CONSERVATION PLAN

359 KENT STREET, 436 & 444 MACLAREN STREET, OTTAWA

July 2023 Revision 3

Application File Number: D02-02-21-0095 [ZBLA] & D01-01- 21-0015 [OPA]

COMMONWEALTH

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1.0 MATERIAL CONSERVATION PLAN

1.1 Introduction and Context

The development site is in the Centretown neighbourhood extending along Kent Street from Gilmour Street on the south through to McLaren Street on the north. It is on the western limits of the Centretown Heritage Conservation District (CHCD). Legion House and two residential buildings occupy the site. They are designated under Part V of the Ontario Heritage Act (OHA). The proposed development is a twenty - seven-storey residential tower that incorporates the masonry façade of the six-storey modernist office building as the podium and the integration of the two adjacent heritage properties at 436 and 444 MacLaren Street. This will involve the demolition/dismantling of the Legion House and salvaging and reconstructing the podium using the limestone cladding.

The redevelopment application is seeking approval under the Landmark Building policy as defined in Section 3.9 of the Centretown Secondary Plan. It will house amenity, retail, and a dedicated civic use space at ground level and residential apartments and 215 parking spaces in four below grade parking levels accessed from Gilmour Street.

The main access to the proposed development is mid-block along Kent Street with a traditional entrance at the corner of Kent and Gilmour Streets. A landscape plan seeks to create civic courtyard on the north of the new development that extends and incorporates the two properties fronting onto MacLaren Street.

Figure 1: A six-storey office building (Legion House) is at the western edge fronting onto Kent Street, the balance of the lot is a paved parking lot to the east and the two residences to the north identified with arrows. Landscape features include a row of mature trees along the north property line providing some visual separation to the rear yards of adjacent properties on MacLaren Street. The properties at 436 and 444 MacLaren are detached two-storey brick buildings with landscaped front yards and paved access and parking areas in the rear and side yard of 444 MacLaren. The property is bounded by low rise detached heritage buildings fronting onto MacLaren and Gilmour Streets.

The Legion Building (359 Kent Street) is a six-storey building designed by J.L. Kingston as the national headquarters of the Royal Canadian Legion. It was constructed in two phases completed in 1955 and 1958. It features elements of the International Style unique to the region and provides historical importance due to its location and role within Centretown community. The existing building was assessed for the attributes which display the heritage value of the Legion House; these are listed as the Character Defining Features in the Conservation Plan. The Features are concentrated on the south and west facades of the building and as such these are the focus of conservation efforts. A structural, architectural, and heritage conservation review was conducted of the building to determine the most appropriate conservation method, and the conclusion was that careful cataloguing, disassembly, and reconstruction of the south and west limestone clad facades on a new exterior wall system is the lowest risk and most enduring conservation method.

The development will include the demolition of the six-storey building and salvaging the exterior cladding from the Gilmour and the Kent Streets' façades. The scope of conservation work to be undertaken will include documenting and labeling the exterior cladding materials prior to removal, assessing damage, crating and storage, and following construction of the new tower reinstallation on a new masonry back-up wall. The six-storey form and massing of the Kent and Gilmour Street elevations will be recreated to form the podium of the proposed redevelopment.

The reconstructed walls will be updated to meet current building code and will receive new masonry components and rain-screen design such that the material will have an increased lifespan over existing. Modifications are proposed to alter the original main entrance off Gilmour Street and remove the limestone cladding section between the first and second storey horizontal window bands. The half sunken first floor will be brought level with the exterior grade, requiring the removal of the original level 2 floor, and a reconfiguration of level 1 and 2 window openings. The conservation plan details all modification, and the architectural and structural reports noted above are enclosed as application documents.

As well, the two residential buildings will undergo exterior conservation work and the interiors modified as required depending on their future uses. This approach is in line with the Part V heritage designation of the residential buildings.

