

Cultural Heritage Impact Statement
593 Laurier Avenue, Ottawa



Report Prepared for: Project1 Studio

RMA Project No.: 19094

Date: December 10, 2019

Report Prepared by:



ROBERTSON MARTIN
ARCHITECTS

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Annex B Heritage Survey and Evaluation Forms

A. Introduction

Robertson Martin Architects (The Consultant) was retained in December 2018 by Project1 Studio Incorporated (the Client) to provide a *Cultural Heritage Impact Statement (CHIS)* for a proposed development at 593 Laurier Avenue in Ottawa (the Site).

Section 4.6.1 of the City of Ottawa Official Plan has policies that outline when a *Cultural Heritage Impact Statement (CHIS)* is required and provides the evaluation requirements for reviewing the impact of a proposed development on cultural heritage resources when development is proposed that has the potential to:

- Adversely impact the cultural heritage value of properties designated under *Part IV* of the Ontario Heritage Act (OHA); and
- Adversely impact the cultural heritage value of districts designated under *Part V* of the OHA.

In addition:

- A *CHIS* may also be required for development applications adjacent to or within 35 meters of designated buildings and areas; and
- A *CHIS* is required when demolition is proposed.

The proposed development involves partial demolition of existing buildings on the site to ensure its connection to the new development. The consultant was tasked to evaluate the impact of the demolition and proposed development on the heritage character of the building site and surrounding area.

B. General Information

The proposed development is located at the corner of Laurier and Bronson Avenues (northwest corner of intersection), involving one existing lot at 593 Laurier Avenue (see *Figure 1*). The building was designated under *Part V* of the *Ontario Heritage Act (OHA)* (See *Figure 2*)

The planned development proposes the partial demolition of 593 Laurier Avenue (the address of Fleck House) at its northwest and southwest facades, retaining the majority of the building to integrate it into a new multi-unit residential building, which takes the form of an open L shape along the north and west property lines.



Figure 1: Detail of the property proposed for incorporation within the new development. (Google)

C. Current Conditions/ Introduction to Development Site

The Alexander Fleck House is a two-and-a-half storey red brick residential building constructed in 1902 in the Queen Anne Revival style with a later two-storey addition on the western elevation. It is located at 593 Laurier Avenue West, at the corner of Laurier and Bronson Avenues just outside the western border of Centretown in the city of Ottawa (see Figure 2).

The Queen Anne Revival style of the building, which was popular in Canada from the 1880s until about 1910, is characterized by its irregular plan, multi-sloped cross-gable roof with decorative brackets and half timbering in the gable ends, tall chimneys, geometric motifs, wooden oriel window and stone porch with gabled roof and wood column. The use of various building materials (i.e. brick, roughcast stucco, wood and stone), multiple shape of windows, stone sills and lintles, as well as voussoirs is also characteristic of the Queen Anne Revival.

The use of brick and stonework, complex roof lines and massing, as well as the decorative stained glass on the building illustrates a high degree of craftsmanship. The Alexander Fleck residence preserved many of its original features; it has remained largely unchanged since construction in 1902 (except the additions to the west). In 1940, the residence was converted into apartments.

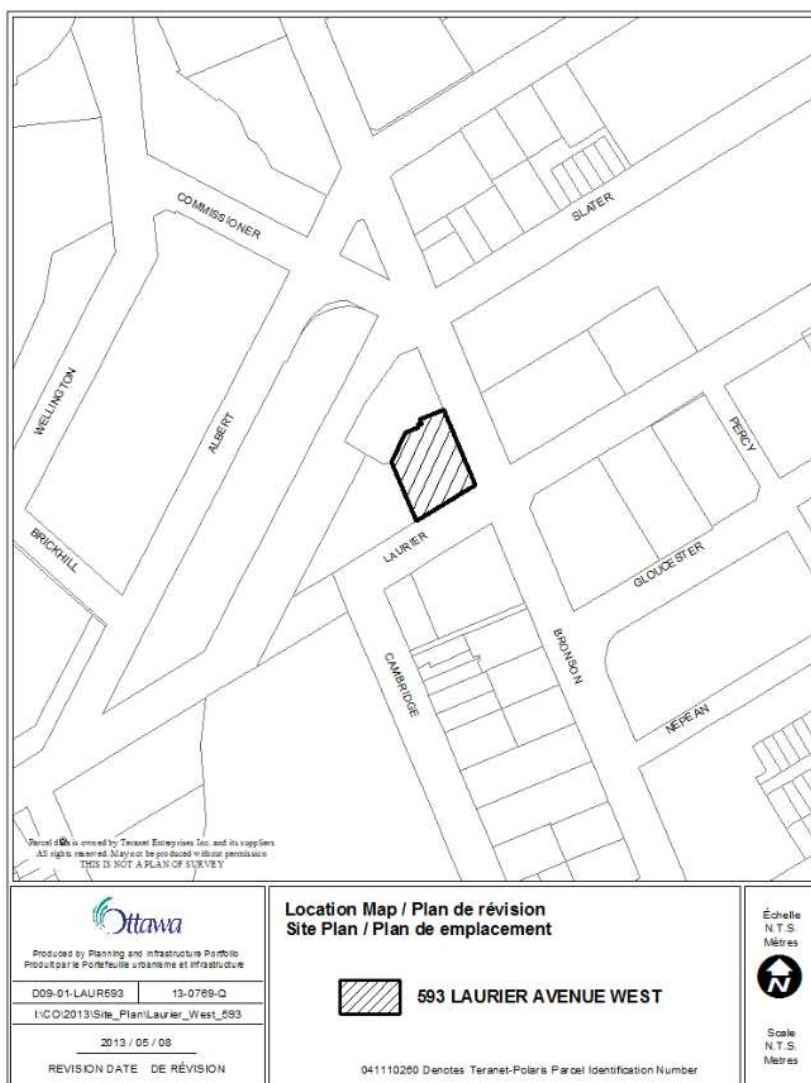


Figure 2: Zoning map of the properties. (maps.ottawa.ca/geottawa/).

Under the City of Ottawa *Comprehensive Zoning By-Law (2008-250)*, the development site falls along the boundary line of the *R4T – Residential Fourth Density Zone* that applies to inner-urban neighbourhoods. The *R4* zone category permits a wide range of residential building forms and densities (from single detached to low-rise apartment dwellings) as well as development which is compatible with existing land use patterns to maintain or enhance the character of a neighbourhood. This is in line with the *City's Official Plan* which treats these neighbourhoods as relatively stable and puts a greater emphasis on compatibility with the existing neighbourhood character. Intensification is supported in such neighbourhoods, provided it fits well with its context and enhances the desirable characteristics of these residential communities.

The *R4* zoning is mainly found in inner-urban neighborhoods that were developed in the late 1800's through the mid-twentieth century in recognition of their historically diverse housing stock which has long included low-rise multi-unit dwellings. Within the *R4* zoning category, there is a range of subzones distinguished by a letter at the end of the zone code (e.g. *R4F*, *R4H*, *R4T* etc.). The *R4T* falls under a subzones category that do not state a limit on the number of permitted units (see Figure 3).

Within the context, the proposed development at 593 Laurier Avenue site is envisaged as a 16/17 storey high-rise obtuse 'L shape' tower connected to the heritage building at its western facade. The tower portion is located 1500mm from the western property line, 1000mm from the northern property line and 5.2m from the rear lot line at the north.

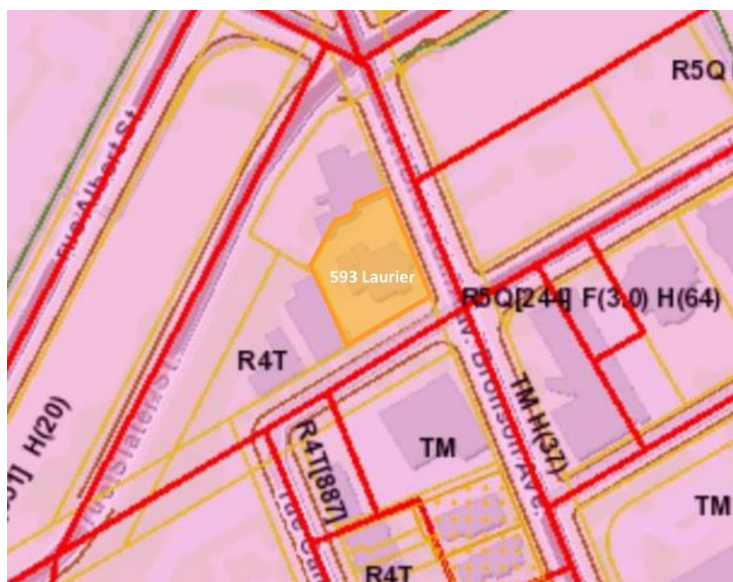


Figure 3: Zoning map of the properties. (maps.ottawa.ca/geottawa/)

D. Background Research and Analysis

Research and Methodology

The methodology utilized in the preparation of this report included review and reference to the following:

- *Visits to the site and surrounding area;*
- *Heritage Survey and Evaluation Forms (593 Laurier Avenue), City of Ottawa, prepared by Carly Kastner, May 2013;*
- *The City of Ottawa Official Plan, May 2003;*
- *Zoning By-Law R4 (Residential Fourth Density) Zoning Review – Discussion Paper, November 2016.*
- *Standards & Guidelines for the Conservation of Historic Places in Canada, Second Edition, Parks Canada, 2010;*
- *Heritage consultation with the developer;*

- Revised proposed development drawings prepared by Project 1 Studio Incorporated, received on November 7, 2019; and
- 3D views prepared by Project 1 Studio Incorporated, received on December 4, 2019.

Site Analysis and Evaluation

The site of the proposed development is situated on the corner of Laurier and Bronson Avenues. This neighbourhood underwent considerable densification through time. It consists of a mixture of low, medium and high-rise apartment buildings along Laurier Avenue with heights ranging between 11-24 storeys (See Figure 3). These new developments are mainly located to the south of Laurier Avenue, as the *Nanny Goat Hill Community Garden* occupies the area to the north of Laurier Avenue. However, the adjacent buildings to the development site do not exceed 4 storeys. Single residential units cannot be found at the immediate boundary of the development site; however, a few more modest single residential properties are located on Cambridge Street close to Laurier Street. Further north, similar heritage buildings are still preserved at the corner of Bronson Avenue and Slater Street (see Figures 4, 5 and 6).

The area of the development site is characterized by a simple modern style architecture. This urban setting provides an opportunity for development that is not required to adhere to a strict set of aesthetic guidelines. However, the remaining Queen Anne heritage building at 593 Laurier Avenue is unique and is the most prominent building in the neighbourhood. Accordingly, developers and designers should be sensitive to the impact of any new developments and strive for minimal impact on the heritage building.

Within the development context outlined by the *City of Ottawa's Official Plan* and the *R4T* zoning category, which outline strategies for infill and densification, the development has a unique opportunity to preserve/incorporate the heritage assets on the existing site while satisfying densification aims. Following good conservation practice, the new construction should be "of its own time" and compatible with the identifiable heritage character of the surrounding neighbourhood.



Figure 4: Height of surrounding buildings. (Google)



Figure 5: Character of the neighbourhood. (RMA)



Figure 6: Character of the neighbourhood. (RMA)

E. Statement of Significance

The property on the proposed development site has architectural, historical and contextual values. It is unique in its composition and excellent example of its architectural style. It is associated with the prominent Fleck family and contributes as well to understanding the historical socioeconomic evolution of the Centertown area (see Figures 5, 6,7,8).

The following is extracted from the *Heritage Survey and Evaluation Form* produced by Carly Kastner during her review in 2013 (with a few updated notes), and the *Statement of Cultural Heritage Value* of the building.

Architectural value:

The Alexander Fleck House was constructed in 1902 in the Queen Anne Revival style which was popular in Canada from the 1880s until about 1910. Many features of the house are characteristic of the style including: the irregular plan, multi-sloped cross-gable roof with decorative brackets and half timbering in the gable ends, tall chimneys, geometric motifs, wooden oriel window, the stone porch with gabled roof and wood columns, as well as the use of multiple materials (brick, roughcast stucco, wood and stone). The varied window shapes (round-headed, segmentally-arched, rectangular) and treatments (stone sills, lintels, voussoirs) are also characteristic of the Queen Anne Revival yet have an added Arts and Crafts element in the original stained glass work.

As an example of the Queen Anne Revival style, the Alexander Fleck House illustrates a high degree of craftsmanship in its architectural elements. This includes the intricate brick and stonework, complex roof lines and massing, as well as the decorative stained glass.

Historical Value:

The building at 593 Laurier Ave. West is directly associated with Alexander Fleck Jr. who was the proprietor of the Alexander Fleck Limited, Vulcan Iron Works at 426 Wellington St. (currently the Garden of the Provinces). Fleck Jr. took over the general machine shop and foundry from his father Alexander Fleck Sr., a Scottish immigrant who moved his business to Ottawa from Montreal in 1867. The company was involved in many important projects including the Cornwall canal where they installed electric appliances and made all the gates and iron works for the locks. They also supplied the Ottawa Street Railway Company with mechanical parts, car motors and generators, and they held the contract to make all the castings used by the Canadian Atlantic Railway until its amalgamation with the Grand Trunk Railway. They later focused on the manufacturing of machinery for the lumber industry. The Vulcan Iron Works remained in the Fleck family until the 1950s when the Wellington Street property was expropriated by the federal government. Operations were integrated into the Beach Foundry in Hintonburg in 1955 but the Fleck family remained active in the company's management.

