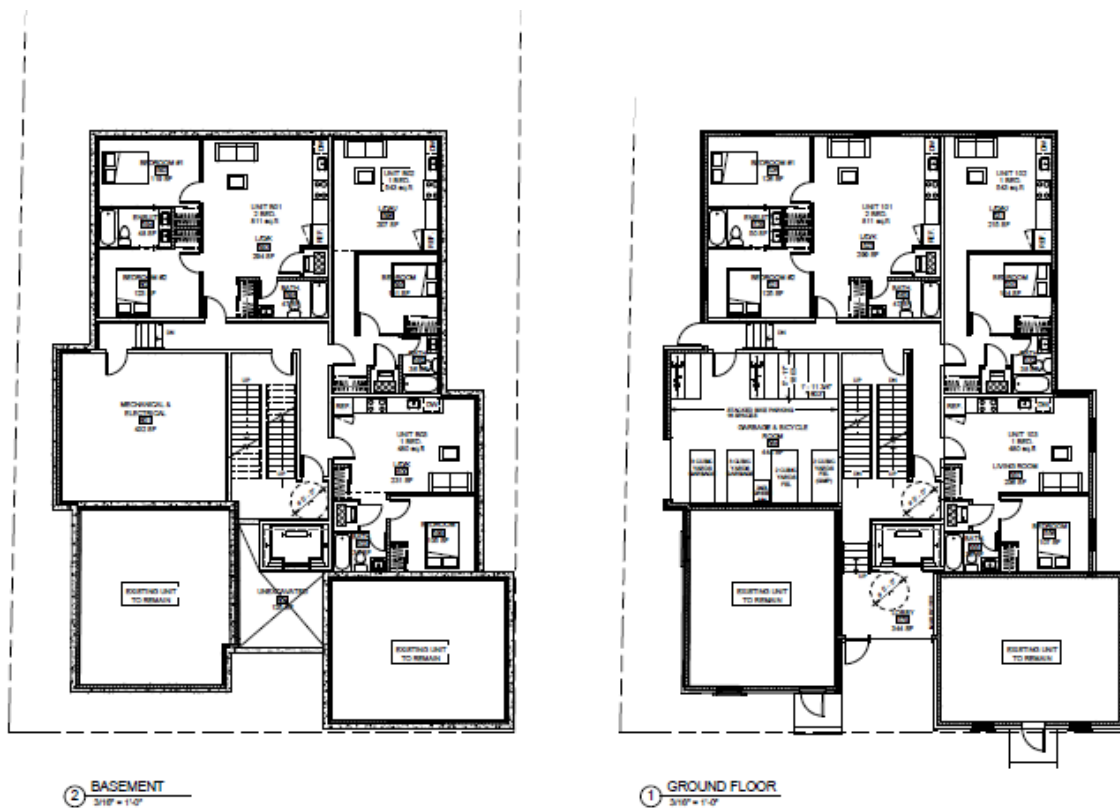
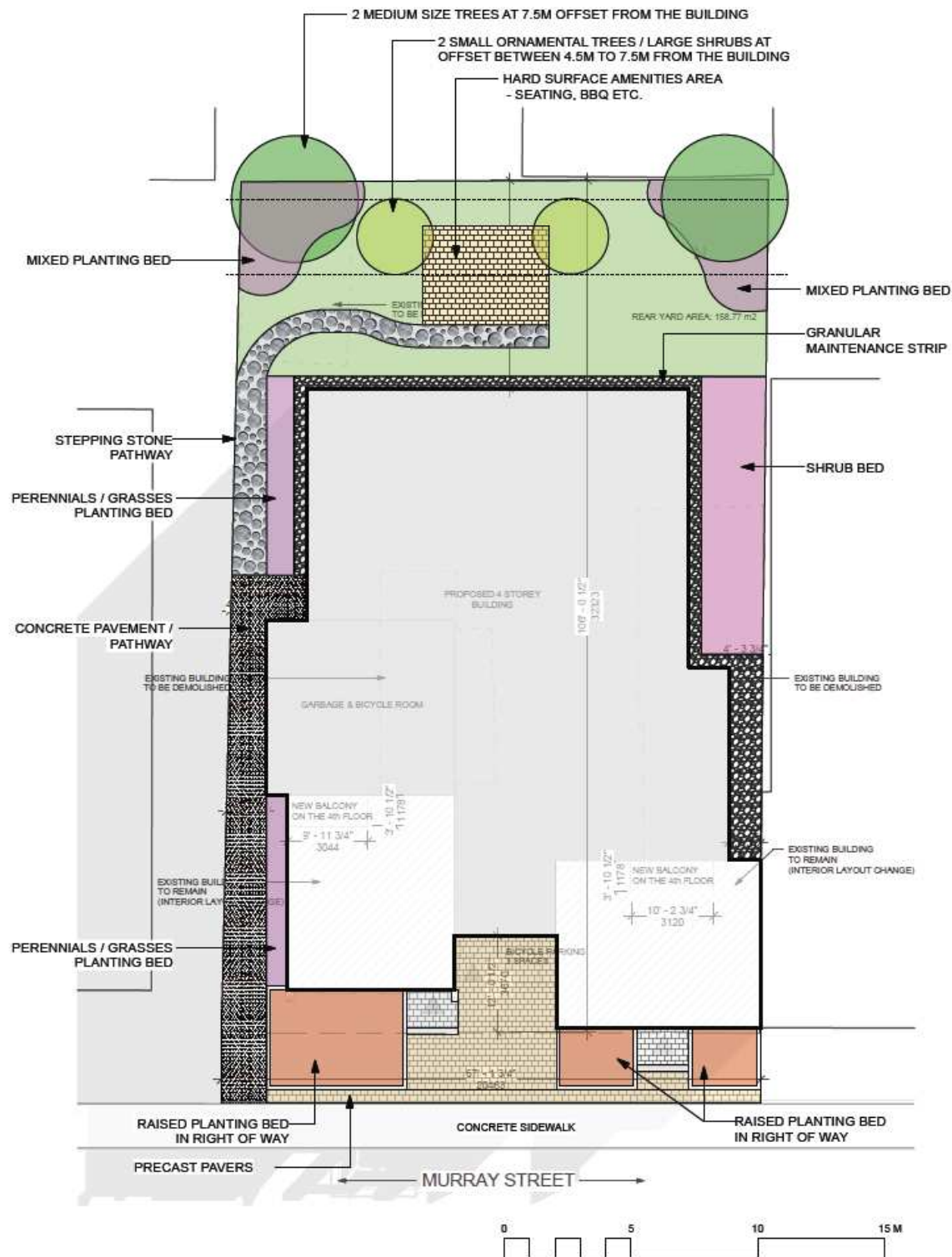


Figure 29: Plan views of the basement and ground floor. Source: Ottawa Carleton Construction Inc.



CONCEPT LANDSCAPE PLAN

Figure 30: Landscape Plan Source" Ruhland and Associates Landscape Architects 2022.