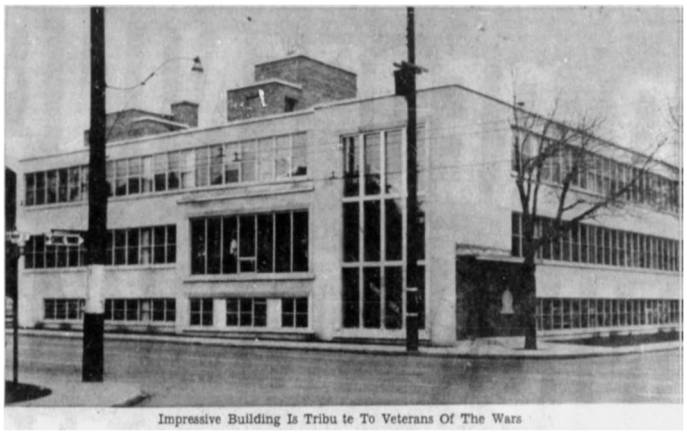
1.2 Legion House 359 Kent Street

Historical Context

The Legion House is a six-storey purpose-built office building designed by the architect J. L. Kingston. It is a corner property arranged in a square plan with a flat roof inspired by and featuring elements of the International Style. This style is characterized by the structural simplicity of its form and streamlined design, its linear composition, and its use of high-quality materials including smooth faced limestone on street façades, and aluminium detailing.

The Legion House was built in two campaigns; both designed by Kingston. The design of the original three-storey building was completed in 1955. The elevator enclosure and roof structures that appear in early photographs (Figure 2 & 4) are brick construction and suggest that the second three storeys completed circa 1958 was not originally contemplated. However, the review of the load bearing capacity for a typical column footing suggests that the original footings were sized for the vertical addition. (See Cunliffe Structural Report 2021).

Stylistically, the original three storeys presents a dynamic composition with a restrained use of quality materials in a streamlined horizontal design. The addition of the upper floors repeats the horizontal banding of windows and the use of a similar limestone veneer and coursing pattern and is well done but seems boxy and looses some of the elegance of the original.


Impressive Building Is Tribu te To Veterans Of The Wars

Figures 2 The Legion House as it appeared in 1955 . The limestone veneer and the horizontal banded fenestration with aluminum trim are features that were carried into the 1958 addition. These prominent attributes will to be conserved.

Scope and Approach

This material conservation plan outlines the approach and methodology for the documenting, removal, storage, and reinstallation of the character defining features and materials to form the Kent and Gilmour façades of a new podium as part of a proposed infill development being planned for 359 Kent Street.

Character Defining Features

The attributes which display the heritage value of the Legion House are as follows:

- The 4" thick silver-grey Niagara coursed ashlar limestone cladding on the Kent and Gilmour façades as well as the limestone cladding returns on the east and north façades.
- Horizontal bands of windows on the south façade punctuated with a vertical stepped lattice window at the corner, limestone and granite window surrounds, limestone windowsill courses;
- The granite cladding and carved dedication stone at the Gilmour Street entrance including a dedication cornerstone (the Legion Crest of various stone inlay was originally located to the right of the doors, which has since been removed) and the entrance canopy above the Gilmour Street entrance;
- The granite plinth band extending along the Kent and Gilmour façades at the base of the walls;
- Horizontal windows breaking down the limestone façades into long, horizontal bands with vertical window mullions contributing to this repetitive pattern. The aluminium window units which reflects the International Style use of materials such as aluminium;
- The feature window above the Gilmour Street entrance at level 4 to the roof.
- The limestone framing of the feature window at levels 1 to 3 on Kent Street, the glazing will be replaced.
- The contextual value of the building constructed to the property line created a strong corner element and a supporting attribute with the neighbouring properties and the rhythm of the street.

Proposed Alterations

Attributes that will be altered:

- The horizontal limestone bands between the first and second floor windows extending from the Gilmour Street entrance to the eastern corner and the band extending from the projecting Kent Street window bay to the northern corner will not be reinstated in order to accommodate new floor levels and increased ceiling height. This will also provide excess material to ensure poor quality limestone can be replaced during reconstruction.
- The granite cladding on the recessed Gilmour Street entrance will be removed and replicated to accommodate the required exit widths defined in the Ontario Building Code, and to permit the entrance to be moved East.