Alexander Fleck Jr. and his wife lived in the Laurier Ave. (Maria Street until 1904) house until his death in 1923. They had no children. His widow Maude Fleck (nee Booth, first cousin once removed of J.R. Booth) continued to reside there until 1940 when the house was bought by Russell R. McCord, another local Ottawa businessman. He converted the house into apartments, and it stayed in his family for over 50 years

The Flecks were a prominent Ottawa family in both their business and their social connections. Alexander Jr. ran the foundry and his older brother, Andrew Fleck (of 500 Wilbrod), was the Secretary-Treasurer of the Canadian Atlantic Railway for 21 years. Andrew married Gertrude Booth, the eldest daughter of the local lumber magnate J.R. Booth. They were both heavily involved in charity work and Gertrude founded the Ottawa Day Nursery (now Andrew Fleck Child Care Services) in honour of her late husband. Thomas Ahearn, a local electrical innovator, was married to Alexander Jr. and Andrew's sister Liliias and then to the elder sister, Margaret, a few years after Liliias' death.

Contextual value:

The building is considered as a neighbourhood landmark for its location at the corner of Laurier and Bronson Avenues and its prominent location on a limestone ridge. This part of Uppertown (now generally known as Centertown) was known as Ashburnham Hill beginning in the 1840s, named for Colonel John By's daughter Esther Ashburnham. The area was originally part of By's estate and was developed in the mid to late 19th century as an early upper middle class neighbourhood that featured lumber baron mansions, churches and the Ottawa Ladies College.

The Alexander Fleck House and its conversion to apartments in the 1940s contributes to understanding the Uppertown community's historical socioeconomic evolution from an originally upper class neighbourhood

- distinguished from the working classes of Lowertown - to its change to a more mixed socioeconomic character in the second half of the twentieth century. In 1902 the house, located on the west end of Uppertown, was a late addition to the affluent residential community which occurred in the latter half of the nineteenth century.

The conversion of the Alexander Fleck House into apartments exemplifies the trend in the interwar years of the community's move towards middle class housing as evidenced by the many apartment buildings immediately surrounding the property today.



Figure 7: 593 Laurier Avenue, front (south) façade of existing building. (Google)

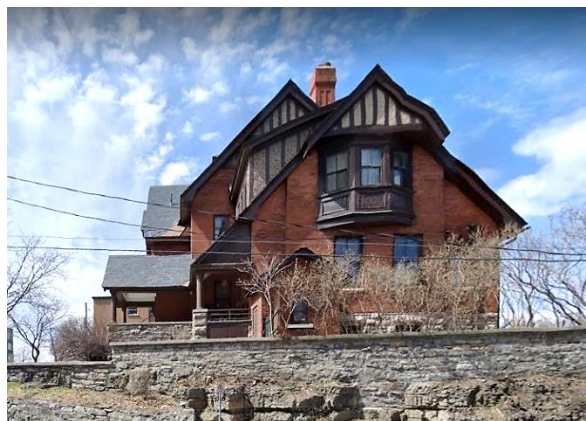


Figure 8: 593 Laurier Avenue, corner (south and east) façades of existing building. (Google)



Figure 9: 593 Laurier Avenue, side (south-west) façade of existing building. (RMA)



Figure 10: 593 Laurier Avenue, front and side (south and west) façades of existing building. (RMA)



Figure 11: 593 Laurier Avenue, rear (north) façade of existing building. (<https://bennettpros.com/>)

Key elements that embody the heritage value of the Fleck House as an excellent example of the Queen Anne Revival style with a high degree of craftsmanship include the following:

- *Complex, steeply pitched, cross-gable roof with half timbering and decorative brackets in the gable ends;*
- *Tall chimneys with decorative chimney pots;*
- *Turret located at the rear to take advantage of the views to the Gatineau Hills;*
- *Wooden oriel window;*
- *Decorative brickwork;*
- *Varied window shapes (round-headed, segmentally-arched, rectangular) and treatments (brick and stone lintels, sills, voussoirs);*
- *Use of multiple materials and finishes (brick, roughcast stucco, stone, half-timbering, wood shingles);*
- *Stone porch with gabled roof and wood columns;*
- *Geometric and floriated motifs (decorative brick and woodwork, stained glass window designs);*
- *Wide, plain vergeboard with curved cornice returns;*
- *Stone retaining wall on Bronson Avenue.*

F. Description of the Proposed Development

As part of the design process, the Architect updated his drawings (*received December 4, 2019*) based on the comments received from RMA regarding the height and materiality of the podium. As such, the Architect has produced a design more in harmony with the datum lines and the character of the existing building.

Accordingly, the revised proposed development retains the primary structures of the 593 Laurier Avenue, as well as its primary heritage elements. The exterior appearance and scale of the building at 593 Laurier Avenue will continue to serve as multi-residential units. However, the later additions at the west will be removed leaving space for the new 16/17 storey multi-unit residential building (Based on the Ontario Building Code definition, the tower is considered as a 16 Storey building, however, according to the zoning definition the tower would be 17 stories).

The proposed tower has no setbacks and is very close to the property lines at the north and west, which may affect the adjacent property at the west by projecting shadow on the its 3 storey building.

The new 16/17 storey construction will provide 4-5 units per floor making a total of 82 residential units in addition to 3 units within the heritage building. However, the new development doesn't foresee underground parking; only two parking spaces will be offered in front of the main entrance of the heritage building at Laurier Avenue. However, it will offer a storage space for 60 bicycles near the mechanical rooms in the basement of the existing building. A penthouse is introduced on the rooftop to accommodate mechanical equipment.

The new building consists of an obtuse L-shape 16/17 storey block that surround the existing building at the west. The façade of the new tower that looks toward the future public library's Main Branch location has nice architectural vertical elements and design. The obtuse shape does not obscure the visibility of the heritage building viewed from the north, south and east. Nevertheless, the design of the projecting façade on the existing building is very simple highlighting the horizontal division between the different storeys. The main entrance of the building is the entrance of the Fleck house.

The new development appears to mimic the materiality and linear forms of the heritage building and the remaining buildings in the area throughout the new construction with the use of similar red brick and stone masonry for the podium.

The building façades have a contemporary design compatible with the prevailing character of the area; it enhances the preserved parts of heritage buildings and reflects the character of existing buildings on adjoining and facing properties.



Figure 12: Model of the proposed development from the southeast. (Project1 Studio Incorporated)

G. Impact of Proposed Development

Our assessment attempts to identify any positive and negative impacts the proposed development may have on the heritage value of cultural heritage resources. Assessment is made by measuring the impact of the proposed works on the significance and heritage attributes defined in the attached *Heritage Survey and Evaluation Forms 2013 (Annex B)*.

Extracted from the City of Ottawa's CHIS guidelines, characteristic positive impacts of a development on cultural heritage resources typically include, but are not limited to: (items in bold have been deemed most relevant to this proposal)

- **Restoration of a building or structure, including replacement of missing attributes;**
- **Restoration of an historic streetscape or enhancement of the quality of the place;**
- **Adaptive re-use of a cultural heritage resource to ensure its ongoing viability;**
- Access to new sources of funds to allow for the ongoing protection and restoration of the cultural heritage resource.

Negative impacts include, but are not limited to: (items in bold have been deemed most relevant to this scenario)

- **Demolition of any, or part of any, heritage attributes or features;**
- **Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building or structure;**
- Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape;
- Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship;
- Obstruction of significant identified views or vistas within, from heritage conservation districts;
- A change in land use where the change affects the property's cultural heritage value;
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.

In this context, the most relevant standards from the *Standards and Guidelines* are:

Standard 1: Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.

Standard 4: Recognize each historic place as a physical record of its time, place, and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.

Standard 8: Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

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

H. Alternatives and Mitigation Strategies

For the proposal:

The principal benefit of this proposal is the integration of the 593 Laurier Avenue Fleck Residence into a new contemporary development that will ensure the survival of their historic façades and allow them to continue to participate in the streetscape and the vitality of the changing city for generations to come.

In general, the proposal exhibits some well-executed design decisions, including:

- Continued function as a multi-unit residence complex;
- Preserving the original structures of the building and respecting the building’s form, massing, and materiality, as well as restoring its integrity through the planned rehabilitation works;
- Compatibility of the proposed development in form, materiality, and glazing with the character of the remaining heritage buildings in the neighbourhood;
- Use of contemporary materials which distinguish the old and new constructions, yet remain compatible with the established colour palette and character of the remaining heritage buildings in the area;
- Thoughtful use of materials of the podium to recall the mass and form of the existing building;
- Increased number of residential units that will assist in consolidating residential use in the area;
- Providing storage space/parking for bicycles within the basement beneath the heritage buildings is in line with the proposed Bike lanes in the Centertown area (*Ottawa Centertown-A community Design Plan for the Heart of Centertown*, May 2013).

Inversely, there are some aspects of the development that could negatively impact the site and overall heritage character of heritage building, which include:

- The tower is close to the building at the west. The distance between the facades at the connection of the new and the existing building is narrow and becomes narrower at the Turret;
- The design of the podium’s south façade is not fully in harmony with the heritage building in terms of datum lines, simple massing and materiality that will serve as a “foil” to the heritage building.



Figure 13: Site plan of the proposed development. (Project1 Studio Incorporated)

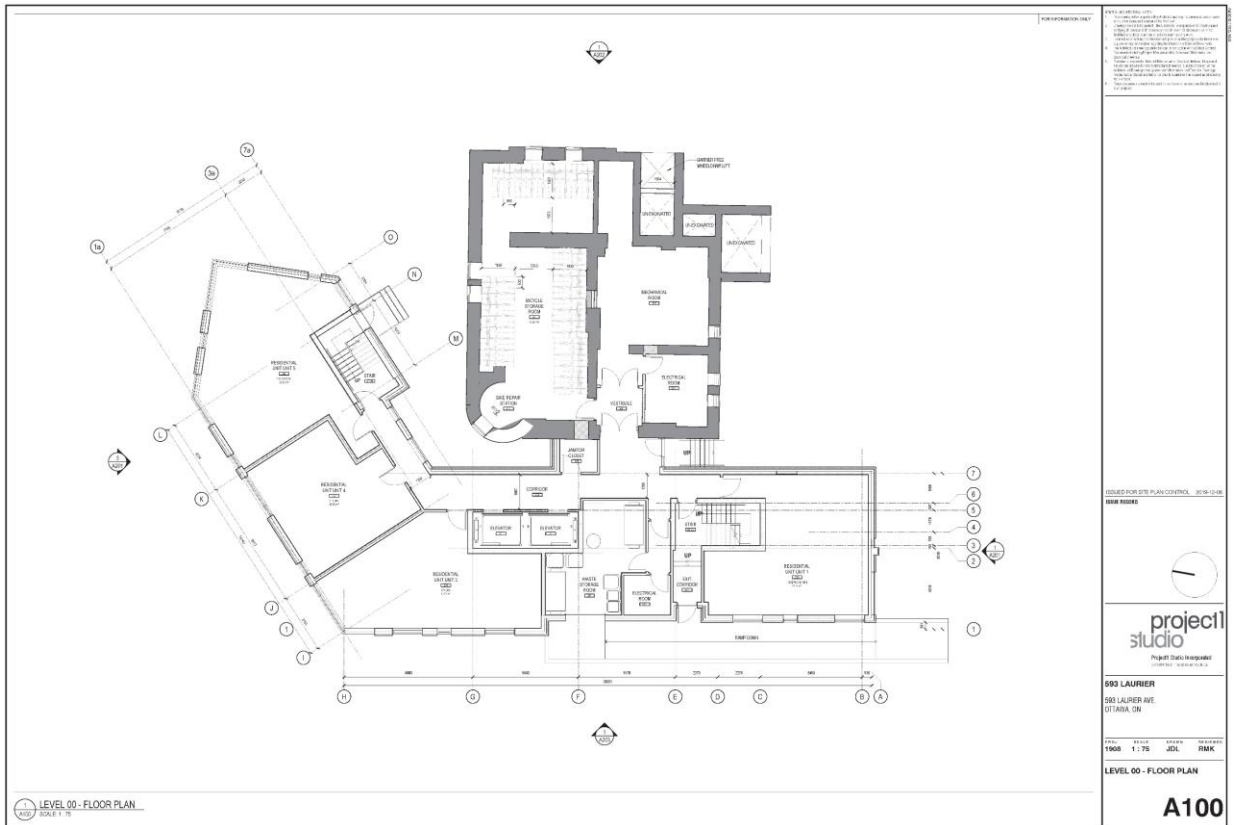


Figure 14: Plan of entrance level. Note the distance between the turret and the new tower. (Project1 Studio Incorporated)



Figure 15: Model of the proposed development from the site of the future library. (Project1 Studio Incorporated)



Figure 16: Model of the proposed development from the west. (Project1 Studio Incorporated)



Figure 17: Model of the proposed development from the west. (Project1 Studio Incorporated)



Figure 18: Model of the proposed development from the north. (Project1 Studio Incorporated)



Figure 19: Model of the proposed development from the south. (Project1 Studio Incorporated)



Figure 20: Model of the proposed development from Bronson Avenue south. (Project1 Studio Incorporated)

H. Alternatives and Mitigation Strategies

The CHIS must assess alternative development options and mitigation measures in order to avoid or limit the negative impact on the heritage value of identified cultural heritage resources.