5.0 CONSERVATION PLAN

5.1 Existing Buildings 174 and 168 Murray Street

The brick clad house at 174 Murray constructed in 1908 will be retained in its existing form and detailing with focused repairs to the brickwork and detailed restoration of features such as the arched transom over the entrance and bowing of the brick veneer at the second floor, replacement of deteriorated sills, repairs to the foundation and leveling of floors.

The small worker's cottage form at 168 Murray Street was constructed pre 1861 and will be retained, the second storey will be removed, dormers replaced and wood shingle or standing seam metal roof will be reintroduced. A new side gable roof and gabled dormers and exterior finishes will be restored, wood siding replaces the vinyl siding on the front façade and squared timber log will be exposed. Doors and windows will be replaced, and the building set on a new foundation

The conservation work required for both buildings follows best practice as prescribed in the Lowertown Conservation Guidelines as well as Standards and Guidelines for the Conservation of Historic Places. The required work is outlined in Section II the Conservation Plan.

5.2 Standards and Guidelines for the Conservation of Historic Places In Canada

A detailed conservation plan for the buildings was developed after an inspection of the exterior walls was completed. As defined in the Standards and Guidelines for the Conservation of Historic Places in Canada the main treatment recommended is Rehabilitation. The conservation work will be a mix of preservation, rehabilitation, and restoration of the character-defining features of the buildings.

Rehabilitation is defined as 'the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value.'

Preservation involves the 'protecting, maintaining and stabilizing of the existing form, material and integrity of an historic place or individual component, while protecting its heritage value.'

Restoration involves accurately revealing, recovering, or representing the state of an historic place or individual component as it appeared at a particular period in its history, while protecting its heritage value. Restoration may include removing non-character-defining features from other periods in its history and recreating missing features from the restoration period.

The 2-storey **masonry** facade at 174 Murray is its most prevalent character defining attribute. A masonry specializing in historic masonry will advise what masonry work is required and address issues with the foundation.

The **wood windows** are a significant attribute. Given their condition it will be necessary to replace them with a new units designed to replicate the appearance.

The building at 168 Murray has over its history been dramatically altered from its original appearance as a 1.5 storey side gable log cottage. Changes include multiple layers of siding, replacement of windows and doors, the addition of a second floor, settlement, and rubble foundation.

The scope of conservation work for both 174 Murray and 168 Murray will be outlined on a set of annotated as-found elevations that will include the exterior masonry walls, windows, metal parapets, and other character-defining features. A set of specifications will also be developed as part of the rehabilitation

This proposal is assessed using the Standards and Guidelines for the Conservation of Historic Properties in Canada and are in *italic*. It is followed by a discussion of the conservation guidelines specific to the Lowertown Conservation District.

Standard 1. *Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements.*

Primary Treatment : Both buildings are retained in-situ except for the one- storey rear additions and the upper floor installed at 168 Murray. Defining features including exterior wall assemblies, including squared timber (if extant), brick veneer, fenestration patterns, all of which are being preserved and or restored.

Standard 5. *Find a use for a historic place that requires minimal or no change to its character-defining elements.*

Primary Treatment : Both buildings will continue in residential use.

Standard 7. *Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed.*

Primary Treatment: A summary of the conditions will be noted in the survey and include:

- The structural system and potential changes to load bearing.
- The foundations are rubble stone walls, of unknown depth, with parging. There is a basement under
- In general, the exterior brick veneer at 174 Murray is in fair good condition but does have localized areas of eroded mortar joints, some bulging and face spalled bricks. These conditions were typically observed below the windowsills and other areas of high exposure to water. There appears to have been major work done to the right hand corner of the building.
- At 168 Murray Street the building siding and second floor will have to be stripped away to determine the condition of the original construction

5.3 Additional Standards Relating to Rehabilitation

Standard 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.*

Primary Treatment: The conservation plan includes the reinstatement of the decorative brick banding gabled parapet and metal cornice on the building. The height and form of the parapet will be guided by photographic evidence and detailed inspection. The proposal also includes the installation of new windows in the form and pattern of the existing single hung units with a similar light configuration.

Standard 11. *Conserve the heritage value and character-defining elements when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible, subordinate to, and distinguishable from the historic place.*

Primary Treatment: The two buildings maintains their prominence in views along the street. The four-storey redbrick apartment is set well back from the structures. Visual compatibility is achieved with the use of brick on the new building.

5.4 Documentation and Recording

In keeping with the Standards and Guidelines, an accurate record of intervention will be required to document existing, as-found conditions, as well as the design and construction stages. A collection of period photographs documenting comparable buildings in Lowertown will serve as a resource for any required restoration work. As well there is a fairly good collection of graphic material which chronicles the buildings after 1949.

5.5 Procedure

The following provides an outline to sequencing the work:

- Document all existing conditions as discussed above.
- Undertake a structural assessment of the foundations.
- Perform additional investigations and a more detailed review of the masonry to determine deterioration, repointing, and construction of lost elements.
- Undertake a more detailed assessment of the windows including frames, sashes, sills, and surrounds.
- Undertake a program of removals followed by an assessment of the 1.5 storey original cladding
- Perform any masonry repairs required by the masonry specialist (e.g., rake and repoint; crack repairs; limited dismantle and rebuild around fractured areas; replacement brick; repairs). Ensure that the replacement parapet/top of the wall is weathertight prior to flashing and roofing installation.

Note: Masonry work should not be scheduled to occur during the winter months.

- Roofing and flashings over the masonry portion would need to be installed by this point.
- Complete the rehabilitation of all interior work.

5.6 Conservation Approach

Demolition and Salvage:

Demolition is not considered a conservation activity and will be limited to the removal of the rear additions of both buildings and the removal of the second storey at 168 Murray street and reroofed with a 1.5 side gable. Figure 31 below delineates structures that will be demolished (shown in turquoise); they are both in poor condition. They will be replaced with the 4-storey apartment shown in the darker grey.

Potentially original brick from the rear wall and the arched brick and hood from the side window of 174 can be reclaimed and used to restore the front entry.

Commonwealth undertook an inspection of the exteriors of both buildings in March 2022 to determine the condition of the exteriors.