Figure 3: The entrance has shifted away from the Kent corner

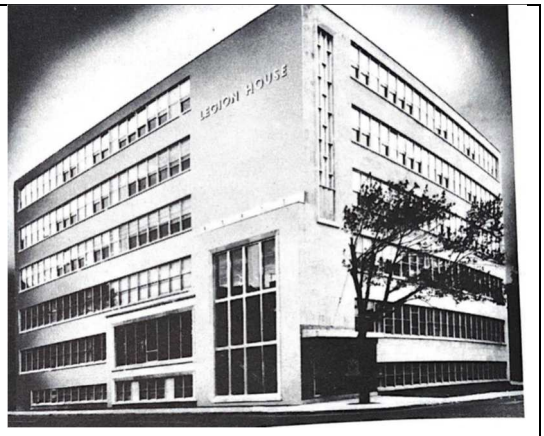


Figure 4: The 1956 Legion Building with the additioanl 3 floors.

Components Eliminated:

- The limestone band between the level 1 and level 2 windows is removed and the limestone cladding retained.
- On both elevations, the windows, mullions, and style replaced in a design that does not take away from the horizontal quality of the window bands.
- The deteriorated masonry sills below windows can be replaced with a similar product.
- The brick cladding on the north and east façades, the windowsills will be salvaged and reused where possible.
- The existing cornice is not original and most likely dates to the 2006 renovations with the aluminium flashing replaced with a painted metal.

Figure 5: The 6 storey podia steps down to 4 storeys along Gilmour Street facade

Figure 6: The north façade takes its ques from the simple clean lines of the Legion Building

Figure 7: The landscape/site plan

1.3 Architectural Plans and Renderings

Figure 8: View of landscape POPS

Figure 9: View of streetscape treatment along Gilmour Street.

Figure 10: Street Elevations

1.4 Reference Material and Documentation

The Cultural Heritage Evaluation Report and the Cultural Heritage Impact Statement prepared by Commonwealth Historic Resource Management provide background information and context for the Legion House and its evolution. These documents include iconographic material as well as a chronology of events marking the evolution and changes. (The drawing set is included in Appendix A)

For the purposes of the conservation plan the most significant records are:

1. The 1955 architectural and structural drawing set for the three-storey building completed in 1956.

2. The drawing set for the three-storey addition – floors four through six - completed circa 1958 by the same architect. Elevation plans showing the three-storey addition Microfilm: Building Code Services, City of Ottawa: 1958.

3. The 2006 architectural drawing developed by Lowry Otto Erskine and Williams Architects Inc. documenting the changes to the Kent and Gilmour entrances.

Drawing #	Plan Section Details	Comments
A1 Main (Upper Ground) Floor Plan and Parking Yard Scale: 1-8=1-0 Aug. 3 1955	Main (Upper Ground) Floor Plan Detail Section Catch. Pit	Site plan overlaid with floor/footing plan.
A2 Plans of Lower Ground Floor, Second Floor & Penthouses	Lower Ground Floor Plan Second Floor Plan	
A3 Foundation Plan, Roof Plan & Details	Footing Plan, Roof Plan Details	
A4 Elevations and Wall Sections	Gilmour Street Elevation (South) Kent Street Elevation (West) North Lane Elevation East Yard Elevation Section Through Walls on Kent and Gilmour Elevations 3-4 = 1-0 Section Through Lane and Yard Walls Plan of Typical Corner of Exterior Stone Facing	The section through the Kent and Gilmour elevations provide an understanding of the materials and assemblies. The south elevation provides an understanding of the coursing pattern of the ashlar limestone blocks.
A5 Details of Main Entrance Feature 3-4=1-0	Lobby Plan Lobby Elevation (Gilmour St.) Lobby Section (East---West) Entrance Interior Elevation Entrance & Section (North – South) Through Kent St.	
A6 Staircase Plans	Plan of Entrance Lobby Plans of Staircase Levels	
A7 Sections Stairs East West and North South		
A8 Stair No. 2 Section and Plans		
A9 Details of Main Floor Lobby		
1 of 4 North and South Elevations and Sections	North and South Elevations and Sections	Useful in confirming that the additional 3 floors added were designed as an extension of the 1955 plans.
A201 Building Elevation 1 sheet	West Elevation, Kent Street, Partial Elevation Existing Kent Street Entrance Partial Elevation New Kent Street entrance	The Kent and Gilmour elevations provide an understanding of the changes that were made to the

	West Elevation Gilmour Street	entrances and the modifications of the window surrounds

In order to achieve the outlined goals, the following will need to be completed prior to the dismantling of the building:

- A conceptual approach outlining the dismantling, storage, and reassembly sequence.
- A detailed set of elevation drawings of the two masonry clad facades will need to be developed down to the level of each masonry unit being identifiable for use in a set of annotated masonry conservation drawings for the dismantling, storage, material conservation, and reconstruction of the facades;
- Further design development sufficient to understand the architectural, structural and code related requirements for the proposed re-use of the material is required at this stage to ascertain if any alterations to the materials may be required i.e., additional masonry ties.
- Given the varying quality and failure rate of the limestone windowsills the material should be tested in a lab for porosity, water adsorption, density, compressive strength, and hair line fractures;
- Test removal of a number of limestone cladding panels to determine the method of securing the units to the existing back-up wall;
- Test removal of a number of sound limestone window string course units to determine the feasibility of removal and reuse.

2.0 DESCRIPTION AND CONDITION

2.1 Sedimentary Rocks

The coursed ashlar limestone cladding, limestone window surrounds, and the windowsill string courses are sawn or machined sedimentary rocks. The coursed ashlar cladding, and window surrounds are laid up with the deposition layers parallel to the wall face with the end grain perpendicular to the wall face. The units are set in a Portland base pointing mortar adhered to the end grain of the stone blocks. The material was sourced from a quarry in the Niagara area.

Limestone Cladding: The coursed ashlar cladding has the distinctive appearance of a Queenston limestone sourced from a quarry in the Niagara region. The material is a hard compact fine grained limestone with thin deposition layers of exposed sediments varying in colour from a light yellow to a buff tan colour.

Windowsill String Course: The limestone that forms the windowsill string course is assumed to have been sourced from a quarry in the Bruce peninsula area. The stratified sediment deposition layers are evident on the weathered surfaces and in deteriorated units. The sediment layers in the material are thin and accelerated weathering tends to follow the lines of minimum cohesion along the sediment deposition layers. The sediment layers are set perpendicular to the wall face and the units are bonded to the ashlar limestone wall cladding and back-up walls with what is assumed to be a Portland based mortar. The successful salvaging of the material will depend upon the bond strength of the mortar to the windowsills, and the bond strength of the mortar between the windowsill course and the limestone cladding.

2.2 Igneous Rocks

The cladding on the walls of the Gilmour Street entrance, and the plinth course at the base of the Kent and Gilmour Street walls and one windowsill are sawn or machined igneous rocks. The materials are described as granite on the original drawing set. The source of the materials has not been determined.

Granite Plinth Course

The materials are described as granite on the original drawing set. The polished granite forming the plinth course and one sill is a fine grained granite with good resistance to salts. The colour of the material closely matches the colour of the coursed limestone cladding. The granite panels at the base of the wall are for the most part concealed by grade, with 100mm to 150 mm exposed above grade level. The white granite plinth band at the base of the Kent Street entrance was introduced during the circa 2009 renovation.

***Granite Cladding*:** The exterior walls forming the entrance alcove are clad in a polished granite. The material is a medium grained granite that is dark in colour with browns, greys, and blacks.

3.0 Material Description, Installation Methods, Condition and Conservation Approach

The following provides a physical description of the materials, installation methods and assemblies, general condition, and a conservation approach for the character-defining materials. The defined level of intervention for heritage attributes is bases on Parks Canada Standards and Guidelines for Historic Places and includes Preservation, Restoration, and Rehabilitation.

3.1 Niagara Limestone Cladding

Description: The limestone cladding is 100mm (4”) thick, there are two typical coursing heights as illustrated on the Gilmour Street elevation (Figure 4), and the average length is approximately 750mm (30”). The cladding is laid up in a staggered coursed pattern between rows. The stones are mitred at a 45 degree angle on external corners and finished with a 25mm chamfer. The cladding is 40 courses in height and approximately 600 stones form the Gilmour façade for an approximate total of 1200 individual units on the four elevations. There are approximately 115 stones on the Gilmour and Kent Street façades that will not be reinstated and could be used to replace deteriorated units or units damaged during the dismantling process.

The mortar joints are set flush with the face of the cladding and mortar joints are approximately 15mm on bed joints and narrower on the vertical joints.