As extracted from the City of Ottawa CHIS template, methods of minimizing or avoiding a negative impact on a cultural heritage resource(s) include but are not limited to: (we have highlighted in bold those items that may be relevant for consideration in this CHIS)

- **Alternative development approaches that result in compatible development and limit negative impacts;**
- **Separating development from significant cultural heritage resources to protect their heritage attributes including, but not limited to, their settings and identified views and vistas;**
- Limiting height and density or locating higher/denser portion of a development in a manner that respects the existing individual cultural heritage resources or the heritage conservation district; and
- Including reversible interventions to cultural heritage resources.

For the proposal:

Based on professional assessment of the overall heritage and urban context along Laurier and Bronson Avenues, we are in agreement with that the proposed development can fit well in its context. Given its placement on the escarpment, whether the addition is 16 or 17 stories will not affect the heritage building's presence and visibility in the urban context. The meaningful adaptive reuse of the heritage building as a celebrated entry to the new residential apartment building is to be commended.

The submitted architectural package on November 7 and November 14, 2019 has been revised by the architect to provide a design that minimize the impact of the proposed buildings on the heritage character of the existing building. Previous recommendations to the Consultant included the following:

- More effort needs to be invested to improve the design of the new building in terms of rhythm, proportions, datum lines and materiality to make the two structures 'talk' to each other.
- As projected, the new development is dominating the existing building; a more visually quiet, simple contemporary expression is required to make the new tower as the 'foil' to the heritage asset.
- The grey podium stone base is not in line with the datum line and materiality of the existing building. A contemporary red brick podium base on gray stone foundation could better match the existing building. The stone could be same colour but contemporary material, finished slightly differently.
- The 'gasket' connection between the new and existing is weak; better integrating the turret in the new design and preventing the formation of narrow impractical spaces in-between should be further explored.

The Consultant has assessed the revised drawings of the proposed development submitted on December 4, 2019. The previously recommended mitigation strategies have been mostly implemented in the updated architectural package, although we still assess that more could be done in this regard.

In addition, the tightness of the 'gasket' connection between the new development and heritage building could be improved. The design of the podium's south façade is somewhat incoherent; it splits the façade visually into two vertical parts giving the impression that the 'datum line' and materiality (stone base and brick façade) in reference to the existing building facades on Laurier Avenue is respected only by the part adjacent to the heritage building. The continuity of the 'datum line' and materiality interrupts at the center line of the podium's south façade where the brick masonry becomes higher and covers the entire podium façade.

Recommendation 1: Consider further refinement of the south façade's design.

The current design of the south façades could be in greater harmony with the heritage building on the site. Consideration for ensuring the continuity of the datum line and materiality (grey stone base and brick façade) on the western half of the south façade of the podium is encouraged. A simple elegant podium has the best chance of allowing the heritage building to remain as the focal point.

Recommendation 2: Explore alternate/improved design of the gasket connection.

The existing building is close to the new tower in the current design; this distance becomes even tighter at the turret. Alternative solutions need to be explored to ensure sufficient distance between the heritage building and the new development and some detailed study of the careful connection between old and new is advised.

I. Conclusion

The overall conclusion of this CHIS is based on measuring the impacts of the proposal on the heritage asset, as defined by the City of Ottawa, as well as from an assessment of the proposal as part of a densifying urban area. The revised proposed design (provided on December 4, 2019) is assessed as compatible with the City's Official Plan, the R4T zoning category and the immediate context of the site. The retention of the heritage building and meaningful adaptive reuse, both for continued residential use and for a gracious entry to the new residential apartment building, is to be commended.

With respect to 593 Laurier Avenue building, the proposal, in general, conforms with the requirements of the *Standards & Guidelines for the Conservation of Historic Places in Canada (2nd edition)* as well as the heritage character as outlined by the City of Ottawa. The heritage building, which is to be retained and rehabilitated, has been integrated into a larger residential development in such a way that it will continue to contribute positively to the heritage character of the area and the remaining heritage properties of the neighbourhood.

Through the application of materials, massing, form, 'datum line' and 'gasket' connection with the heritage building to remain, the Architect seeks to achieve a well-balanced design. In the next design iterations, the Architect is encouraged to consider the above additional recommendations to result in an improved design that allows the unique heritage building to retain its visual primacy to the greatest degree possible.

The Consultant is of the opinion that the updated architectural design of the development project dated December 4, 2019, has mostly addressed concerns related to the treatment of the podium façade in terms of height, massing, datum lines and materiality, although further improvements can be made in this regard. In addition, the distance and connection between the heritage building and the new tower may be improved.

Please do not hesitate to contact the undersigned should you have any questions or wish to discuss any aspect of this assessment.



Robert Martin OAA, MRAIC, CAHP, LEED AP

J. Glossary

Adversely Impact: A project has the potential to “adversely impact” the cultural heritage value of a project if it; requires the removal of heritage attributes, requires the destruction of a cultural heritage resource, obscures heritage attributes, is constructed in such a way that it does not respect the defined cultural heritage value of a resource.

Built Heritage: Includes buildings, structures and sites that contribute to an understanding of our heritage and are valued for their representation of that heritage. They may reveal architectural, cultural, or socio-political patterns of our history or may be associated with specific events or people who have shaped that history. Examples include buildings, groups of buildings, dams and bridges.

Cultural Heritage Resources: Includes four components: Built Heritage, Cultural Heritage Landscapes, Archaeological Resources, and documentary heritage left by people.

Cultural Heritage Landscape: Any geographic area that has been modified, influenced, or given special cultural meaning by people and that provides the contextual and spatial information necessary to preserve and interpret the understanding of important historical settings and changes to past patterns of land use. Examples include a burial ground, historical garden or a larger landscape reflecting human intervention.

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

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

Restoration: 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.

Annex A

Design Drawings

Received on November 7 & 14, 2019, and December 4, 2019

November, 7 & 14, 2019



593 LAURIER

ADDRESS: 593 LAURIER AVENUE | OTTAWA, ON
PROJECT NO: 1908
DATE: 2019-11-00

PRELIMINARY DRAWINGS

ARCHITECTURAL DRAWINGS

- SP14 SITE PLAN
- A100 LEVEL 00 - FLOOR PLAN
- A101 LEVEL 01 - FLOOR PLAN
- A102 LEVEL 02 - FLOOR PLAN
- A103 LEVEL 03 - FLOOR PLAN
- A104 LEVEL 04 - FLOOR PLAN
- A105 LEVEL 05 - 11 - TOP FLOOR PLAN
- A106 LEVEL 05-11 - TOP FLOOR PLAN
- A107 LEVEL 11 to 16 - TOP FLOOR PLANS
- A108 ROOF & SUPERROOF PLANS
- A201 SOUTH WEST ELEVATIONS
- A202 NORTH EAST ELEVATIONS

1908 - 593 LAURIER | PRELIMINARY DRAWINGS - 2019-11-00



1 SITE PLAN
SCALE: 1:500

1 LOCATION PLAN
SCALE: 1:500

SURVEY INFO
SCALE: 1:500

LEGEND
SCALE: 1:500

STATISTICS
SCALE: 1:500

Category	Count
Area	10,000 sqm
Perimeter	150m
Volume	10,000 cu m
Height	15m
Weight	10,000 kg
Temperature	15°C
Humidity	50%
Pressure	1013 hPa
Wind Speed	10 m/s
Wind Direction	180°
Cloud Cover	10%
Visibility	10 km
Soil Type	Clay
Vegetation	None
Water	None
Other	None

REVISION RECORD

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2019-11-00
2	REVISED PER SITE PLAN	2019-11-00
3	REVISED PER SURVEY	2019-11-00
4	REVISED PER ARCHITECT	2019-11-00
5	REVISED PER ENGINEER	2019-11-00
6	REVISED PER CITY	2019-11-00
7	REVISED PER CLIENT	2019-11-00

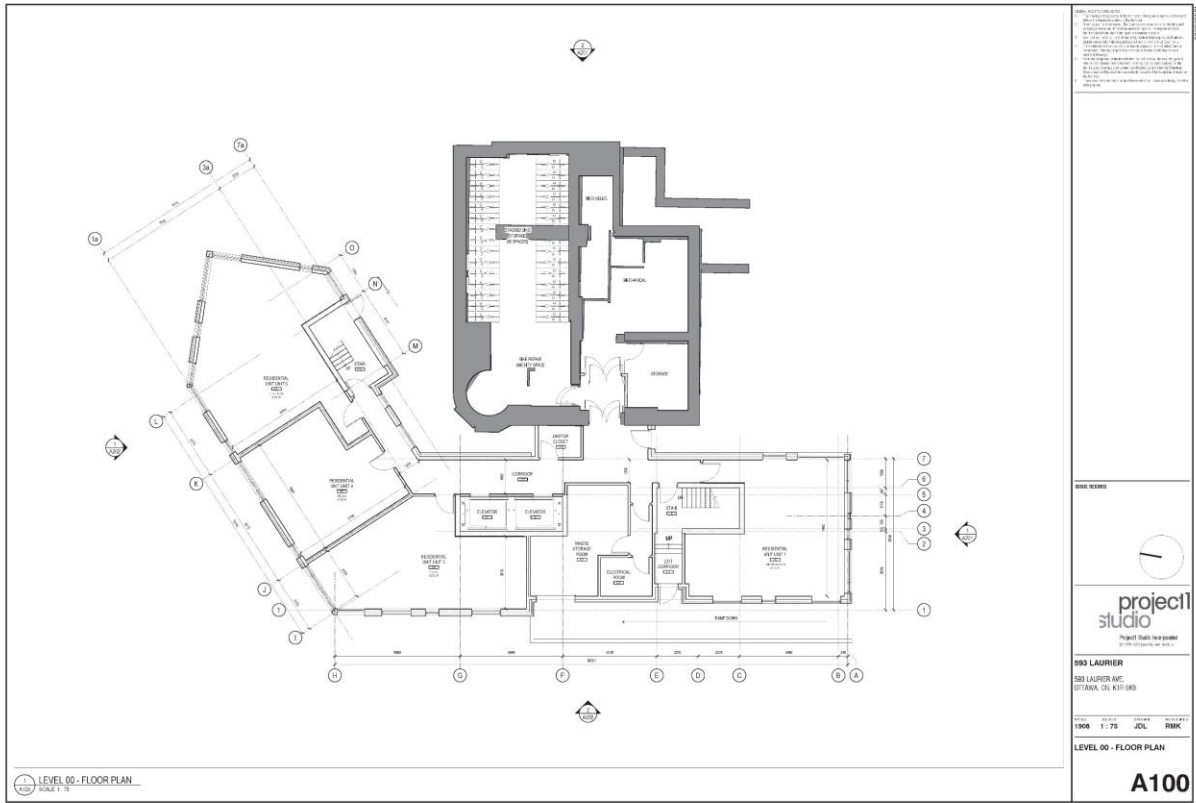
PROJECT INFORMATION

PROJECT NO: 1908
DATE: 2019-11-00
SCALE: 1:500

593 LAURIER
593 LAURIER AVENUE
OTTAWA, ON

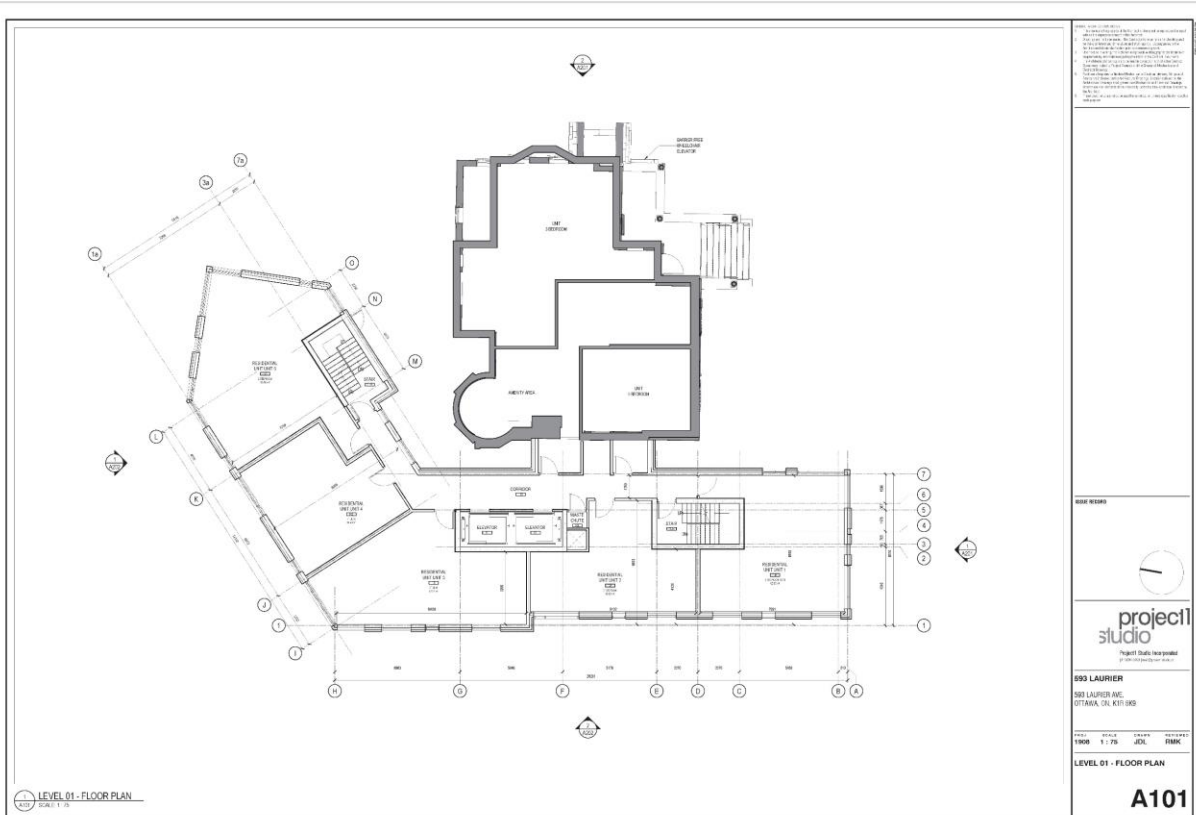
1908 - 593 LAURIER | PRELIMINARY DRAWINGS - 2019-11-00