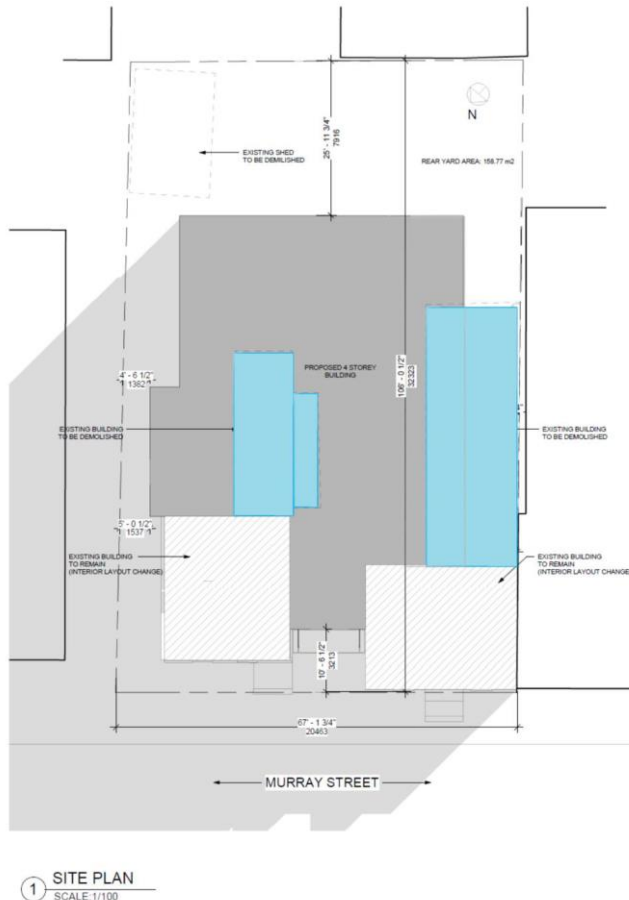


Figure 31: Preliminary site plan of the proposed development. The footprints of the existing buildings have a floor plate of approximately 500sq.ft. (48msq.). Note the relationship of the building at 168 Murray with the adjacent two storey row house illustrating the development footprint. The two existing buildings in light grey and rear sections that will be demolished are in blue. The 4-storey apartment block appears as a darker grey. Source: Ottawa Carleton Construction Group February 2021.

Procedure for Addressing Specific Attributes - Restoration of the Exterior and Interior Adaptive Reuse

The 1949 photograph provides clear indication of the original finishes. The brick clad house at 174 Murray constructed in 1908 will be retained in its existing form and detailing with focused repairs to the brickwork and detailed restoration of features such as the transom over the entrance. The small worker's cottage form will be retained, a new side gable roof and gable dormers and exterior finishes will be restored, wood siding replaces the vinyl siding on the front façade and squared timber log will be exposed, the second storey will be removed, dormers replaced and wood shingle or standing seam metal roof will be reintroduced.

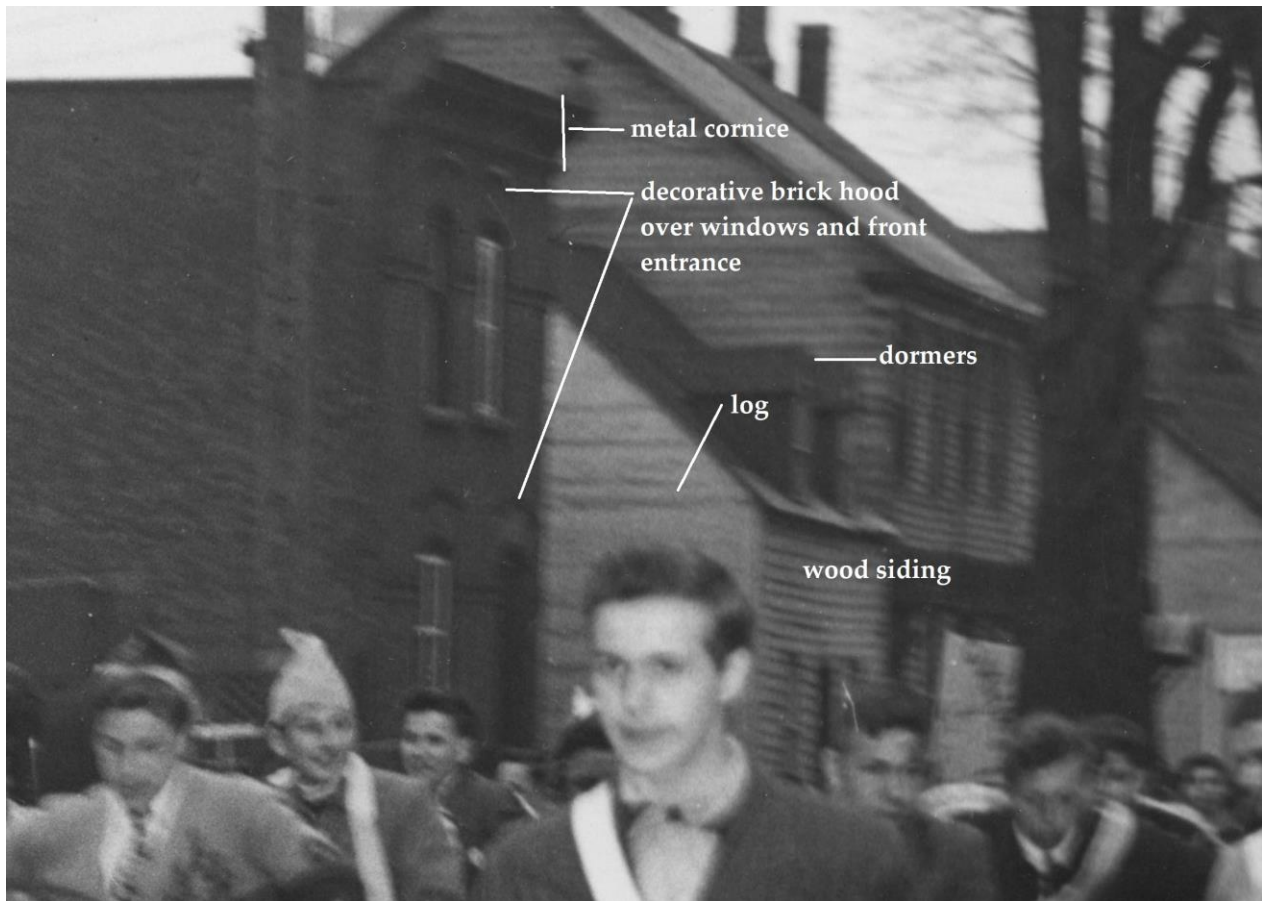


Figure 32: A c.1949 picture with the two houses in the background clearly documents the brick siding of 174 Murray Street and the cottage form of the neighbouring 168 Murray. The textured sidewall of 168 suggests the squared log that has been covered over on the front façade with a horizontal siding. The off-set door on the 2-storey has an arched header. Source: Marc Aubin's collection

5.7 Defined Attributes of 168 Murray Street

The building at 168 Murray is a 1.5 storey squared log cottage with a side gable roof and gabled dormers facing the street. City of Ottawa census record dated 1861 indicates that the property was owned by the McManus family. The front portion of the building measures 7.7m (24') in width by 6.4m (21') in depth for a square footage of 500sq.ft.

