

ADDENDUM #1: CONSERVATION PLAN

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1.0 CONSERVATION PLAN FOR 168 & 174 MURRAY STREET

1.1 The Plan

The plan 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). The Plan lays out the procedures to successfully rehabilitate the two designated properties at 168 and 174 Murray Street and assure their conservation as part of the redevelopment plan, including the addition of a 4-storey apartment. This report updates and elaborates on the information previously submitted. Additional details are and will be presented as addendums to this document.

The properties making up the development site include a 1.5-storey log cottage and a 2-storey brick clad house. The homes will be integrated as ground floor units linked to the proposed 4-storey. The oldest property is the 1.5-storey squared log cottage, with the east façade butting up against the neighbouring property. Over time, a second floor was added, and the log structure reclad with different sidings including wood, stucco, insul-brick, metal panel siding, and vinyl. Once this encrustation is removed and a detailed investigation carried out by an experienced timber-log expert, some of the recommendations in this report will need updating. The brick clad 2-storey has also undergone extensive alterations, including vinyl siding over the brick and major repairs to the corner and east side of the house. Issues with the structural stability of both building foundations will need to be addressed by a structural engineer, and it will be important to bring on a masonry consultant as part of the development team.

1.2 Conservation Approach

Standards and Guidelines for the Conservation of Historic Places In Canada
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 scope of conservation work for both 168 and 174 Murray Street focuses on the buildings' exterior facades and is outlined on annotated as-found elevations that include each building's character-defining features. A set of specifications will also be developed as part of the rehabilitation.

Rehabilitation is defined as 'the sensitive adaptation of a 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 a historic place or individual component, while protecting its heritage value.'

Restoration involves accurately revealing, recovering, or representing the state of a 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 conservation work will be a mix of preservation, rehabilitation, and restoration of the character-defining features of the buildings. As defined in the Standards and Guidelines for the Conservation of Historic Places in Canada, the main treatment recommended is **Rehabilitation**.

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, 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 are noted in the addendum 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. The repairs are poorly done, which resulted in the loss of details. It is recommended that the section be dismantled and restored based on the 1949 photo.

- At 168 Murray Street, the building siding and second floor will have to be stripped away to determine the condition of the original construction and determine conservation work required.

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 for 168 Murray includes the installation of new windows in the form and pattern of the existing single hung units with a similar light configuration. For 174 Murray, the plan is to retain the existing casement windows.

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 maintain their prominence in views from the street. The four-storey brick apartment is set well back from the structures. Visual compatibility is achieved with the use of a blond brick on the new building.

Lowertown West and ByWard Market Heritage Conservation District (HCD) Update 2024.

A draft Heritage Conservation Plan for Lowertown West is underway. While the draft plan is not yet in force, its guidelines and policies are anticipated to be considered by Council later this year and the relevant policies and guidelines have been incorporated in the conservation approach. In the draft plan, 168 & 174 Murray are contributing properties. City's website: [Lowertown West and ByWard Market Heritage Conservation District \(HCD\) Update.](#)

1.3 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 good collection of photographic material, which

chronicles the buildings after 1949. This material is included in the 2022 Murray Street CHIS prepared by Commonwealth.

1.4 As-Found Record & Site Plan



Figure 1: Elevations of the two heritage buildings being retained, with the planned 4-storey apartment setback and entered between the buildings. The two buildings have been recorded by Redline Architecture Inc.