The limestone cladding is supported vertically by steel shelf angles that are in turn attached to the steel frame that is embedded in concrete for fire-rating purposed (see Figure 5). A block back-up wall is constructed between floor slabs and supports the exterior cladding. The stones are secured laterally to the back-up wall with wire ties. There is a 25mm air gap between the inside face of the stone and the back-up wall. The foundation walls are poured concrete construction and there may be instances where the cladding is adhered to the concrete.

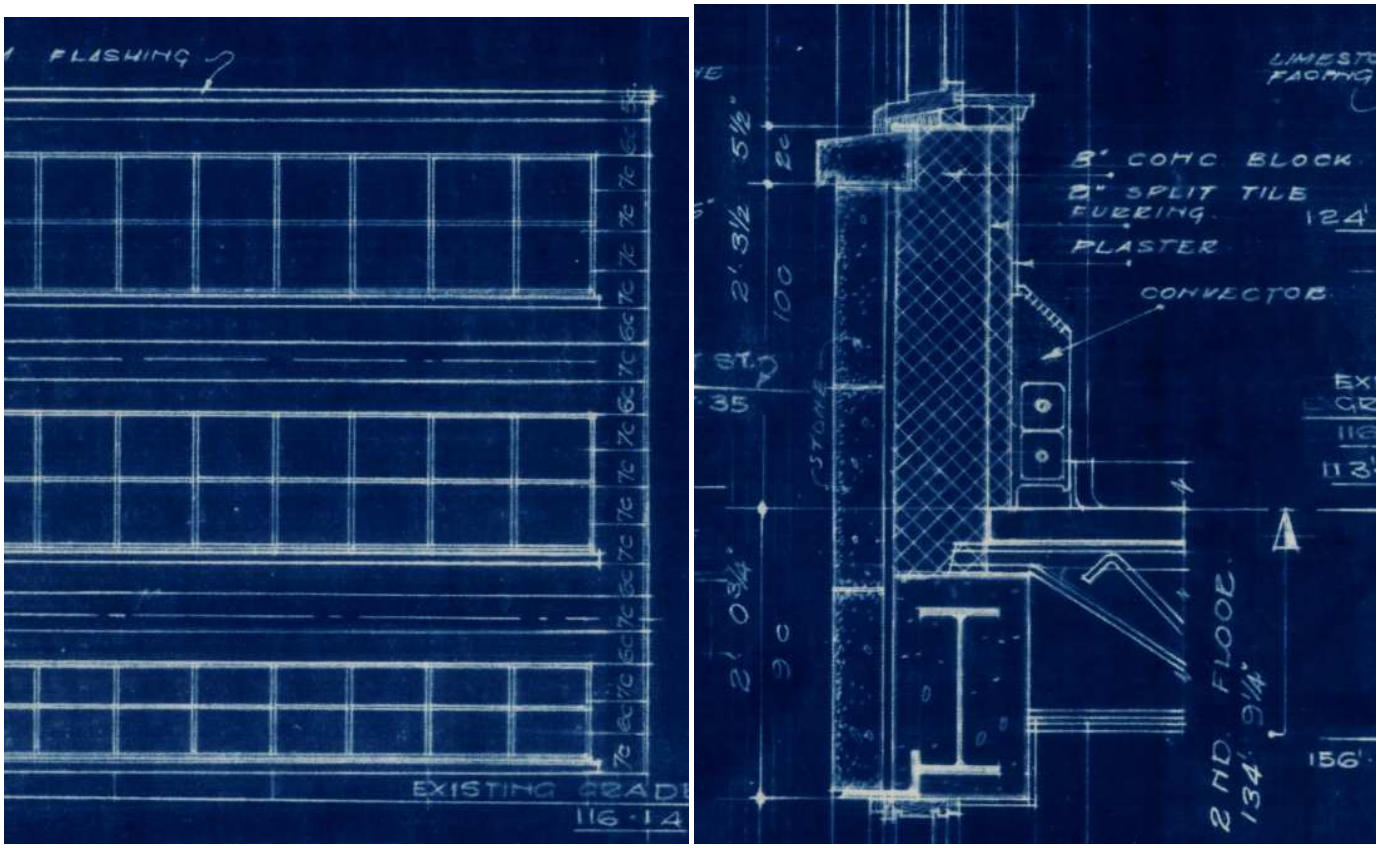


Figure 11 (left): Detail section through the walls clad in limestone illustrating the structural frame and materials and their relationships. Note the windowsill that is supported on the masonry back-up wall as well as the relationship of the aluminium windowsill to the limestone sub-sill. Source: 1955 Architectural Drawing Set A4.