As the 1949 photograph (Figure 32) illustrates it had a dressed front façade with horizontal siding and exposed squared log on the side elevations. A collection of exterior sidings were introduced including tin panels, insul-brick, angel stone stucco and vinyl siding. As well as residing the house was subsequently modified c.1965 to a two-storey structure when the flat roof and the existing exterior finishes were applied. The building retains its ground floor fenestration pattern with a central entrance and two side windows that are repeated on the second-floor level, possibly the original gable dormer openings. A 1991 view of the house (Figure 10) documents the substantive alteration from its original one-and-one half storey side gable roof with gabled dormers facing the street.

The main elements that need to be addressed are on the exterior – the chimney, the roof material, the siding material, openings, including windows and doors and the foundation.



Figure 33: 1861 Census documents the McManus family owned a 66 x.99 lot at 168 Murray and were living in 1.5 storey log house. The Lowertown building inventory recorded that the building was constructed in 1876 based on Fire Insurance plans. The two views illustrate the multiple layers of finishes including squared timber, tin panels insulation, brick, ridged insulation, and vinyl siding. Source David Yoo 2022.



Figure 34: The house at 168 Murray appears in the background of the c.1949 parade. The house is a 1.5 storey side gable with two dormers facing the street, a centre front door with no canopy, horizontal siding on the front and squared timber chinked and whitewashed on the gabled side elevation. The covered carriage way is common feature

as seen in the 2.5 -storey to the right. Source: Marc Aubin Collection



Figure 35: A view of 168 Murray Street as altered circa 1965. The house has been remodelled with a flat roof, second floor added, and three windows replacing the dormers. The exterior was reclad in an angel stone on the ground floor and aluminum siding on the upper floor. A canopy over the front door has been added. Source: City of Ottawa Heritage Survey Forms 1991.

Roof and Chimney

Conservation Treatment: Restoration

The second storey addition will be removed and based on as-found details as well as photo such as the Aubin house, (Figure 19 common features of the Lowertown cottages the roof will be replaced. It has not been determined if the chimney on the gable end is original. roofing.)

Note the shallow eave extension, the shingle roof, the double dormer, entrance doors and shutters. The roof was either wooden shingle or standing seam metal roof - both were very common. When inspecting and stripping finishes if the underside of the roof sheathing is an original board as apposed to plywood there should be signs of nails at regular intervals indicating a shingle roof.

Cladding

1. Original cladding should be conserved and maintained. Conservation of historic cladding is preferable to replacement.
2. If original cladding requires replacement, it must be replaced in kind. Only deteriorated portions should be replaced. If the original cladding material is no longer being produced, alternatives may be sought with the assistance of heritage staff.
3. Removal of inappropriate cladding material (e.g., vinyl siding) and restoration of historic cladding material is encouraged.

Conservation Treatment: Restoration

The building is a 1.5 storey squared log cottage with a side gable roof. Recording has been undertaken. Further investigation is required to determine its condition. The intention is to reinterpret the 1949 photo Figure 34 with the log sidewall exposed and the front façade dressed with a horizontal board siding. The façade of the building along the street and west façade will need to be stripped and taken down to the original structure. Historic documents suggest that the building is log, the 1949 photo and removals supports this record. A more aggressive assessment will be undertaken as part of the development phase of the project.

Windows and Doors

1. *Replacement windows should match the historic windows in size, shape, materials, and divisions. Where no documentary evidence of the original windows exists, replacement windows should be based on local examples of houses of a particular historical style.*
2. *The material of replacement windows should match the originals; however, alternate materials may be approved. Multi-paned windows should have appropriate muntin and mullion bars. Snap-in-muntin and mullion bars will not be supported.*
3. *New Infill Windows may be wood, metal clad wood, steel, or other materials as appropriate. Multi-paned windows should have appropriate muntin bars.*

Conservation Treatment: Rehabilitation

The image 1949 photo as well as other images such as “Dalhousie Street Worker Cottage” (figure 13) shows two types of windows - casement on the right and double hung on the left. Given that the initial tenants were English names, there is a good chance the owner/builder was English, who rented to his countrymen.

Outstanding Items

The primary outstanding item is determining the condition of the log cottage. The conservation report will need to address:

1. A project scope, including new components – foundation, roof structure, features that will be removed and repaired/ restored separately – windows, doors.
2. A list of finishes and specs outlining i.e., siding, trim, windows, and doors, roof shingle.

5.8 Defined attributes of 174 Murray Street**Conservation Treatment: Restoration of the Exterior and Adaptive Reuse**

The two-storey brick clad frame building with a flat roof at 174 Murray was constructed in 1908. Exterior features include galvanized metal roof trim and detailing, stone window lintels and coursed limestone foundations. The house appears in a c.1949 photo figure 32 highlights some of the attributes.

The 1992 view of the building retains its form, with the exterior re-clad with a vinyl siding. The finials and a portion of the cornice detail is retained. The offset door is evident in the 1949 picture but has been cover or altered. In the 2022 view the arched brickwork was not incorporated into the replaced brick at the corner.

A renovation post 1992, removed the siding revealing the original brick cladding, limestone window lintels, arch decorative headers and original galvanized metal cornice and detailing. Based on visual inspection the brickwork at the right-hand corner had been replaced. This would explain the lack of arched brick transom, over the front door and the discontinued corbelled brick banding on the right hand side next to the door. Along the front façade there is some bowing of the brick wall at the second floor suggesting that the tiebacks have separated.



Figure 36 and 37: Two views 1992 and 2022 174 Murray (left) prior to the vinyl siding being removed and rehabilitated front. Note the different brick at the corner (both size and colour consistency) and the lack of corbelled banding and the transom treatment.

Entrance (Approach Restoration)

The design of the landscaping / streetscape in front of both buildings and its interface with the public realm has been developed based on historic photographs that document the location of the main entrances to the buildings as a character-defining feature. The mature maple tree on the front lawn of 174 Murray is important to the street and if possible, will be retained. The sidewalk will be replaced along with the front steps and an open porch with railing similar to the porch appearing in historic photographs. The entrance to 168 is less formal and consists of a front stoop with no canopy over the entrance door.

Foundation

Views of the building suggest that the west corner of the building had been rebuilt. The foundation slopes and the replacement brick is of a slightly different size with the transom over the front door and the corbelled band eliminated.

Exterior Masonry Brickwork (Approach: Preservation and rehabilitation)

Pointing: (Preserved and repointed as needed)

The original pointing mortar mix would appear to be a 1-part Portland, 3 parts sand with an admixture of lime to improve workability and adhesion to the masonry units. The Portland cement mortar mix was in common use when the building was completed in 1924 and is noted in manufacturers specifications for brickwork and terra-cotta tile. The joint profile is a slightly recessed joint. The original mortar included a red lack pigment which has faded over the years where exposed. The pointing is in good condition, except for localized areas. The decorative hood and brick arch over the windows is in good condition except for the main entrance, which will require restoration. Including the sourcing of compatible brick.

Decorative Metal Elements (*Approach - Rehabilitation*)

The gabled brick and metal parapet at 174 Murray is in fair condition and will require restoration for a small section. The details will have to be refabricated based on the existing.