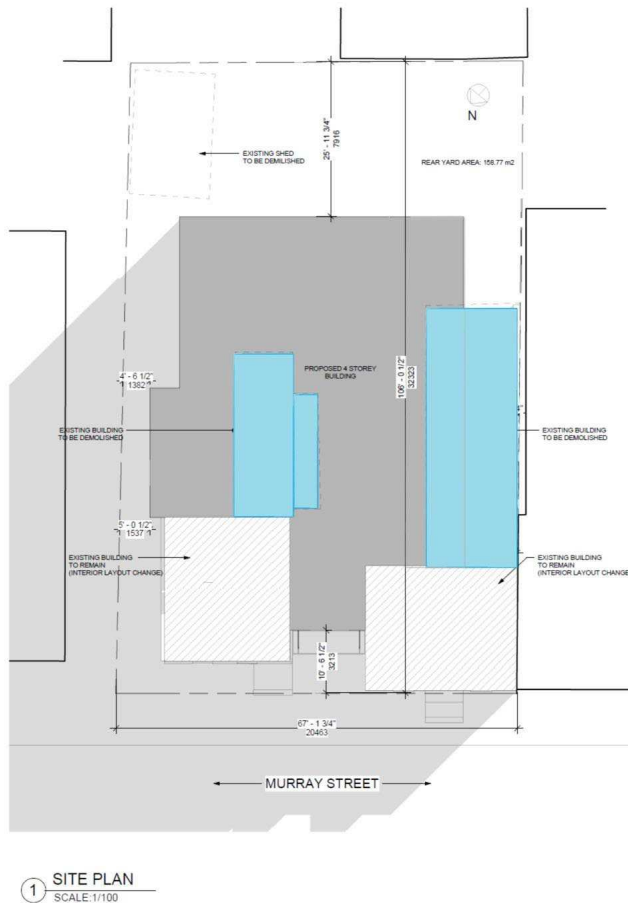


Figure 2: Preliminary site plan of the proposed development. The footprints of the existing buildings have a floor plate of approximately 500sq.ft. (48msq.). Note the relationship of the building at 168 Murray with the adjacent two-storey row house, illustrating the development footprint. The two existing buildings are rendered in light grey, and the rear sections that will be demolished are in blue. The 4-storey apartment block appears as a darker grey.

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 re-roofed with a 1.5 side gable. Figure 2 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.

2.0 Heritage Buildings Statement of Significance

2.1 168 Murray Street

The small worker's cottage form was constructed pre-1861 is designated under part V of the OHA and will be retained. The building has over its history been dramatically altered from its original appearance as a 1.5 storey side gable log cottage. City of Ottawa census records, dated 1861, indicate that the McManus family owned a 66 x.99 lot at 168 Murray and were living in a 1.5 storey log house. The Lowertown building inventory recorded that the building was constructed in 1876

based on Fire Insurance plans. 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 3) illustrates, it had a dressed front façade with horizontal siding and exposed squared log on the side elevations (west side elevation is assumed). Changes include multiple layers of siding, replacement of windows and doors, the addition of a second floor, a rubble foundation that has settled, and multiple additions onto the rear. 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.



Figure 3: 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. Source: Marc Aubin Collection.

Figure 4: A 1991 view of the house documents the substantive alteration from its original one-and-one half storey side gable roof with gabled dormers facing the street. The house has been remodelled with a flat roof, a 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.



Interventions to Specific Attributes

1. **Roof and Chimney**

Conservation Treatment: Restoration

The second storey addition will be removed.

Based on as-found details as well as historic photos, it has been determined that the original roof was a side gable with two dormers overlooking the street and a shallow eave extension. The roof cladding was either wooden shingle or standing seam metal roof - both were very common.

2. **Cladding**

West side wall -Squared log exposed and painted with whitewash

North façade – square log dressed with a horizontal board

Dormers – horizontal board siding

Conservation Treatment: Restoration

The building is a 1.5 storey squared log cottage. The intention is to reinterpret the 1949 photo with the log sidewall exposed, and the front façade dressed with a horizontal board siding.

- Removal of inappropriate cladding material (e.g., vinyl siding) and restoration of historic cladding material is encouraged.
- The condition of the original cladding will be determined and replaced in kind. Depending on their condition, only deteriorated portions will be replaced.



Figures 5 and 6 : The two views illustrate the multiple layers of finishes covering the squared timber, (tin panels insul-brick, ridged insulation, and vinyl siding.) Source David Yoo 2022.

3. **Windows and Doors**

Conservation Treatment: Restoration

The 1949 photo documents wood storm windows that were discarded when the siding was replaced, and the second floor constructed. The existing windows are single hung wood windows.

- Replacement windows for the two ground floor windows to match the historic windows in size, shape, materials, and divisions with thermal units replacing the single pane glass.
- Windows in the two dormers will replicate the former units in size and shape.
- A 6" window surround similar to the corner boards will frame both windows, the main door and the dormer windows.
- the Front Door will match the historic opening. There is no record of the appearance of the door and will be selected from comparative examples.
- A coach light type fixture mounted on the wall beside the door and the house number mounted above the door as seen in photos.