SP-01



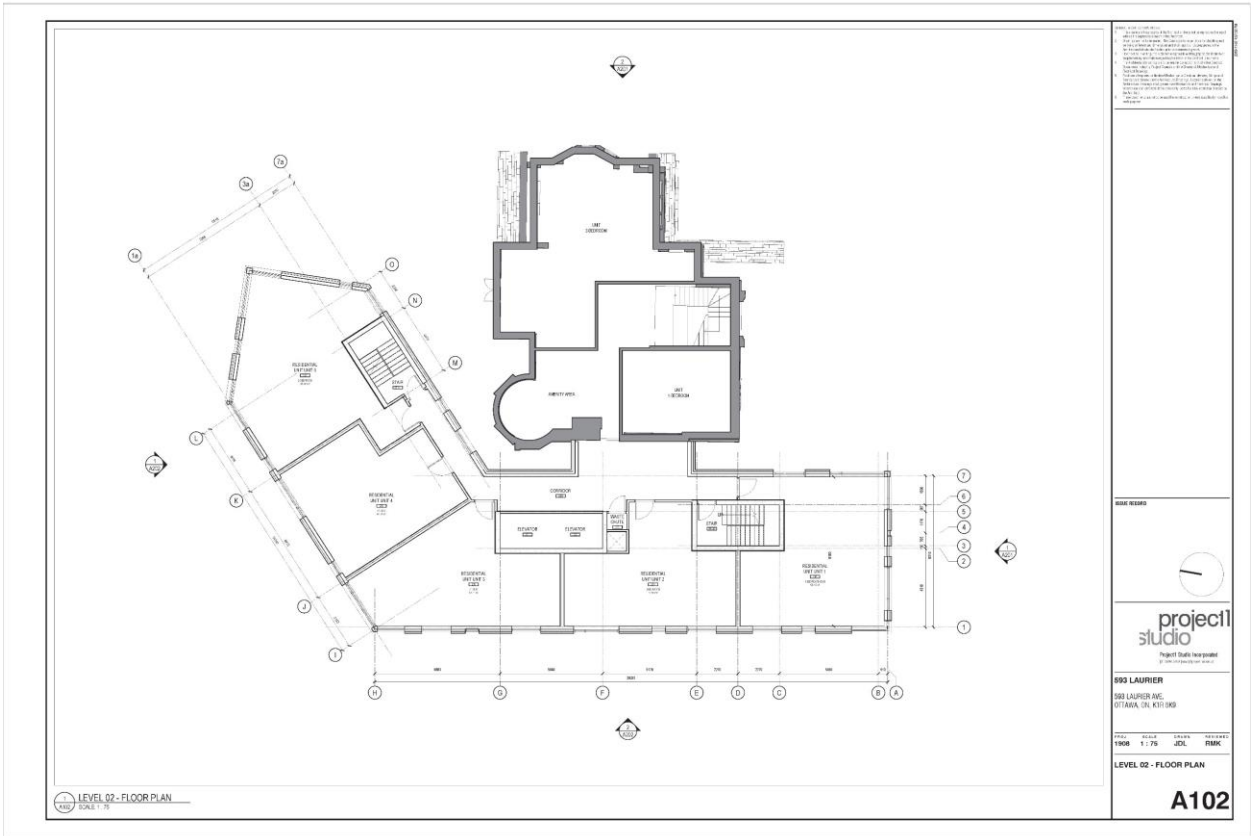
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 593 LAURIER AVE.
 OTTAWA, ON, K1T 8K9
 1906 1-78 JDL RMK
 LEVEL 00 - FLOOR PLAN
A100



1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
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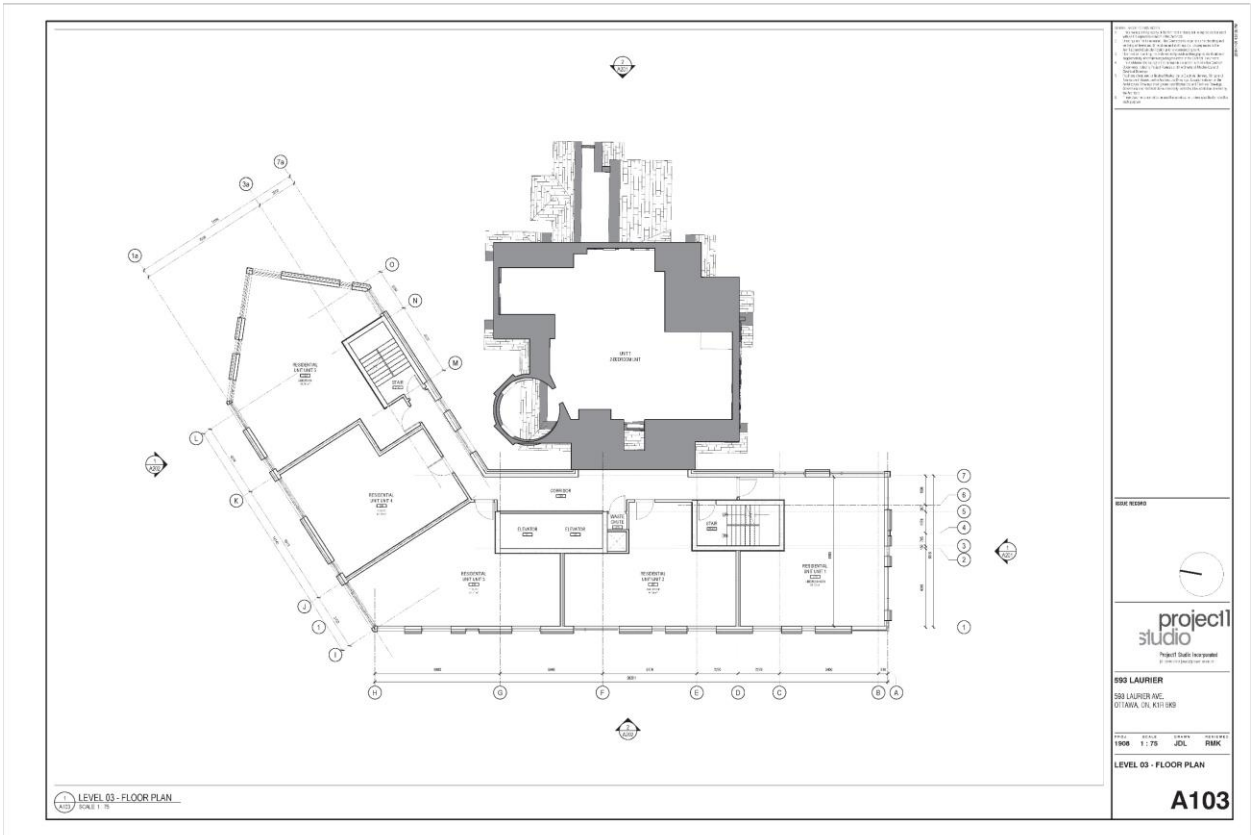
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 LEVEL 01 - FLOOR PLAN
A101



593 LAURIER
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 OTTAWA, ON, K1R 5K9

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 1906 1-75 JDL RMK

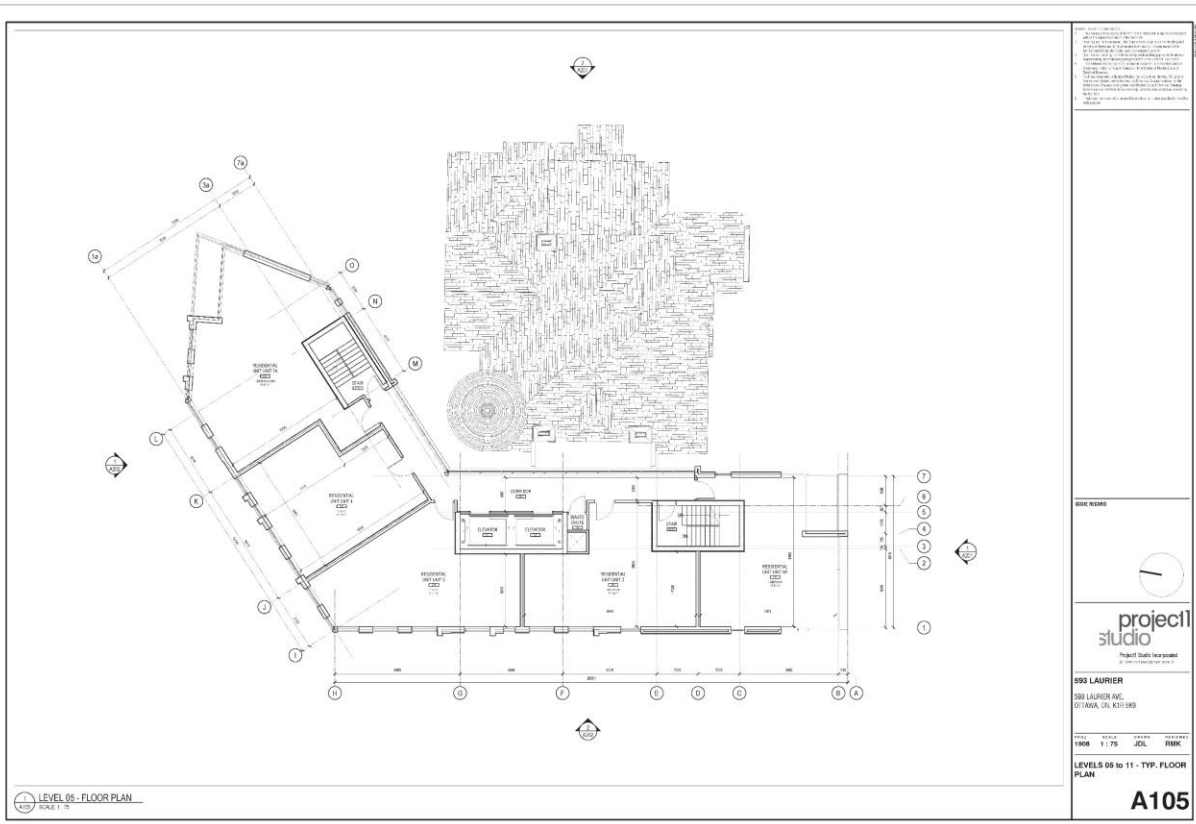
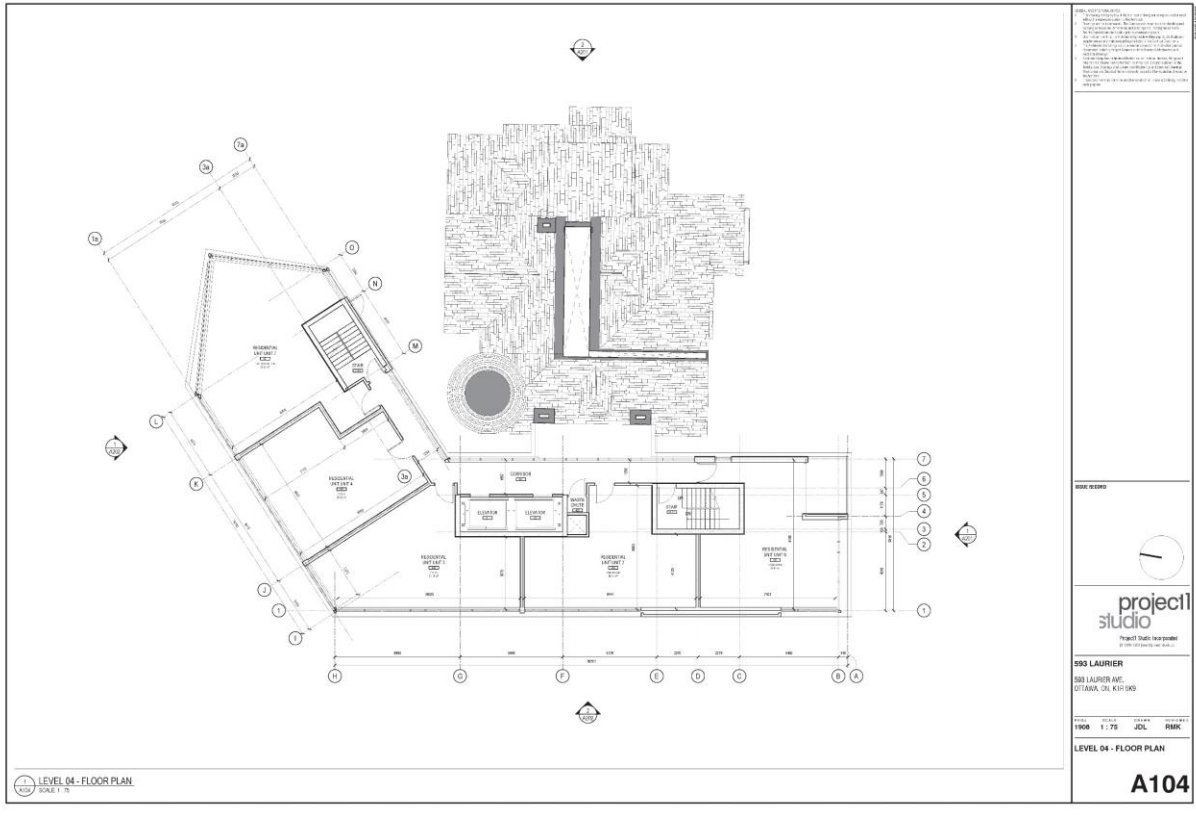
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A102