Windows and Doors (*Approach: Rehabilitation with replica units*)

The majority of the windows on the front facade consist of one over one single hung wood windows. The wood windows are in poor condition; there is a build up of paint and they exhibit signs of failure and deterioration, including checking, cracking, delamination and flaking, loss of putty, and hardware is missing. The frames are in fair to good condition, with varying degrees of wood deterioration and paint failure, most often at the sills on the exterior side of the frames.

The fenestration pattern of both buildings is noted to be a character-defining feature reflecting the traditional appearance. The existing fenestration pattern will be retained including doors, and windows. The original windowsills are a combination of natural limestone on windows at 174. There are 4 sills three show signs of spalling and cracking and will need to be replaced. The windows frames and sills at 168 are wood. A more detailed inspection will be required following the stripping of the siding and angel stone finish.

6.0 IMPACT OF THE PROPOSED DEVELOPMENT

This section specifically addresses the impacts of the development proposal on the cultural heritage values of the Lowertown West Heritage Conservation District (LWHCD) itemized in Section 3.0. The assessment criteria are outlined in Guideline 1 and 11 of the Standards and Guidelines and Section 7.4 of the LWHCD study and are in *italic*, which follows.

6.1 Lowertown West - East West Street Guidelines

A. Building Pattern

The pattern of building development - the consistency of the building setback line, the narrow pattern of lot divisions, the consistent height of the buildings within the residential area are fundamental characteristics which give distinction and form to the streetscapes of the Lowertown neighbourhood.

Recommendations:

These recommendations apply to both new buildings as well as additions and alterations to existing buildings.

1. *Maintain the building front yard setback line established by the existing neighbouring buildings on the street.*

Discussion: The front yard setbacks vary slightly between buildings. The two-storey building at 168 Murray is set in alignment with the adjacent building to the west. The original setback line for 174 Murray is slightly back and will be retained. The development proposal meets the guideline.

2. *Maintain the general overall height of buildings as established by the existing neighbouring buildings on the street.*

Discussion: The height of the two buildings will be maintained and the two existing buildings will be conserved. The four-storey apartment will be set back from the street in alignment with the adjacent four storey infill building constructed behind the row-house at 162 Murray to the west of the development site.

3. *When development takes place across several property lines, encourage the articulation of the original lot divisions in the façade of the new buildings so that the buildings read as a combination of smaller elements.*

Discussion: The retention of the two existing buildings within the development articulates the original lot divisions between the two lots. Setting the entrance to the new building back reinforces the original lot division.

C. Front Yard Gardens

For the purposes of influencing streetscape character within the residential area, the most important aspect of the front yard is that there be a garden. The type of planting, it's arrangement or style is not as important as long as the front yard reads predominantly as a garden.

Discussion: See the landscape plan for the property.

7.4.1.A Residential Streets – Building Pattern

2. Maintain the general overall height of buildings as established by the existing neighbouring buildings on the street. The height of the proposed addition is set well back allowing both extant historic buildings to stand proud. The adjacent development (166-162 Murray) incorporates a six-storey addition set back from the 2.5 side gable. The 4-storey height of the proposed addition respects the neighbouring buildings. The recessed foyer to the apartment is reminiscent of carriageways between buildings and helps to display the squared timber of the cottage and maintains the consistent setbacks characteristic of the streetscape.

7.5.5 Lowertown Guidelines for Infill Buildings

1. Infill buildings must respect the scale, setbacks, architectural design, and materials of neighbouring buildings. **Scale, massing, setbacks**
The four-storey scale of the proposed building is sensitive to the visual context of the area. It is a contemporary expression clad in traditional brick and properly set back from the streetscape. In combination with the retention and restoration of the existing buildings.
2. Small scale development, working within existing lot divisions, should be encouraged.
3. Contemporary design should contribute to and enhance the continuing architectural evolution of the District. Infill buildings should not attempt to appear older than they are. The proposed development achieves the intention of small-scale development and relies on the existing buildings and the recessed entrance between the buildings to interpret and maintain the existing lot divisions.
4. Infill buildings should contribute to the streetscape as outlined in Section 7.4 – Streetscape Guidelines. The increased height, decreased side yard setback, and front and side yard projections attributed to the addition will require relief from

the Heritage Overlay provisions in Zoning By-law 2008-250 (Section 60).

Architectural Design

The proposed apartment is a contemporary expression that incorporates architectural features that compliment and take their cue from features of the existing heritage buildings. These include cornice details, window composition, red brick cladding, decorative brickwork, and entrance setback reminiscent of covered carriageways between buildings.

The new apartment will use natural materials including brick cladding along the front and side façades. The colour is a reddish-brown, distinct but complimentary to the restored cladding of the 2- storey semi-detached.

Lowertown 7.5 Conservation Guidelines

7.5.1 Principles and Definitions

The conservation guidelines are based on the following principles:

1. The character of the area is based strongly on architectural variety, as it is a mixture of buildings from different periods and buildings, which have been gradually altered over time. It is important to maintain this diversity.

Discussion: The proposed development will have no impact on the architectural variety of the streetscape, as the two existing buildings are being retained and rehabilitated.

2. *The guidelines should not encourage restoring Lowertown to an artificially set time period, like Lowertown West circa 1900, but should stimulate a greater appreciation for the way in which each building, contributes to the architectural fabric of the neighbourhood.*



1. *Much of the area consists of modest residential buildings, which are vernacular in design. Many of these buildings have been severely altered because their value as a historical and architectural resource has not been recognized. The guidelines should encourage better conservation of these structures.*

Conservation Approach: Preservation

The two houses within the development site maintain their original form and detailing except for the gable roof and exterior finishes on the small worker's cottage that will be restored as part of the development. The proposal has a stepped profile that shifts the density to the rear and away from the street.

Figure 30: Bird's eye view illustrating the two buildings.

2. *Conservation, rather than restoration, is seen to be the most urgent concern in the District. Conservation should stabilize and protect structures from deterioration or from alterations, which do not recognize their heritage quality.*

Conservation Approach: Preservation The development proposal recognizes the contribution of the two heritage properties to the streetscape of Lowertown, and the importance of conserving existing forms and character defining features.

6.2 Positive and Negative Impacts

Describe the positive and adverse impacts on the heritage resource or heritage conservation district that may reasonably be expected to result from the proposed development.

Positive impacts include:

- The development proposal includes the retention and rehabilitation of the two houses
- Maintaining the rhythm and character of the streetscape;
- The proposal retains the direct front entrances to the two houses;
- The proposed upgrade and conservation plan is in keeping with the Lowertown guidelines and will serve as an example.
- The entrance for the new infill development in the rear yard of the site will be located between the two existing buildings and setback;
- The proposal includes the restoration of the small worker's cottage including a new side gable roof with gabled dormers, the squared log siding, horizontal wood siding and trim, wood shingle or standing seam metal roof; and,
- The proposal retains the existing fenestration pattern and includes the rehabilitation of the window and door assemblies for both buildings.