4. Landscape Treatment

Conservation Treatment: Adaptive Reuse

A landscape plan includes a stoop extending just below the threshold with a single step to a sidewalk set perpendicular to the sidewalk. Low shrubs and perennials will create a parlour garden.

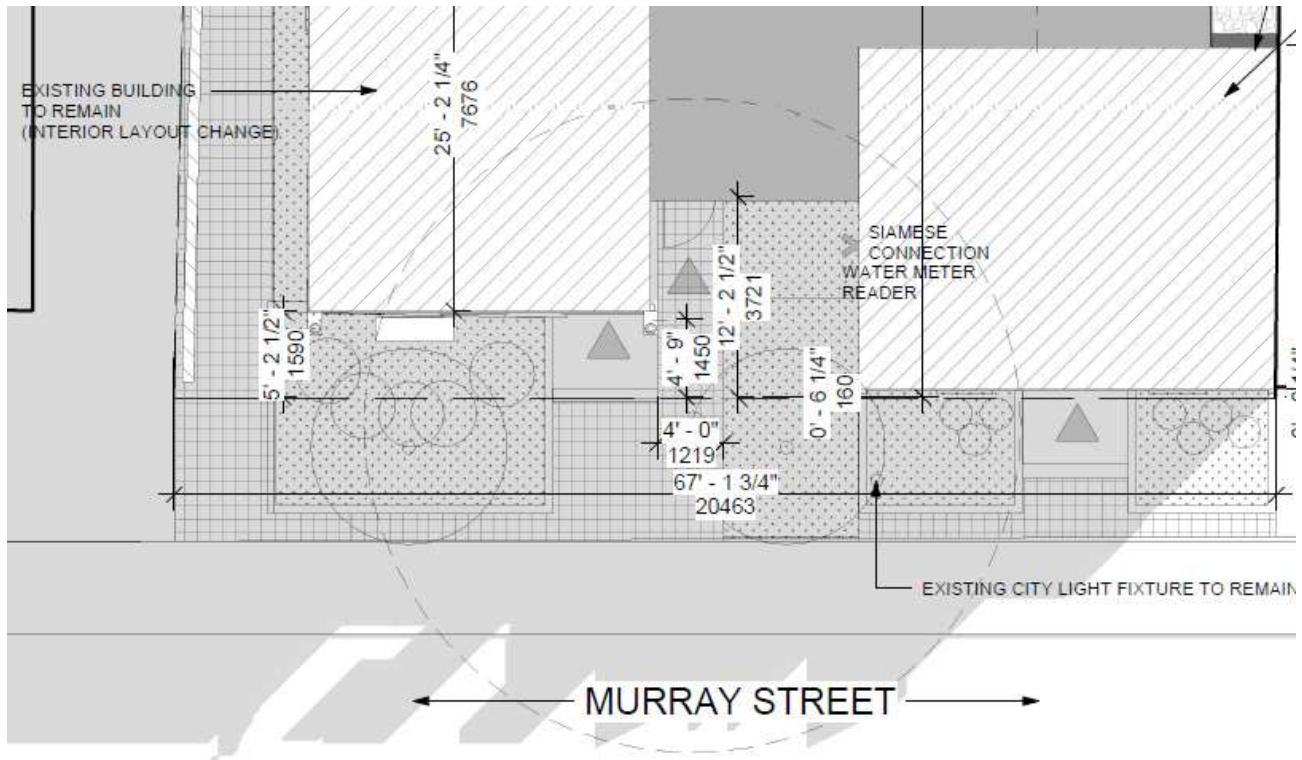


Figure 6: Landscape plan showing the treatment in front of the two residences and the entrance to the apartment setback.