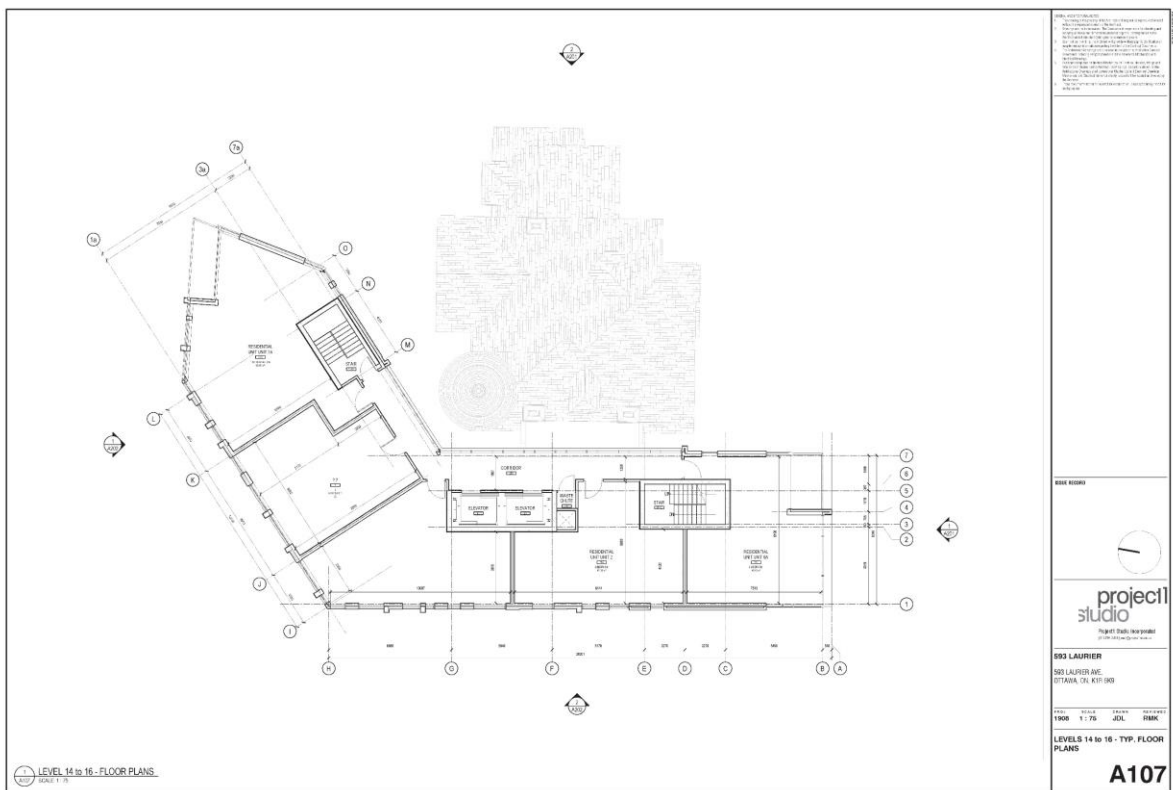
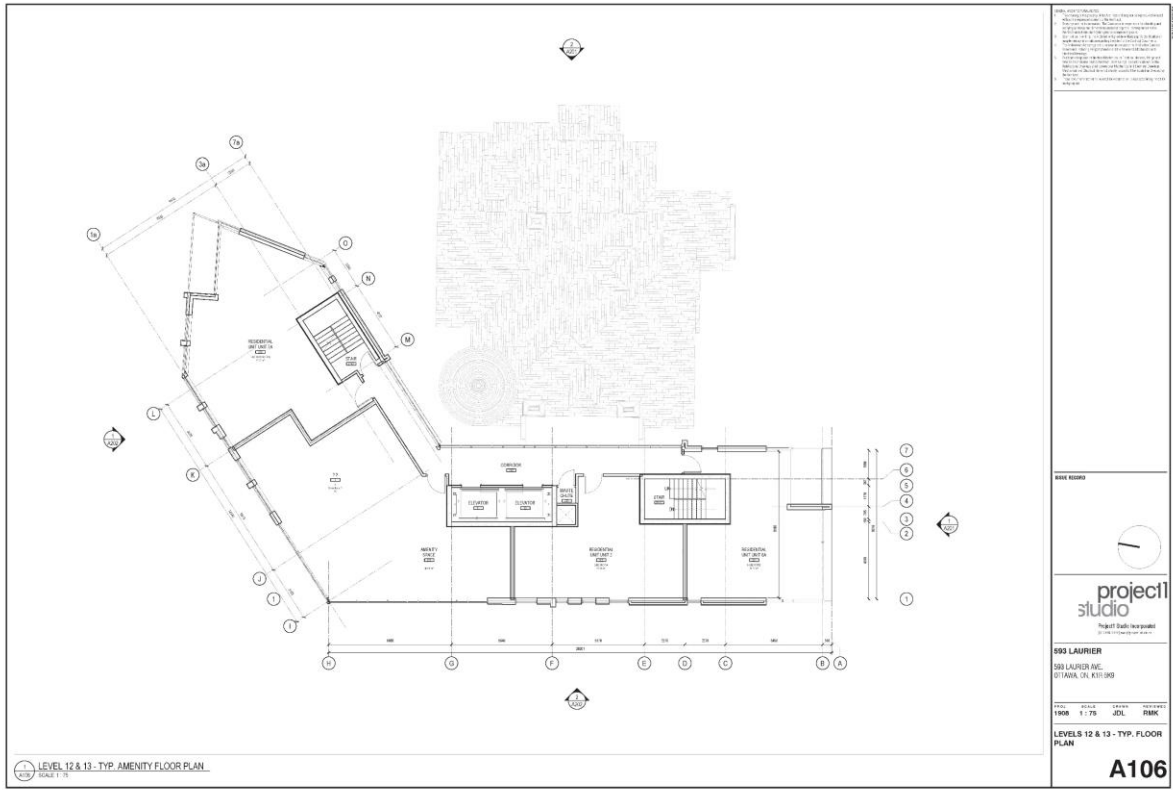


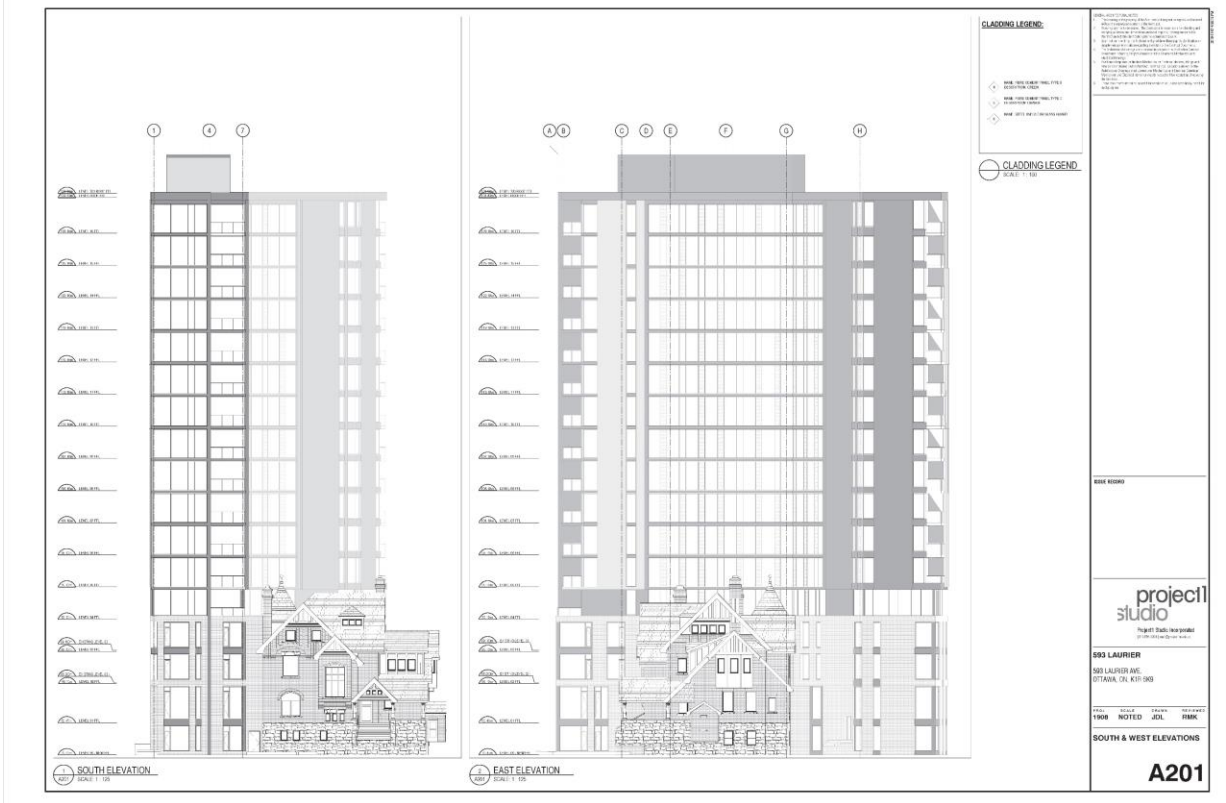
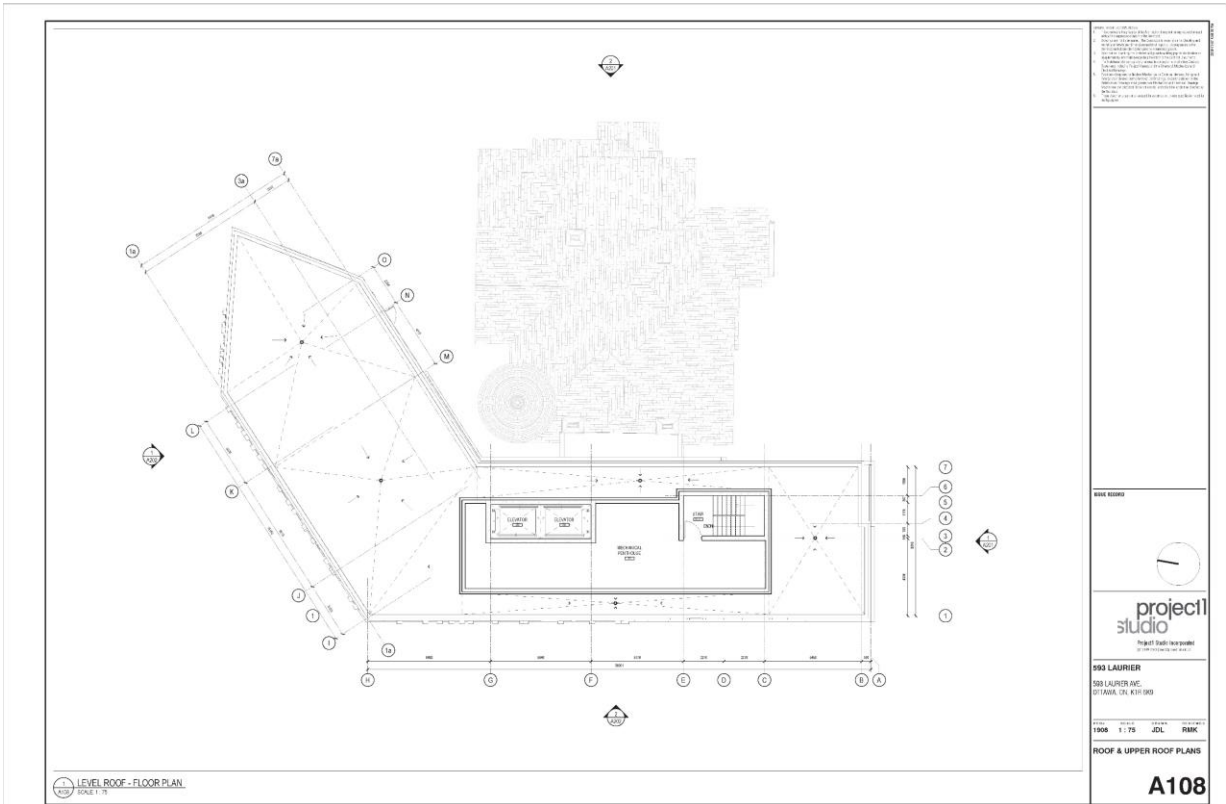
593 LAURIER
 593 LAURIER AVE.
 OTTAWA, ON, K1R 5K9