Adverse impacts include:

- There are no negative impacts. The conservation of both existing buildings and the opportunity of interpreting the log 1.5 storey home is a significant benefit to the Lowertown community.

7.0 ALTERNATIVES AND MITIGATION STRATEGIES

7.1 Alternatives and Mitigation

Massing

Retain both of the existing buildings exclusive of rear wings on the site and incorporate them into the development. The footprints of both existing buildings is in the neighbourhood of 500 sq. ft.

In earlier proposals the foyer to the apartment was positioned between the two existing buildings as a tower feature. It was rejected and the foyer feature was treated as a traditional carriage way set back from the front façade of the two houses.

Materials: a stucco finish was proposed for the new apartment. Brick is the logical choice for the new infill. A wood finish would be the logical choice for the small workers cottage that would be compatible with the adjacent row house.

Through out the redevelopment process multiple mitigation measures and alternatives were considered and implemented in response to community and city suggestions, good conservation practise and the owner's expectations: Below are sketches of some of the alternatives.



7.2 Conclusions

This property is located in a Design Priority Area and is within the boundaries of the Lowertown Heritage Conservation District. A high-quality design with an emphasis on conservation has been achieved where the original buildings continue to define the lot patterns, the streetscapes public realm has been enhanced, a rare square log timber building dating back to the city's colonial past has been retained and will be restored. The new addition integrates well with the street and functions as a backdrop to the heritage components of the project. The design team took the project through multiple iterations to assure that the 4-storey addition is subordinate to the two heritage houses. This was achieved by pushing back the mass over both buildings, by refining and setting back the entrance to the apartment, treating it as a covered carriage way thus improving the compatibility of the design and refining the material palette.

The retention and restoration of the 1.5 storey side gable worker's cottage (168 Murray) and the two-storey brick building (174 Murray) is a defining feature and major asset to the project. The conservation program is informed by the heritage documentation including census report and a collection of historic photographs provide by the Lowertown Community association. Research indicates that the worker's cottage may date from the 1850s. Section 7.5.6 of the Lowertown West HCD Study provides conservation guidance and served as a practical and informative guide specific to Lowertown. Opportunities for on-site interpretation includes:

- The exposed and restored square timber log cottage provides a visual cue to the early colonial history of Lowertown and the role Ottawa played in the lumber industry.

8.0 AUTHORS QUALIFICATIONS

Commonwealth Historic Resource Management offers services related to conservation, planning, research, design, and interpretation for historical and cultural resources. A key focus of the practice is planning and assessment of heritage resources as part of the development process.

John J. Stewart, B.L.A., O.A.L.A., C.S.L.A., CAHP, a principal of Commonwealth is a specialist in the planning and design of cultural resources, building conservation, and commercial area revitalization. A graduate of the University of Guelph, he received additional training at Cornell University (USA) and Oxford University (UK) and holds a diploma in the Conservation of Monuments from Parks Canada, where he worked as Head, Restoration Services Landscape Section. Before Commonwealth's formation, Stewart served for four years as the first director of Heritage Canada's Main Street Program.

Stewart is a founding member of the Canadian Association of Heritage Professionals. He has served as the Canadian representative of the Historic Landscapes and Gardens Committee of ICOMOS and the International Federation of Landscape Architects. Stewart is a panel member with the Ottawa Urban Design Review Panel and a board member of Algonquin College Heritage Carpentry Program.

Ian Hunter Architectural Technologist is a specialist in the research and building conservation. Experience in the heritage conservation field extends over 30 years primarily working for Commonwealth Historic Resource Management.



John J. Stewart
Principal

APPENDIX A: Excerpts from the LWHCS

7.4 Streetscape Guidelines

7.4.1 Residential Streets (East-West Streets)

A. Building Pattern:

The pattern of building development- the consistency of the building setback line, the narrow pattern of lot divisions, the consistent height of the buildings within the residential area are fundamental characteristics which give distinction and form to the streetscapes of the Lowertown neighbourhood.

Recommendations:

These recommendations apply to both new buildings as well as additions and alterations to existing buildings on the street.

1. Maintain the building front yard setback line established by the existing neighbouring buildings on the street.
2. Maintain the general overall height of buildings as established by the existing neighbouring buildings on the street.
3. When development takes place across several property lines, encourage the articulation of the original lot divisions in the façade of the new buildings so that the buildings read as a combination of smaller elements.

B. Street Trees

The streets of Lowertown were historically lined with tall shade trees that gave definition and character to the residential streets. Today there are only small isolated pockets of mature trees within the study areas. The quality and character of the street trees is probably the single most important element within the streetscape and a rigorous planting program of many new trees within the district should be undertaken.

Recommendations:

1. A street tree planting program be undertaken by the City to plant street trees in a co-ordinated way within the road allowance on every street within the study area, with the consent of the affected homeowner.
2. Trees species should be generally the same on both sides of the street and along the length of the given block.
3. Tree species selected should develop into a large canopy type tree that will overhang the street, are hardy to the urban conditions, and have green summer leaves (deciduous trees). Where horizontal space is limited, columnar trees should be considered.
4. Individual homeowners are encouraged to take advantage of the City's "Do-It-Yourself Tree Planting" program in order to increase the number of trees on residential properties, within the district.

C. Front Yard Gardens

For the purposes of influencing streetscape character within the residential area, the most important aspect of the front yard is that there be a garden. The type of planting, its arrangement or style is not as important as long as the front yard reads predominantly as a garden.

Recommendations:

1. Design front yard garden landscaping in character with the street. Generally, paved surfaces should cover no more than half of the front yard, with the remainder of the yard being comprised of trees, shrubs, ground covers and grass in any combination. Avoid paving areas immediately around existing trees, leaving an open area of 1.25 metres in diameter or greater, depending on the size of the tree trunk.
2. Encourage the use of hedges as a pattern along the residential side of the sidewalk to provide some subtle separation between private and public areas. These hedges should generally be a maximum of 1.0 metre tall along the sidewalk.
3. Encourage the use of fences along the front property line or parallel to the sidewalk as a pattern along the residential street. Fences should generally be no more than 1.0 tall and should be of the picket variety. Metal or painted wood is appropriate as are some brick or stone elements within the fence, providing that it is primarily open. A solid board fence is not recommended for the front yard.
4. Encourage the use of vines or climbing plants, growing on the façade of the buildings, particularly where space is limited. These creepers could be on trellises or be self clinging. Climbing vines, other than ivy, that are compatible with masonry surfaces are Euonymus and Climbing Hydrangea.

D. Street Lighting

Lighting should provide safety and security, be visually unobtrusive and contribute to creating an image for the area.