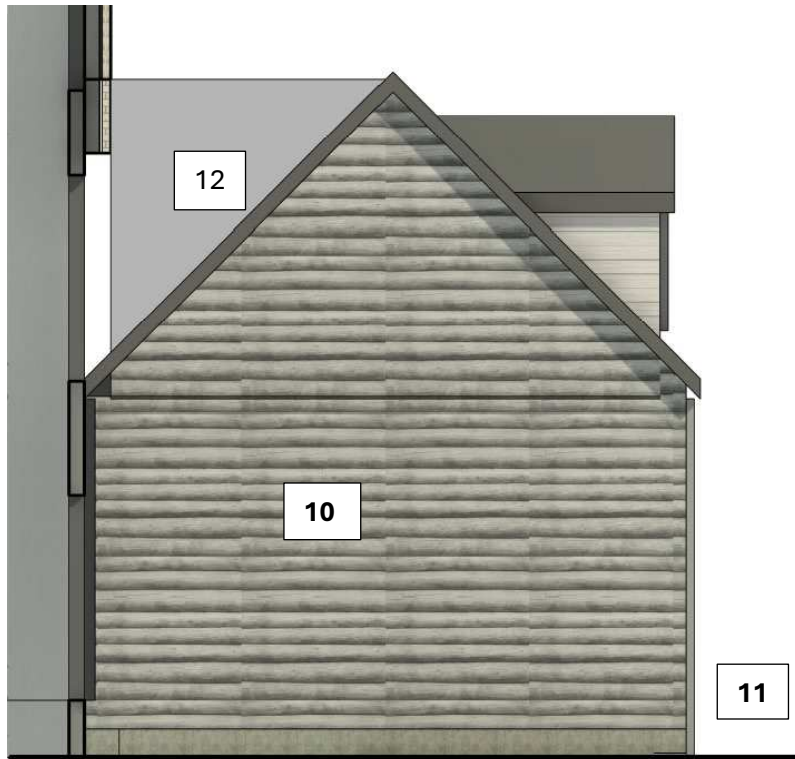
Procedure

The main elements that will be addressed are on the exterior. The following (figure 7.) provides an outline to sequencing the work required:

1



1. As part of demolition of the rear additions, remove the second floor addition and the exterior siding on the front and east facades to expose the squared timber. The west façade butts directly against the neighbouring house and will be exposed from the interior to determine its condition and stability.
2. Construct a new side gable roof, with two gabled dormers at the front with a flat roof behind the ridge.
3. Replicate the original two dormers and re-sheath the roof and dormers, with a standing seam metal roof.
4. Strip and replace the vinyl siding, etc., on the front façade along with earlier siding materials.
5. Replace the horizontal wood siding, paint the siding of a light beige or white with bargeboards and window surrounds a darker tone.
6. Doors and windows will be replaced. Incorporate a bargeboard trim around the door and 4 windows.
7. Install a coach light type fixture on either side of the door and the street number on the bargeboard above the door.
8. Undertake a structural assessment of the foundation. Set the building on a new foundation.
9. A single step stoop and sidewalk set perpendicular to the street will provide access to the new front door. Parlour gardens planted on either side of the entrance.



EAST ELEVATION

- 10.** On the east elevation, the squared timber log will be exposed and repaired.
- 11.** Engage an expert in timber construction to perform additional investigations and a more detailed review of the square logs, focusing on dovetails and the condition of logs set on the rubble foundation to determine the extent of deterioration. This investigation should include the front façade, the east elevation and the south return. The west elevation is butting directly against the neighbouring building and will have to be assessed from the interior.
- 12.** Infill above the roofline.
- 13.** Complete the rehabilitation of all interior work.

2.2 174 Murray Street

The brick clad house as constructed in 1908 will be retained in its existing form and detailing. The 2-storey **masonry** facade 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. As well as repointing, conservation work will include focused repairs to the brickwork and detailed restoration of features such as the arched transom over the entrance, restoration of the corbelled brick band and brick on the east side of the door, restoration of the brick veneer at the second floor, replacement of deteriorated sills, repairs to the foundation and levelling of floors. The **wood casement windows** are a significant modification; however their condition appears to be good, and it is recommended they be retained rather than installing new units designed to replicate the original double - hung units.



Figure 8: 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. Source: Marc Aubin's collection