Figure 5 (right): Detail of the Gilmour Street façade where the coursing height pattern is noted that vary consistently between two heights (6C and 7C). Source: 1955 Architectural Drawing Set A4.

Figure 12: View of a test removal panel from a building at 100 Argyle constructed circa 1955 using a similar limestone cladding material as 359 Kent. The limestone cladding units are secured to the concrete block back-up wall with a single metal anchor centred on the width of the panel. Source: Heritage Grade Test Removal Report, 100 Argyle.

Condition: The limestone cladding is in good condition generally with a few stones at grade level that have been adversely affected by de-icing salts. A number of stones have surface defects or concretions that have not weathered well; however, they are limited in number. A detailed condition assessment of each stone panel will be completed as part of the dismantling process. There are a number of stone panels where the mortar is missing from the joints particularly in the area of the introduced Kent Street entrance providing a general sense of how difficult the removal of the mortar from the units may be during the salvage process.

Figures 13: View of the Niagara limestone cladding above the Kent Street entrance. Note the variations in the material, coursing, and the windowsill course band the length of units corresponding with the cladding coursing. Mortar is missing from a number of joints. Source: Commonwealth 2023.

Risks: The removal of any adhered Portland based pointing from the stones may be problematic, and a method should be developed to minimize damage that may result. Exposing the stones outdoors for a period of six-months including a winter is one option. (It will be important to follow up with Masonry Contractor, who carried out the test removal of a limestone panel from the façade of the building at 100 Argyle. This will give a sense of how the adhered Portland from the stone was removed. In the summary description it states that the Portland mortar was well adhered to the end grain of the stone.)

Conservation Approach:
Preservation of the Niagara limestone cladding that is being reinstated.

Rehabilitation – Areas where the limestone cladding will not be reinstated – Grade level through to the top of the second floor window head on the Kent façade extending from the projecting window bay to

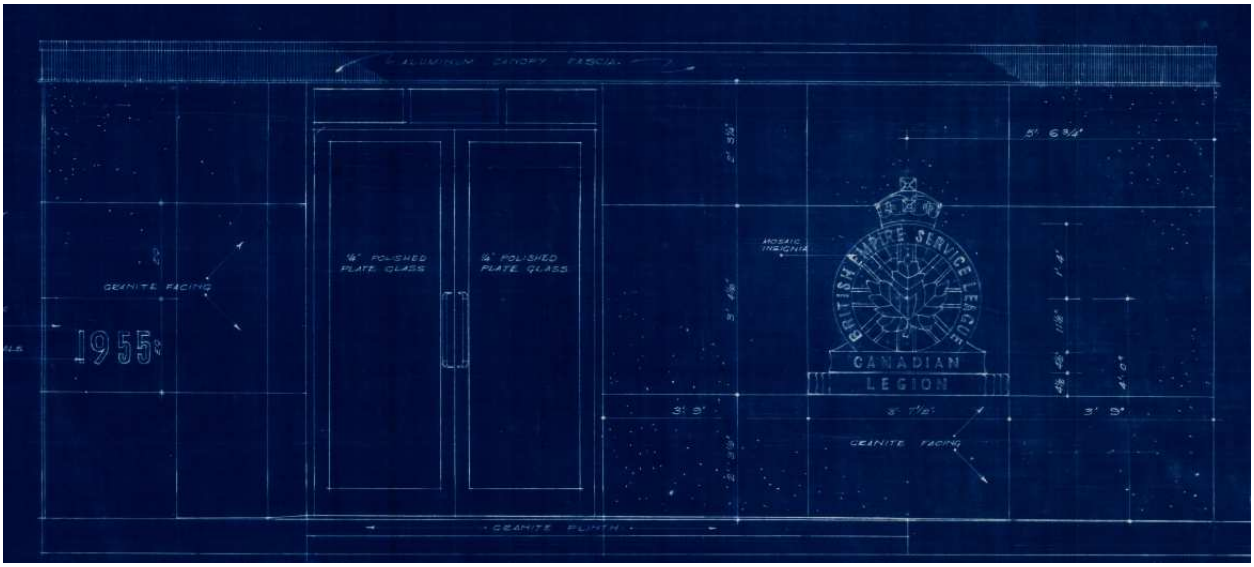
the north-west corner, and the Gilmour Street façade extending from the entrance to the south-east corner. This area will be replaced with curtain wall.