Recommendations:

1. Lighting levels along the street should be consistent and provide high enough intensity to create a sense of security and safety.
2. The type of light fixture used should be consistent throughout all the residential streets in the area.
3. Metal halide and mercury vapour lighting is preferable to high pressure sodium.

E. Overhead Service Utilities

The overhead service utility wiring and the poles supporting the wiring contribute to the character of the area. The wooden utility pole is the first type of utility pole used within the area. While it is preferable that these poles be upgraded to a more durable and less noticeable metal or concrete pole or that these utility services be buried completely, their use within the area is unlikely to change in the foreseeable future.

Recommendations:

1. The wooden utility poles should be straightened within the Lowertown West District.
2. Trees should be accommodated within the vicinity of these overhead utility services. While trees may be incompatible with these utilities, the careful

selection of species such as Honeylocust and Tree Lilac will minimize future pruning maintenance requirements. The trees will help reduce the visibility of the utility poles as one looks down the length of the street.

F. Surface Parking

Surface parking, located between the building and the street, disrupts the character of the streetscape.

Recommendations:

1. Avoid front yard parking, unless there is no other means for parking, including on-street parking. If front yard parking is constructed, no more than 55% of the front yard should be paved. 45% must be landscape open space consisting of trees, flowers and shrubs. Plant hedges, growing to about 1.25 metres running parallel to the parking space along both the property lines in order to visually screen the parked vehicle. Front yard parking must conform to the city's council approved regulations.
2. No street tree is to be removed in order to allow front yard parking. The parked vehicle must be minimum of 1.25 metres from the trunk of any existing trees.

7.4.2 Dalhousie Street

The commercial nature and increased street width of Dalhousie street sets it apart from the character of the surrounding residential neighbourhood. This differentiation should be encouraged and requires different guidelines for the streetscape.

Recommendations:

1. For new construction as well as additions and alterations, the front building setback line established by the existing buildings on Dalhousie should be maintained as a consistent build-to line down the length of the street.
2. Street related commercial activities, and cafes and restaurants are to be at grade with residential or commercial office space on the upper floors. Emphasis of commercial activities should be on providing services to the adjacent residential community. Highway commercial activities, such as strip malls and gas stations, should be discouraged.
3. A co-ordinated streetscape improvement study and plan, similar to the study for King Edward Avenue, should be undertaken. The possibility of reducing the street width and increasing the sidewalk width for pedestrian use, sidewalk cafes and for street furnishings such as trees and benches should be explored.
4. A co-ordinated streetscape furnishings plan should be undertaken, as part of the above noted study, developing a consistent vocabulary of street light fixtures, signage, bus shelters, benches. Street tree planting, tree grates and guards, as well as garbage receptacles.
5. Parking for the buildings on Dalhousie should be located on the street or to the rear of the properties.

7.4.3 Sussex Drive and King Edward Avenue

Sussex Drive forms part of the national Capital's Ceremonial Route's design guidelines and the streetscape improvements fall under the jurisdiction of the National Capital Commission. This current study supports the objectives and initiatives of the NCC streetscape improvements on Sussex Drive.

King Edward Avenue has recently been the focus of a major municipal area improvement study and included within that study were specific guidelines for streetscape and the development of vacant properties. The District designation strongly supports the recommendation of the earlier study and recognizes that design improvements to King Edward are greatly needed.

7.4.4 Cathcart Square

Cathcart Square has in the past and still performs a vital role in the Lowertown West study area. The way the two halves of the park are joined by the closing of Cumberland gives this effort a temporary quality.

Recommendations:

1. This park should be the focus for design re-evaluation and improvement by the Department of Recreation and Culture.
2. The palette of materials (paving, bollards and benches) should be simplified and co-ordinated within the park.
3. A sidewalk should be installed along the eastern edge of the park.
4. The Cumberland Street roadbed within the park should be removed and upgraded.
5. Cathcart Square should have a plaque or marker explaining its heritage significance within the Lowertown West Heritage Conservation District.

7.4.5 Bingham Park

Bingham Park was created on the site of the former stockyards as one of Ottawa's first public parks and it provides space for active sports, such as baseball and tennis, within the neighbourhood.

Recommendations:

1. This park should also be a focus for re-evaluation and improvement by the Department of Recreation and Culture to ensure that the sports facilities are being utilized to improve the materials and planting within the park and to re-evaluate the necessity for the on-grade temporary parking abutting the open space.
2. Bingham Park should have a plaque or marker explaining its heritage significance within the Lowertown West Heritage Conservation District.

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7.5 Conservation Guidelines

7.5.1 Principles and Definitions

The conservation guidelines are based on the following principles:

1. The character of the area is based strongly on architectural variety, as it is a mixture of buildings from different periods and buildings which have been gradually altered over time. It is important to maintain this diversity.
2. The guidelines should not encourage restoring Lowertown to an artificially set time period, like Lowertown West circa 1900, but should stimulate a greater appreciation for the way in which each building, contributes to the architectural fabric of the neighbourhood.
3. Much of the area consists of modest residential buildings which are vernacular in design. Many of these buildings have been severely altered because their value as a historical and architectural resource has not been recognized. The guidelines should encourage better conservation of these structures.
4. Conservation, rather than restoration, is seen to be the most urgent concern in the District. Conservation should stabilize and protect structures from deterioration or from alterations which do not recognize their heritage quality.

Restoration

Restoring a building means returning it accurately to its earlier appearance. This is accomplished by using documentation, such as historic photographs or drawing, and through a careful examination of the building. Restoration may remove later building elements and replace missing ones. It should however respect alterations and additions, which may also be part of the heritage character of the building. With all restoration work the intent must be to retain as much of the original fabric of the building as possible so that the building doesn't become a replica, rather than an authentically old building. Restoration of missing elements should only be undertaken with adequate historical documentation.

In Lowertown West there are many opportunities for the restoration of older buildings which have been obscured by later changes.

Conservation

Conservation means preserving a structure through careful maintenance and repair. This work recognizes the heritage value of the structure and attempts to protect the original fabric of the building as much as possible. It encourages good routine maintenance, ensuring the building is not deteriorating from decay or water penetration, and it also encourages repairs which use materials, details and techniques which are appropriate to the age and character for the building. For example, the use of modern metal or plastic sidings on a nineteenth century building is not conservation. As with restoration, it is important that the original fabric of the building be retained, and that replacement occurs only when the fabric is deteriorated.

The conservation of buildings through good maintenance and repair is crucial to the protection of the Lowertown West District.

Renovation and Rehabilitation

Property owners may seek to improve their buildings by adding new services, adding additions or in some manner modifying their buildings to accommodate their present-day functional needs. In all cases this work should attempt to conserve the heritage character of the building. The required alterations should demonstrate a sensitivity to the original design of the building in materials, architectural form, scale and detail. Carefully planned and executed renovations can protect heritage buildings by ensuring their continued use and viability and they should be encouraged in Lowertown West.