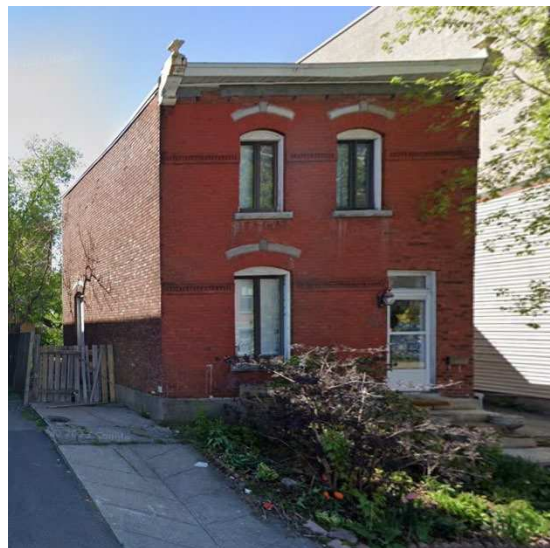


Figure 9 and 10: Two views 1992 and 2021 174 Murray (left) prior to the vinyl siding being removed and rehabilitated front. Note: A section of the cornice will need to be replicated. There is bulging of the brick along the 2nd floor between the windows. Also noted is the different brick at the corner (both size and colour)

consistency) and the lack of corbelled banding and the transom treatment. Earlier photos document a decorative hood over the door has been removed.