Restoration: Non of the Kent Street façade will be restored to its original configuration as illustrated on the 1955 architectural drawing set.

3.2 Granite Cladding:

Description: Polished granite wall cladding, and floor surfacing is limited to the Gilmour Street entrance. The original granite cladding to the east of the entrance door was removed and new polished granite panels inserted in 2009 when the coat of arms was removed. The original granite cladding is intact on the west side of the entrance door.

Figure 14: View of granite inset entrance with canopy



Figures 15: Elevation of the Gilmour Street entrance illustrating the arrangement of the granite cladding. The Royal Canadian Legion crest was removed in 2009 and the original granite panels removed, and new material inserted possibly due to the poor condition of the material. Note the two radius cut granite panels to the left of the door and the panel arrangement to the right of the door. Source: 1955 Drawing Set A5. City of Ottawa.

Condition: De-icing slats have had a major impact on the lower three stones set at floor level. The surfaces are disaggregated and crumble to the touch. The memorial stone with an incised date and inscription is in better condition although it is not clear when the inscription was incised.

Conservation Approach:

Preservation of the six intact polished granite cladding panels to the left of the entrance door including the memorial stone, and the installation of three new polished granite panels to match the material in form, finish, and colour.

Rehabilitation – The original granite cladding panels to the east of the entrance door were removed in 2009 when the coat of arms was removed. The entrance door width will be increased to meet the OBC. Remove the existing granite panels and insert a glazed curtain wall to the east of the new entrance door maintaining the existing entrance plan configuration and canopy.

Figures 16 & 17: (6 -left) View of the introduced polished granite panels to the right of the Gilmour Street entrance. (7-right) View of the original polished granite panels. Source: Commonwealth 2023

Restoration: Reinstate new polished granite cladding to match the original material and panel configuration modified in width to accommodate an increased exit width to the right of the door where the original material was removed in 2009.

3.3 Limestone Windowsill Courses

Description: Limestone windowsill courses are made up of multiple individual units extending the length of the horizontal window bands on all elevations. The windowsill units are approximately 750mm in length matching the length and coursing of the ashlar limestone cladding units. The units are approximately 175mm in depth, and 140mm in height with a drip edge. The sill stones extend 25mm beyond the face of the limestone cladding and extend through and bear 100mm on the limestone cladding and approximately 38mm on the concrete block back-up wall. The windowsills are formed of a silver grey limestone that weathers to the colour of the limestone cladding panels. The deposition layers within the material are visible along cleavage plains. There are approximately 280 windowsill units on the Gilmour and Kent Street façades and approximately the same number on the north and east elevations.

Conservation Approach: Rehabilitation – The limestone sills will continue to weather and deteriorate over time. The limestone is not the highest quality material. Install new pre-cast concrete sills that are tinted to match the dimension, form, and colour of the existing material.

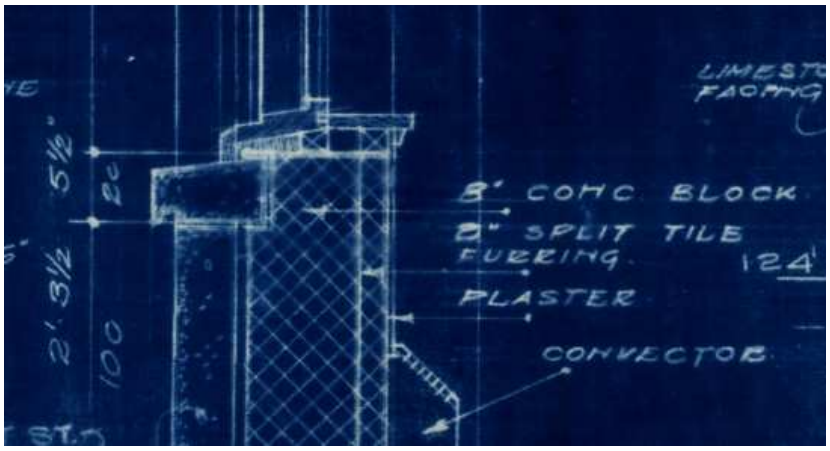


Figure 18; Detail section through the Kent and Gilmour facades illustrating the arrangement of the limestone sill course and limestone cladding. The sills are bonded to the limestone cladding and the concrete back-up wall making it difficult to salvage the windowsill course material. The drip edge only adds to the difficulty of successfully salvaging the material for reuse. Source: 1955 Drawing Set A4