Remodeling and Inaccurate Restorations

Many buildings in Lowertown West have been remodelled. Their facades have been dramatically altered to provide the building with a new contemporary look. The intent of remodelling has been to renovate the building, and at the same time, to conceal its age. The designation of the District will encourage a better understanding of the significance and interest of the early buildings in the area. Remodeling should be discouraged as detrimental to the character not only of the individual building, but to the neighbourhood as a whole.

Remodeling may also occur as a type of inaccurate restoration which is not based on a careful examination of either the building or any historical documentation. Adding inappropriate traditional elements such as window shutters, casement windows, roof dormer or a decorative front porch, may not be appropriate to the age or character of the particular building, and may create a false image of the historical character of the area. Inaccurate restorations should be discouraged in the District.

7.5.2 Working with very altered buildings

Many of the early buildings in Lowertown West have been significantly altered from their original appearance. One reason for this is that with vernacular buildings the exterior cladding has been traditionally regarded as a kind of sacrificial coating, a cover which was intended to protect the building from the elements but which would require frequent renewal. An original roughcoat stucco or wood clapboard cladding might be replaced in time with a brick veneer or a more modern angelstone or aluminum siding. Other buildings have had major additions or alterations to rooflines, foundations, windows and doors which obscure the original character of the building.

Recommendations:

1. Historical documentation on the building should be reviewed to appreciate what the original appearance of the building might have been. A careful examination of the building itself may reveal much about its earlier character.
2. Restoration of the building may not be possible and should not be attempted without adequate historical documentation.
3. Removal of cladding, details and finishes which obscure the original building should be encouraged.
4. It should be recognized that even the very altered buildings form part of the character of Lowertown West. Work on these buildings should emphasize the

conservation of their remaining historical fabric and the improvement or enhancement of the later alterations to better relate to the neighbourhood.

7.5.3 Working with slightly altered buildings

The majority of buildings in the District have had some alterations over time. These alterations may form part of the gradual evolution of the building and may enhance rather than detract from the building's character. Some alterations may also have included the removal of elements such as decorative cornices or wooden porches and these alterations diminish the heritage character of the building.

Recommendations:

1. Historical documentation on the building should be reviewed to evaluate the extent to which the building has been altered. A careful examination of the building itself may reveal much about its earlier character.
2. Restoration should be encouraged if adequate documentation exists.
3. If historical documentation does not exist for the building, the replacement of a missing element, such as a metal cornice, may still be considered if the replacement is based on a similar element from a building of comparable age and design within the District.

7.5.4 Guidelines for Demolition

Demolitions, either partial or complete, are not encouraged. Permission for demolition by City Council, as required under the Ontario Heritage Act, must be sought.

Recommendations:

1. As a general principle, demolition of structures within the District will not be recommended for approval by City Council.
2. Partial demolitions required for renovations may be acceptable if they do not remove significant original fabric of the building.
3. Structures deemed not to have heritage significance may be considered for demolition, if an appropriate replacement structure is proposed.

7.5.5 Guidelines for Infill Buildings

Infill buildings may be either additions to existing structures or new structures on vacant lots.

Recommendations:

1. Infill buildings must respect the scale, set-backs, architectural design and materials of neighbouring buildings.
2. Small scale development, working within existing lot divisions, should be encouraged.
3. Contemporary design should contribute to and enhance the continuing architectural evolution of the District. Infill buildings should not attempt to appear older than they are.

4. Infill buildings should contribute to the streetscape as outlined in Section 7.4.- Streetscape Guidelines.

7.5.6 Comments on Conservation

Conservation of heritage buildings requires a knowledge of traditional materials, traditional construction techniques and present building trade practices. It also requires a thorough knowledge of the particular building, a knowledge which can be gained both from historical documentation and from a careful on-site examination. Technical support and advice is available from the Heritage Section of the Planning and Development Department.

A. General Conservation

Comments:

1. It is advisable that inspections of a building should be undertaken routinely by the property owner on an annual or semi-annual basis to assist the property owner in detection significant conservation problems as they may arise.
2. Owners should ensure that items such as eavestroughs and downspouts should be cleaned routinely and roof surfaces maintained in good condition to limit possible sources of water infiltration and building deterioration.
3. In all cases, the building's original material should be retained whenever possible. To conserve the authenticity of a heritage building it is better to retain and repair portions of a damaged element, such as the decorative wood trim on a porch, than to replace it with all new material.
4. Conservation work should be appropriate to the character and age of the particular building in both materials and detail. If a replacement element is required, such as a new wood window sash, it should match the original detail in proportion and profile as closely as possible.

B. Wood Structures

1. Wood structures, particularly those without basements, should be examined for deterioration at the foundation or sill plate. Water should be drained away from the building and deteriorated section of the sill plate should be replaced.
2. The paint coat on exposed wooden elements such as wood siding, windows, porches, and other wood trim should be well maintained to inhibit deterioration.
3. If an historical stucco or rendered finish has been applied to the building, and repair is required, careful attention should be paid to matching the texture and colour of the stucco, and as much of the original material should be retained as possible.

C. Masonry Structures

1. Masonry buildings, which may be either solid masonry or masonry veneer, require careful and regular repointing with soft mortars to discourage water penetration. Hard Portland cement mortars should not be used with stone or older brickwork as they will lead to deterioration of the masonry.

2. Masonry should be examined periodically for structural defects such as cracking due to settlement or shifting because of inadequate bonding. Structural defects may require complex solutions and technical advice should be sought before attempting to apply a remedy.
3. Cleaning of masonry is often not necessary, but if it is undertaken it should be done gently with either water or a mild chemical wash. Sandblasting is not acceptable for cleaning brickwork.

D. Roofs

1. Early pitched roofs in Lowertown West were either wood shingle or tin-plate or terre-plate metal roofing. Care should be taken to determine the original roofing material which existed on the building. Wood shingles tended to be white cedar and numerous historical photographs of the area illustrate appropriate details for easily available and materials such as lead-coated copper or less expensive galvanized metals are frequently recommended as alternatives. Metal roofs may have been installed as standing seam roofs or as metal shingles or tiles. Nailing patterns on the sheathing boards may indicate which method was used on the building.
2. Roof elements such as chimneys, cornices and other eave details may have been removed and their replacement should be encouraged as prominent building elements, if adequate documentation exists.

E. Energy Upgrading

1. Upgrading buildings for energy efficiency through insulation of walls and attics or double glazing of windows should be approached cautiously. Insulation requires the careful installation of a vapour barrier to prevent moisture condensation and a vapour barrier is often difficult to install successfully in an older building. Double glazing can be added to the interior of existing windows as interior storms.

F. Decorative Wood and Metalwork

1. Decorative wood and metalwork elements should be repaired rather than replaced wherever possible.
2. Decorative work should be protected from deterioration by good routine maintenance.
3. Replacing missing elements may be encouraged if adequate documentation exists. For simple work, such as handrail replacement, using a comparable example from a building of the same type and age within the District may be acceptable.