Character Defining Attributes

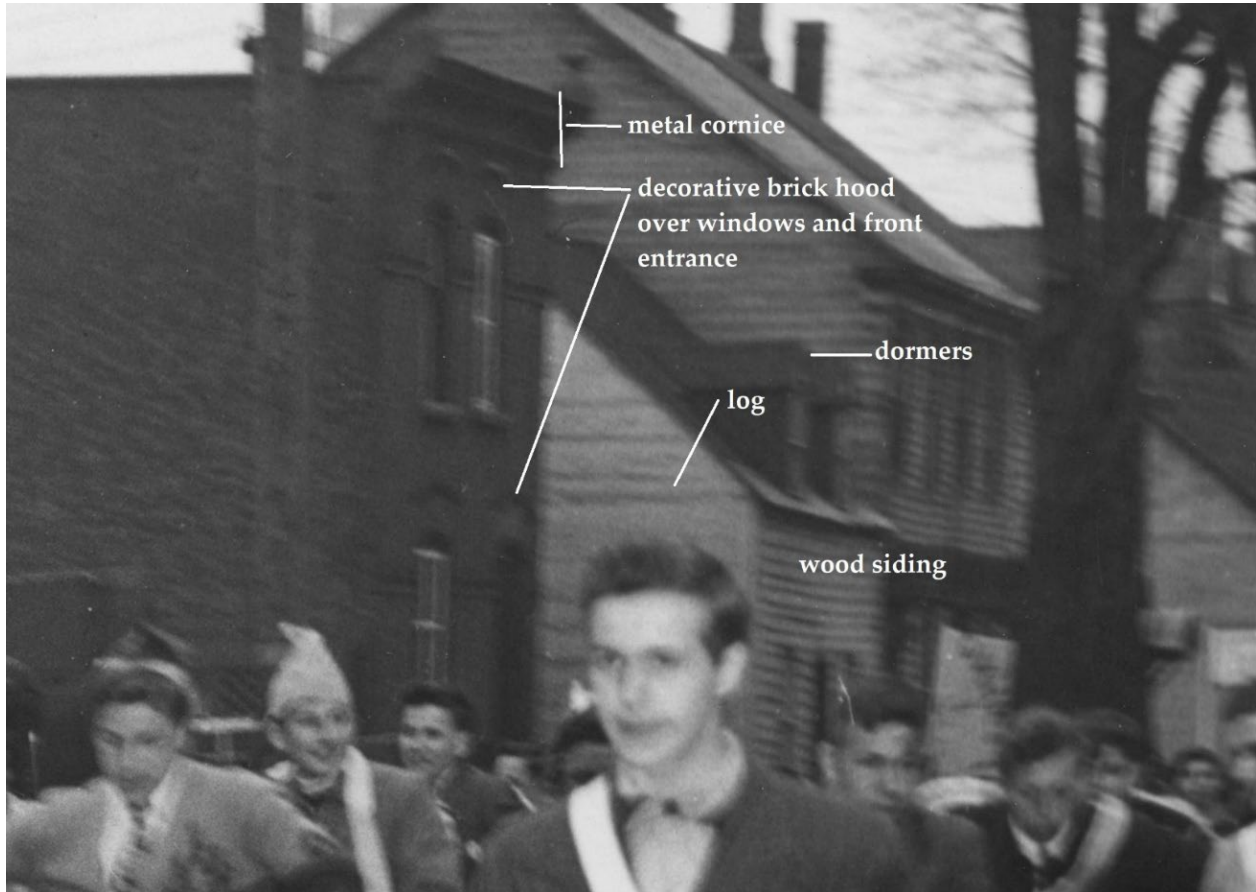


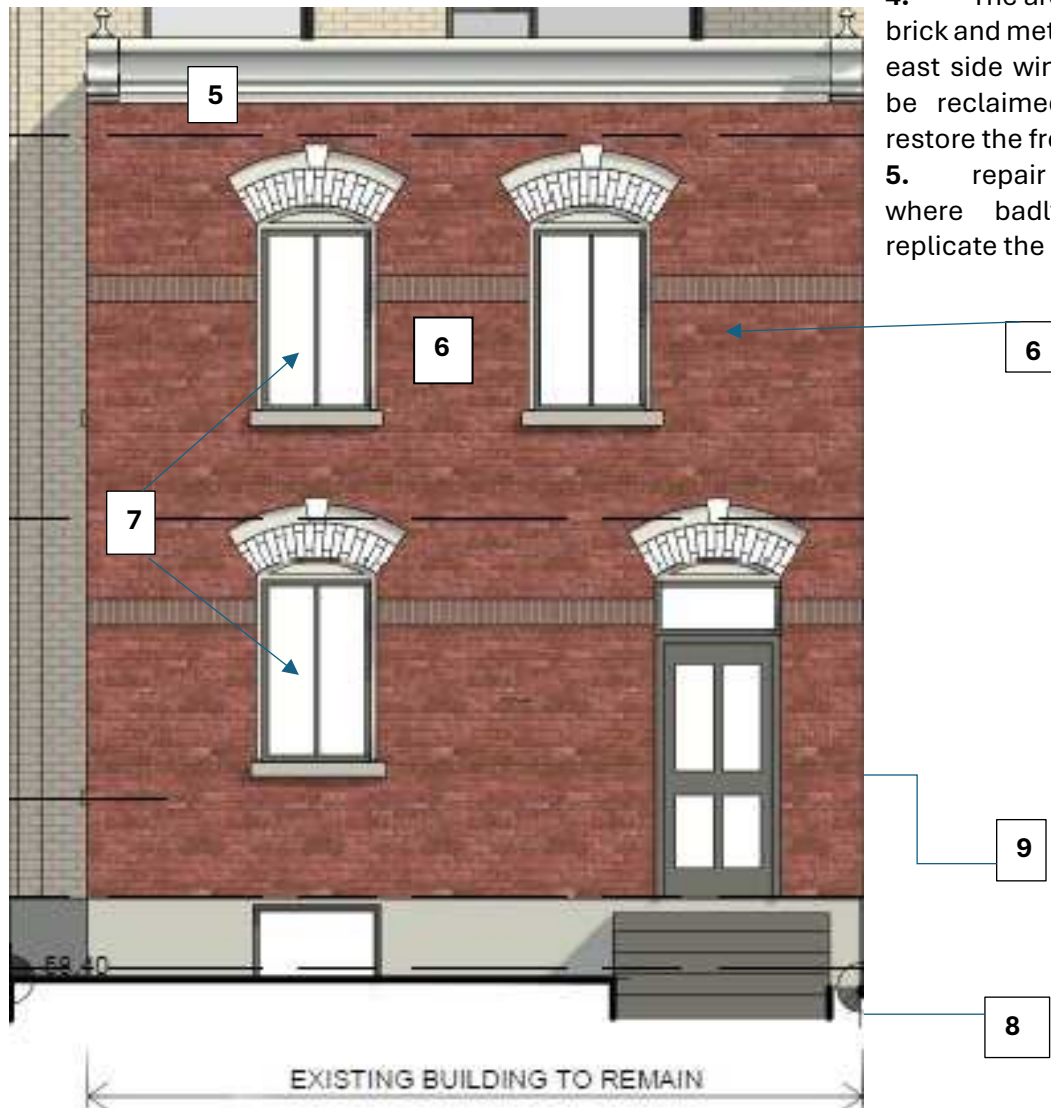
Figure 11: A c.1949 photograph clearly documents the 2-storey brick siding of 174 Murray Street with its off-set door and decorative arched headers over the door and windows. The cottage form of the neighbouring 168 Murray with the textured log sidewall of squared log. The log has been covered over on the front façade with a horizontal siding. Source: Marc Aubin's collection

Procedure

The main elements that will be addressed are on the exterior – the metal cornice, the brick work, repairs to the area on the second floor where it bulges out, the replacement of the brick around the front door including replacement of the transom and metal hood, stabilizing and realigning the foundation, replacing the front porch, and repairing windows. The additions on the rear of the building will be demolished to allow for the construction of a 4-storey addition. Potentially, the brick at the rear can be salvaged for reuse. The metal hood over the window on the west façade could be removed and used over the front door.