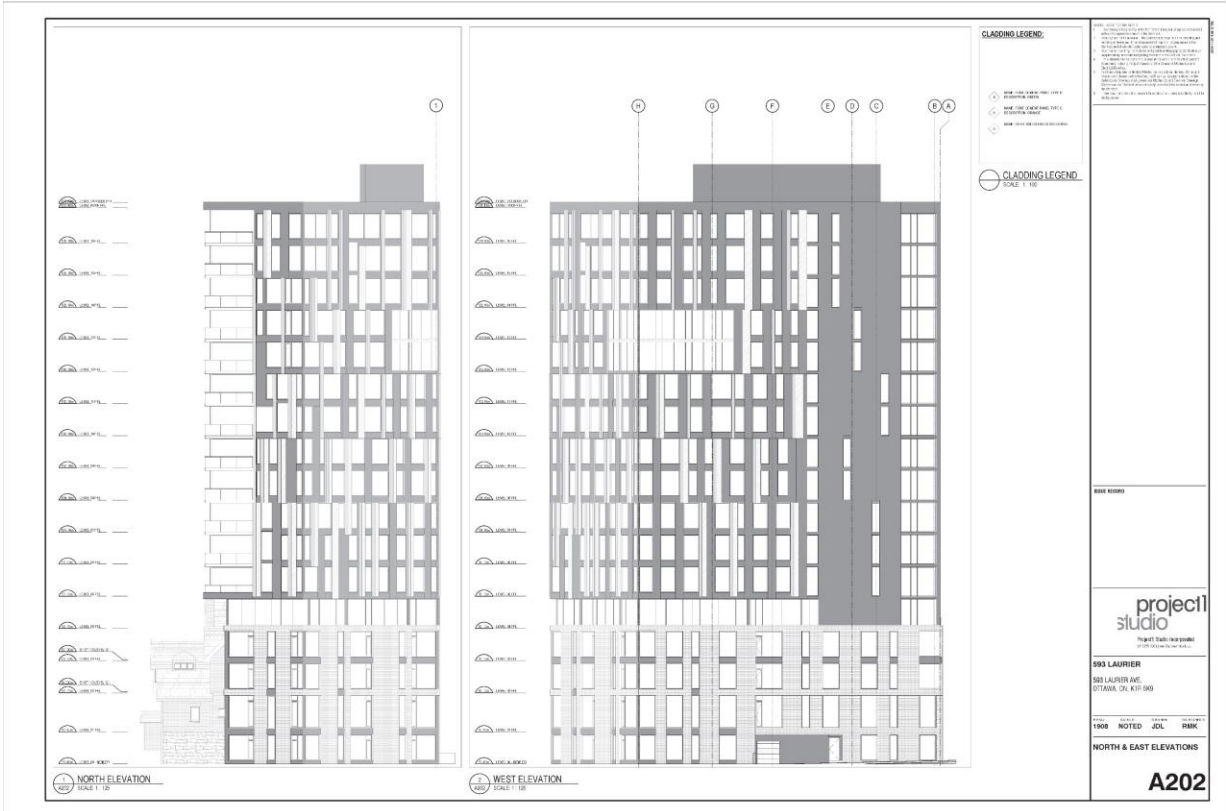
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LEVEL 03 - FLOOR PLAN
A103

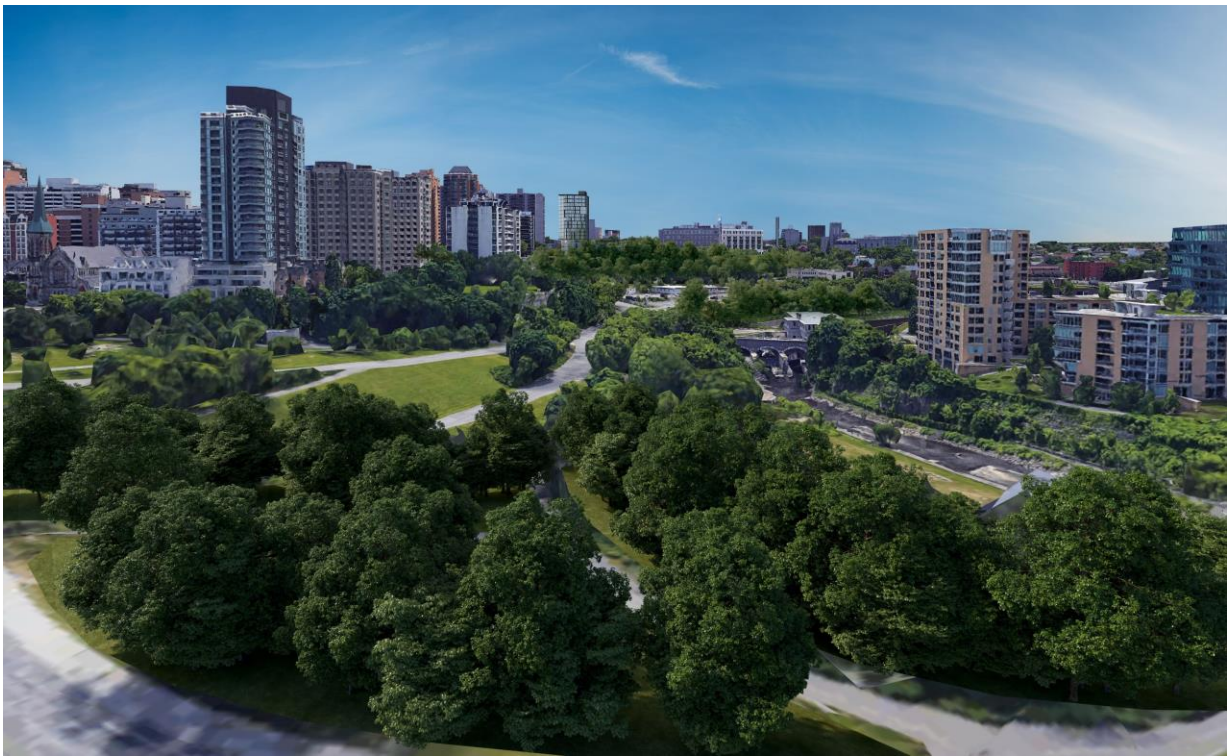
















December 4, 2019



593 LAURIER

ADDRESS: 593 LAURIER AVENUE | OTTAWA, ON
PROJECT NO: 1908
DATE: 2019-12-06

ISSUED FOR SITE PLAN CONTROL

ARCHITECTURAL DRAWINGS

- SP-01 SITE PLAN
- A-100 LEVEL 00 - FLOOR PLAN
- A-101 LEVEL 01 - FLOOR PLAN
- A-102 LEVEL 02 - FLOOR PLAN
- A-103 LEVEL 03 - FLOOR PLAN
- A-104 LEVEL 04 - FLOOR PLAN
- A-105 LEVEL 05 to 11 - 7TH FLOOR PLAN
- A-106 LEVEL 05 to 11 - 7TH FLOOR PLAN
- A-107 LEVEL 11 to 15 - 7TH FLOOR PLAN
- A-108 LEVEL 15 to 18 - 7TH FLOOR PLAN
- A-109 ROOF & TERRACE FLOOR
- BB-1 NORTH & SOUTH ELEVATIONS
- AA-2 EAST ELEVATION
- AA-3 WEST ELEVATION

1908 - 593 LAURIER | ISSUED FOR SITE PLAN CONTROL - 2019-12-06

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[613] 864-3038 | info@project1studio.ca

SITE PLAN
SCALE: 1:100

LOCATION PLAN
SCALE: 1:500

STATISTICS
SCALE: 1:500

LEGEND
SCALE: 1:500

REVISION RECORD

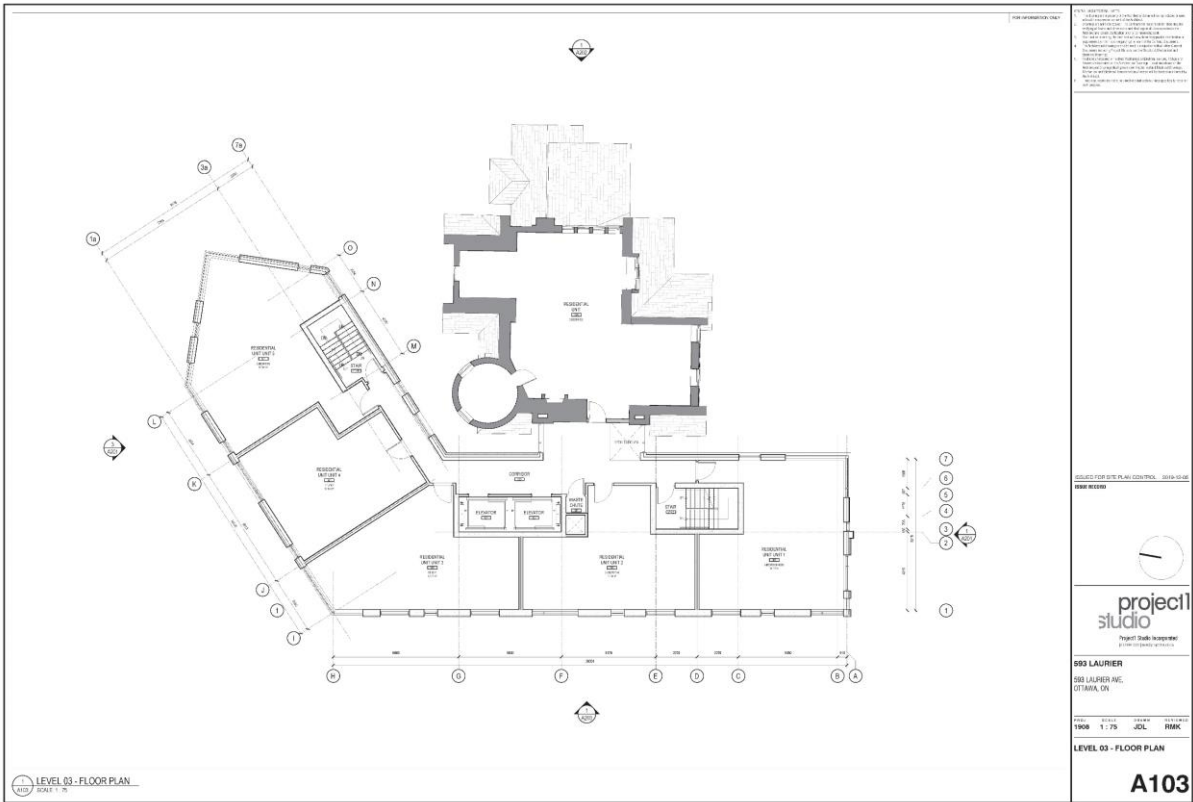
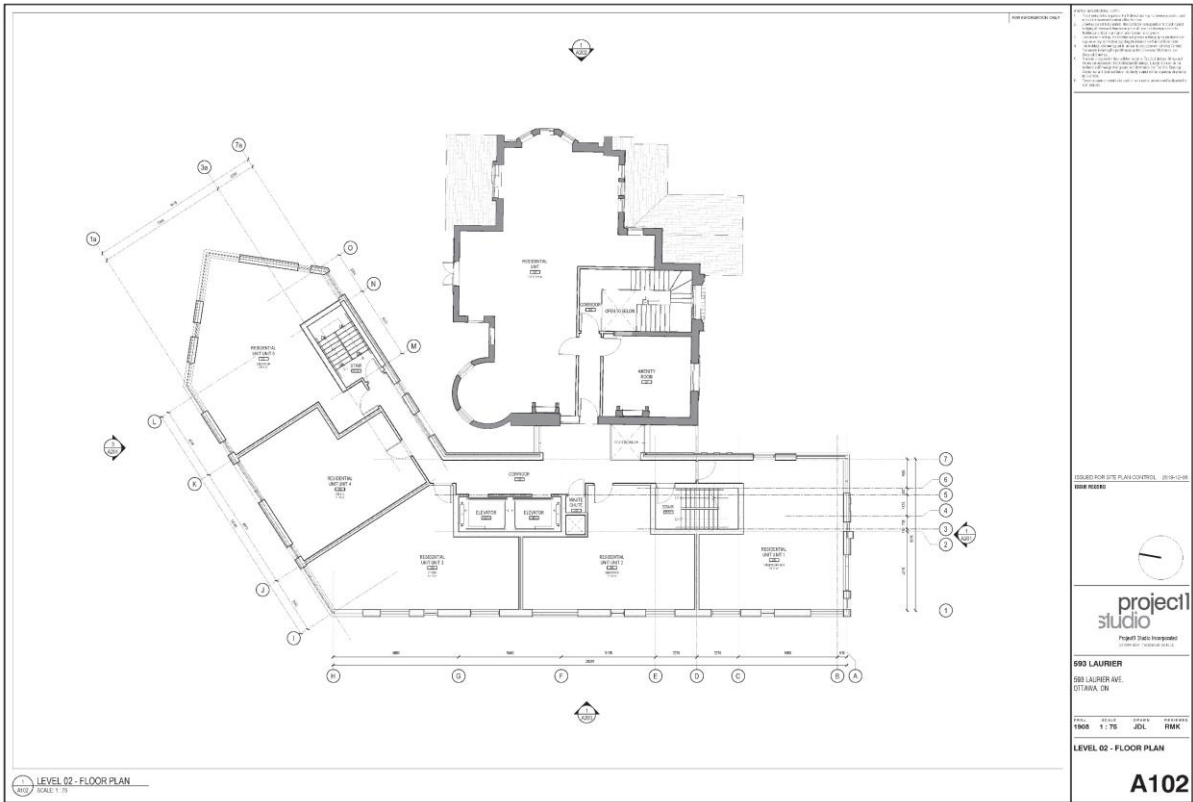
NO.	DESCRIPTION	DATE
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02	ISSUED FOR CONSTRUCTION	2019-12-06
03	ISSUED FOR CONSTRUCTION	2019-12-06
04	ISSUED FOR CONSTRUCTION	2019-12-06
05	ISSUED FOR CONSTRUCTION	2019-12-06

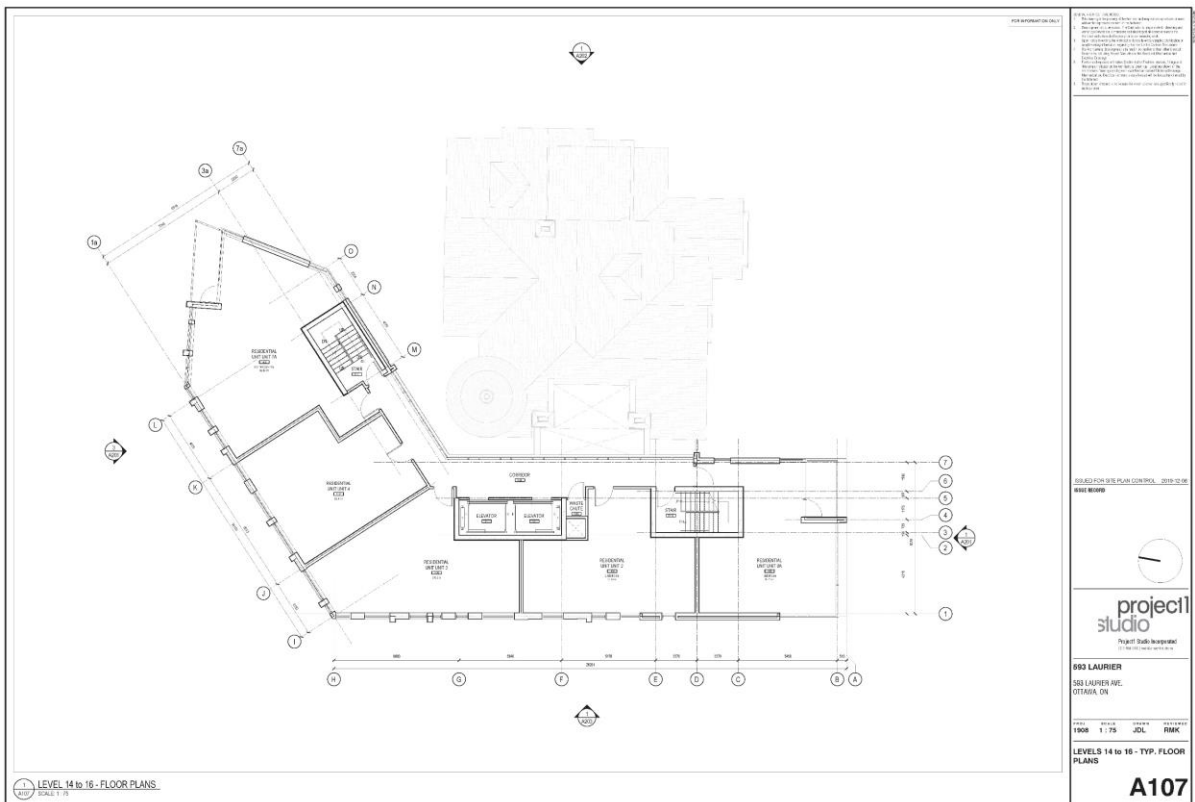
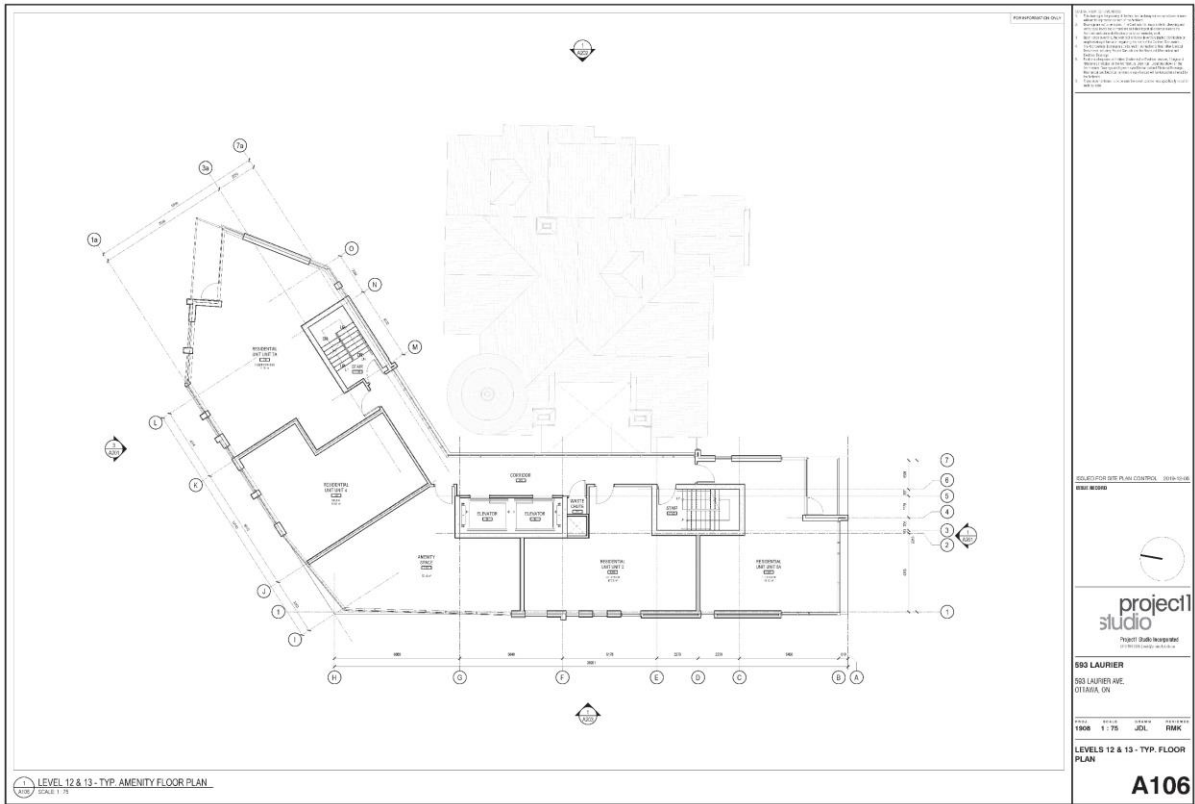
593 LAURIER
593 LAURIER AVENUE
OTTAWA, ON

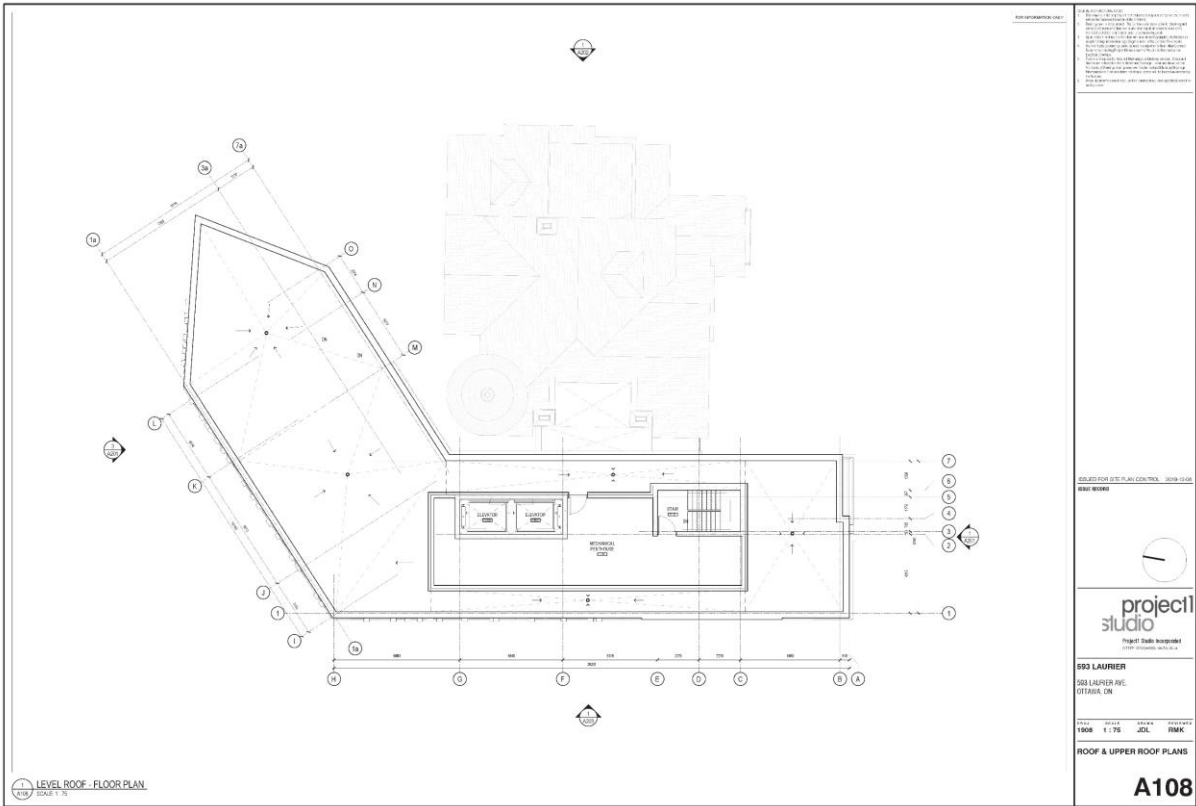
DATE: 2019-12-06
DRAWN: JDL
CHECKED: RMK