The following figure 12. provides an outline to sequencing the work required:

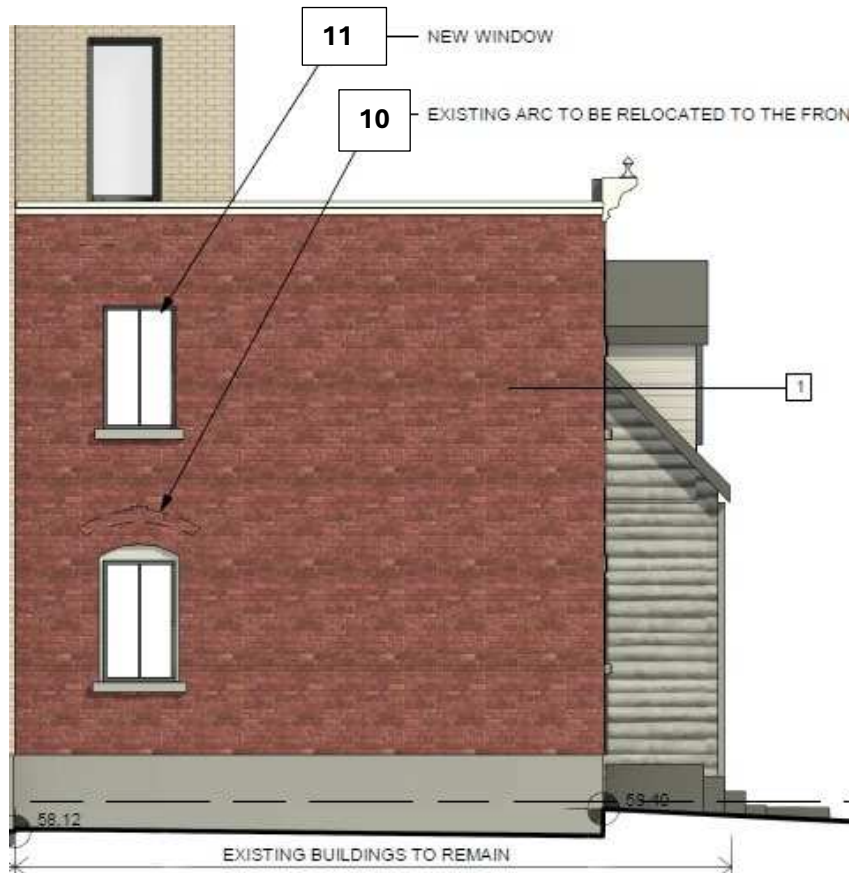
1. Undertake a structural assessment of the foundation, realign the foundation at the west corner, undertake jacking for levelling the floors and setting the building on a repaired foundation.
2. Engage a brick mason with expertise in conservation to assess the condition of the brick.
3. Undertake a program of removals followed by an assessment. As part of demolition of the rear additions, salvage brick as matching replacement for masonry at the front.



4. The arched segmented brick and metal hood from the east side window of 174 can be reclaimed and used to restore the front entry.

5. repair the cornice and, where badly deteriorated, replicate the section.

6. Dismantle the section of brick on the second floor where there is bulging and potential separation of brick from the backing wall. Repair and repoint façade as necessary.
7. Casement windows will be retained and painted.
8. Install a new stoop to provide access to the new front door
9. Undertake brick dismantling and replacing the salvaged decorative hood and segmented brick header over the front door, replace the brick between the door and the west corner and repoint as necessary.



- 10.** Dismantle the segmented brick and hood over the ground floor window on the east elevation, install a new brick header, and reinstall the window.
- 11.** On the east façade, remove brick and install a new header and window on the second floor. Repoint as necessary the west and east elevations.
- 12.** Complete the rehabilitation of all interior work.