SITE PLAN & STATISTICS

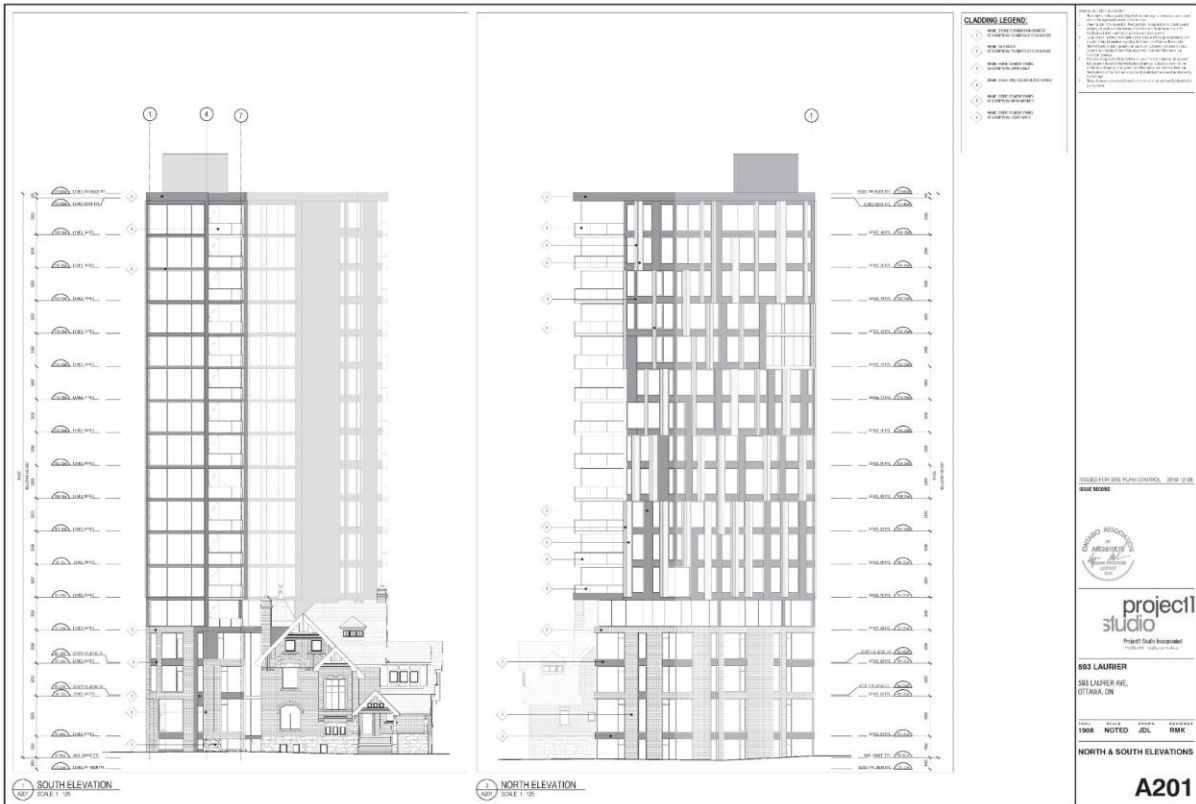
SP-01







PROJECT FOR SITE PLAN CONTROL - 2019-12-16
 593 LAURIER
 project studio
 Project Studio Incorporated
 593 LAURIER
 593 LAURIER AVE.
 OTTAWA, ON
 1906 1-75 JSL RMK
 ROOF & UPPER ROOF PLANS
A108



PROJECT FOR SITE PLAN CONTROL - 2019-12-16
 593 LAURIER
 project studio
 Project Studio Incorporated
 593 LAURIER
 593 LAURIER AVE.
 OTTAWA, ON
 1906 NOTED JSL RMK
 NORTH & SOUTH ELEVATIONS
A201

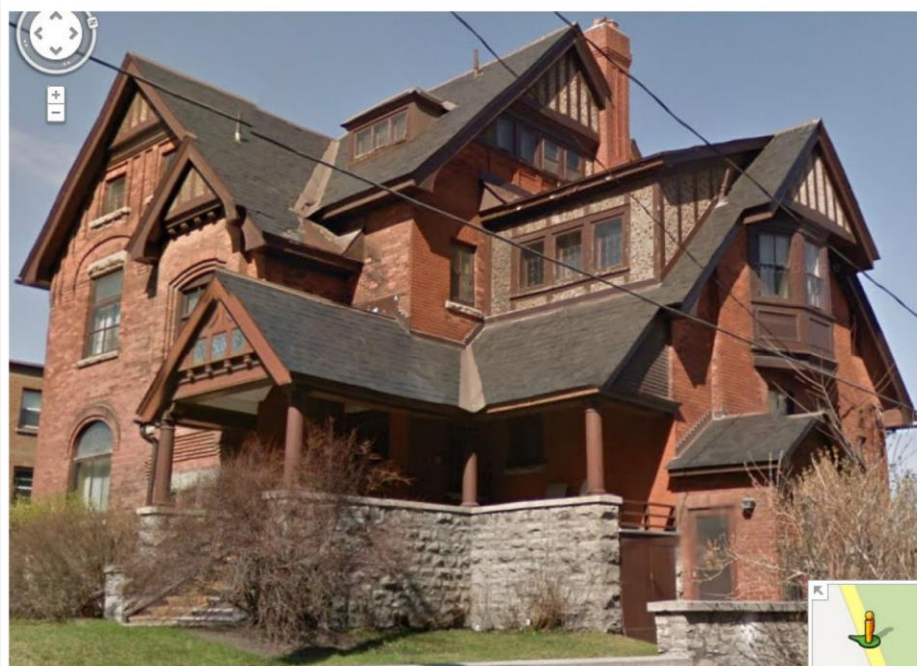
Annex B

Heritage Survey and Evaluation Forms May 2013

HERITAGE SURVEY AND EVALUATION FORM

DOCUMENT 4

HERITAGE SURVEY AND EVALUATION FORM		Prepared By: Carly Kastner	
		Month/Year: May 2013	
Address	593 Laurier Ave. W	Building name	Alexander Fleck House
Construction date	1902	Original owner	Alexander Fleck Jr.



CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE/ INTEREST

	Yes	No
Design Value	X	
Historical Value	X	
Contextual Value	X	
<p>A property may be designated under Section 29 of the Ontario Heritage Act if it meets one or more of the above criteria. Ontario Regulation 09/06</p>		

Design or Physical Value		
Architecture Is the property a rare, unique, representative, or early example of a style, type, expression, material or construction method?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
<p>The Alexander Fleck House was constructed in 1902 in the Queen Anne Revival style which was popular in Canada from the 1880s until about 1910. Many features of the house are characteristic of the style including: the irregular plan, multi-sloped cross-gable roof with decorative brackets and half timbering in the gable ends, tall chimneys, geometric motifs, wooden oriel window, the stone porch with gabled roof and wood columns, as well as the use of multiple materials (brick, roughcast stucco, wood and stone). The varied window shapes (round-headed, segmentally-arched, rectangular) and treatments (stone sills, lintels, voussoirs) are also characteristic of the Queen Anne Revival yet have an added Arts and Crafts element in the original stained glass work.</p> <p>The two-and-one-half storey residence was converted into apartments in the 1940s.</p>		
Craftsmanship/Artistic merit Does the property display a high degree of craftsmanship or artistic merit?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
<p>As an example of the Queen Anne Revival style, the Alexander Fleck House illustrates a high degree of craftsmanship in its architectural elements. This includes the intricate brick and stone work, complex roof lines and massing, as well as the decorative stained glass.</p>		
Technical/Scientific merit Does the property demonstrate a high degree of technical or scientific achievement?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Summary		
<p>The Alexander Fleck House has remained largely unchanged since construction in 1902, retaining many of its original features. It is also an excellent example of the Queen Anne Revival style.</p>		
Sources		
<p>"593 Laurier Ave W." City of Ottawa Heritage Survey, Central Area West Heritage Study. 1999.</p>		

Historical and Associative Value	
Date of Construction	1902
Historical Associations Does the property have direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community?	YES NO <input checked="" type="checkbox"/> <input type="checkbox"/>
<p>593 Laurier Ave. West is directly associated with Alexander Fleck Jr. who was the proprietor of the Alexander Fleck Limited, Vulcan Iron Works at 426 Wellington St. (currently the Garden of the Provinces). Fleck Jr. took over the general machine shop and foundry from his father Alexander Fleck Sr., a Scottish immigrant who moved his business to Ottawa from Montreal in 1867. The company was involved in many important projects including the Cornwall canal where they installed electric appliances and made all the gates and iron works for the locks. They also supplied the Ottawa Street Railway Company with mechanical parts, car motors and generators, and they held the contract to make all the castings used by the Canadian Atlantic Railway until its amalgamation with the Grand Trunk Railway. They later focused on the manufacturing of machinery for the lumber industry. The Vulcan Iron Works remained in the Fleck family until the 1950s when the Wellington Street property was expropriated by the federal government. Operations were integrated into the Beach Foundry in Hintonburg in 1955 but the Fleck family remained active in the company's management.</p> <p>Alexander Fleck Jr. and his wife lived in the Laurier Ave. (Maria Street until 1904) house until his death in 1923. They had no children. His widow Maude Fleck (nee Booth, first cousin once removed of J.R. Booth) continued to reside there until 1940 when the house was bought by Russell R. McCord, another local Ottawa business man. He converted the house into apartments and it stayed in his family for over 50 years</p> <p>The Flecks were a prominent Ottawa family in both their business and their social connections. Alexander Jr. ran the foundry and his older brother, Andrew Fleck (of 500 Wilbrod), was the Secretary-Treasurer of the Canadian Atlantic Railway for 21 years. Andrew married Gertrude Booth, the eldest daughter of the local lumber magnate J.R. Booth. They were both heavily involved in charity work and Gertrude founded the Ottawa Day Nursery (now Andrew Fleck Child Care Services) in honour of her late husband. Thomas Ahearn, a local electrical innovator, was married to Alexander Jr. and Andrew's sister Lillias and then to the elder sister, Margaret, a few years after Lillias' death.</p>	
Community History Does the property yield, or have the potential to yield, information that contributes to an understanding of a community or culture?	YES NO <input checked="" type="checkbox"/> <input type="checkbox"/>
<p>This part of Uppertown (now generally known as Centretown) was known as Ashburnham Hill beginning in the 1840s, named for Colonel John By's daughter Esther Ashburnham. The area was originally part of By's estate and was developed in the mid to late 19th century as an early upper middle class neighbourhood that featured lumber baron mansions, churches and the Ottawa Ladies College.</p> <p>The Alexander Fleck House and its conversion to apartments contributes to an understanding of the Uppertown community's historical socioeconomic evolution from an originally upper class neighbourhood - distinguished from the working classes of Lowertown - to its change to a more mixed socioeconomic character in the second half of the twentieth century. In 1902 the house,</p>	

located on the west end of Uppertown, was a late addition to the affluent residential community which occurred in the latter half of the nineteenth century.

The conversion of the Alexander Fleck House into apartments in the 1940s exemplifies the trend in the interwar years of the community's move towards middle class housing as evidenced by the many apartment buildings immediately surrounding the property today.

Representative Work

Does the property demonstrate or reflect the work or ideas of an architect, artist, building, designer or theorist who is significant to a community?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

The house has been attributed to the well-known Ottawa architect John W. H. Watts due to Watts' work on Andrew Fleck's house at 500 Wilbrod. However, there is no strong evidence to support this theory.


John William Hurrell Watts, an immigrant from Britain, was a designer, artist and civil servant as well as an architect. He produced many drawings and designs for important Canadian projects like the interior fittings and desk surrounding a statue of Queen Elizabeth for the Library of Parliament, the Kent and Saint-Louis gates in Quebec City and the 50-foot 'Civil Service Arch' on Parliament Hill. His work in Ottawa includes St. Matthew's Anglican Church on Bank St., Rideau St. Public School, Adath Jeshurun Synagogue on King Edward Ave., Glebe Presbyterian Church on First Ave. as well as commercial stores and residential homes throughout the city.

Summary

The Alexander Fleck House is associated with Ottawa's Vulcan Iron Works through its second generation of Fleck ownership under Alexander Fleck Jr. and the family is well-known in Ottawa's history. It also represents the evolution of the Uppertown community throughout the nineteenth and twentieth century. This is illustrated through the evolution of the house from a single family residence to its conversion to apartments in the 1940s.

Sources

F.I.P.s: 1888-1901,1902-1912. Ottawa City Directories: (1902-1940 from record on file only), 1909. "Beach Foundry fonds." National Archives of Canada. 1908-1980. "Business and History – The Alexander Fleck Limited." Western Libraries. "Watts, John William Hurrell." Dictionary of Canadian Biography Online. University of Toronto. 2000. "Watts, John William Hurrell." Biographical Dictionary of Architects in Canada 1800-1950." Robert G. Hill, Architect, FRAIC, Author & Editor. 2009-2013. "McLean & Wright, later McLean & Fleck, Montreal, Que. And Duncan McLean (McLean & co.), Toronto, Ont." In *The Railway Rolling Stock Industry in Canada: A History of 110 Years of Canadian Railway Car Building*. Andrew Merrilees. 1963. "Newsletter." Heritage Ottawa, 16(6). 1989. "Mrs. Andrew Fleck, Beloved Resident, Called By Death." Ottawa Citizen. Thursday June 19, 1941. "A History of Ontario: Its Resources and Development." Alexander Fraser. Volume 2. 1907.

Contextual Value		
		
Community Character	YES	NO
Is the property important in defining, maintaining, or supporting the character of the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The character of this part of Centretown changed dramatically in the second half of the twentieth century and today the house surrounded by high-rise buildings. It remains as an important reminder of the early development of Uppertown.</p>		
Context	YES	NO
Is the property physically, functionally, visually or historically linked to its surroundings?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The property is physically linked to its surroundings through its location on the limestone ridge, making it one of the highest points in Centretown. The view from this elevated point links the property historically to the hierarchical socioeconomic distinction between the elite residents of Uppertown who (literally) looked down on the working class of the Lebreton Flats throughout most of the nineteenth and twentieth centuries.</p>		
Landmark	YES	NO
Is the property a landmark?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The house's location at the intersection of Laurier and Bronson as well as the property's view overlooking the Ottawa River and the Gatineau Hills makes this a prominent site in the area.</p>		
Summary		
<p>593 Laurier Ave. West remains an important part of Ottawa's character through both its prominent physical position atop the limestone ridge as well as its reflection of Upper Town's historically affluent character.</p>		