Condition: The limestone windowsills are relatively porous along cleavage planes, susceptible to de-icing salts, and freeze-thaw cycling to varying degrees dependent upon material defects within individual stones. Stones vary in quality as is evident on all elevations where sound stones are interspersed with poorer quality material that has failed. Typical failure patterns include delamination along cleavage planes after the surface has weathered and at the exposed surfaces where the material pops during freeze thaw cycling. Approximately 30% of the sill stones will need to be replaced, and further loss is expected during the dismantling, storage, and reinstallation processes; however, between the four façades there should be enough good quality sill stones to complete the Gilmour and Kent street windowsill courses.

Risks: Further design development sufficient to understand the architectural and structural as well as code related requirements for the proposed re-use of the material is required at this stage. A mock-up of the attachment of the material to a curtain wall should be developed to ascertain any alterations that may be required to meet current masonry good practice and the Ontario Building Code.

Material Testing: The successful salvaging of the material will depend upon the bond strength of the mortar to the limestone sills being less than the bond strength between layers of deposition at cleavage planes. Given the varying quality and failure rate of the limestone windowsills the material should be tested in a lab for porosity, density, etc.

Conservation Approach:

Preservation of the intact limestone sills and reinstallation in the Kent and Gilmour Street façades.

Rehabilitation – The limestone sills will continue to weather and deteriorate over time. The limestone is not the highest quality material. Install new pre-cast concrete sills that are tinted to match the dimension, form, and colour of the existing material. Replacing them all is the client's preference.

Figure 20: View of a deteriorated limestone windowsill and the granite plinth course below. The cleavage planes within the limestone sills are evident where the sawn surface has weathered. The cleavages planes follow the layers of deposition of the sedimentary rock. Source: Commonwealth 2022.

Figure 21: View of a deteriorated limestone windowsill. The cleavage planes within the limestone sills are evident where the sawn surface. The cleavages planes follow the layers of deposition of the sedimentary rock. Source: Commonwealth 2022.

3.4 Niagara Limestone Window Surrounds

Description: The limestone window surrounds are formed of the same Niagara area limestone as the exterior cladding. The surrounds profile is a simple geometric wedge form 280mm wide, 100mm and 150mm in depth and varying in length. There is one surround (sill) at the base of the Kent Street window that is formed of the same granite that forms the plinth course.

Condition: The limestone window surrounds on the multi-storey windows on Kent and Gilmour are generally in good condition. There is some deterioration of the surface due to de-icing salts where the units are in proximity to grade, some material defects, and rust staining of the material. The condition of the individual units will be assessed and noted during the dismantling phase.

Conservation Approach:
Preservation of the limestone window surrounds and reinstallation in the Kent and Gilmour Street façades.

Figure 22: Detail view at the base of the wall at the south-west corner. The surface of the two Niagara limestone panels at the base of the wall are scaling due to de-icing salts. The granite plinth course is evident at the bottom of the photo. The Niagara limestone window surround is the vertical element to the left and a granite windowsill/ surround below. Source: Commonwealth 2022.

Figure 23: Detail view of the base of the Kent Street window. The horizontal units at the base of the window are formed of the same material as the granite plinth course. The vertical stone to the left is a limestone unit. Note the close match in colour and surface texture. Source: Commonwealth 2023

3.5 Granite Plinth Course

Description: A granite plinth course is located at the base of the Kent and Gilmour Street walls. The material is 100mm in thickness and is bonded to the cast concrete foundation walls. The granite forms a

sill evident at the base of the three-storey window on Kent Street. The granite is similar in colour to the limestone cladding panels. The granite is not the same granite that was used to clad the Gilmour entrance walls.

Condition: The granite sill on the Kent Street window is in good condition. The condition of the granite plinth course buried below grade has not been determined.

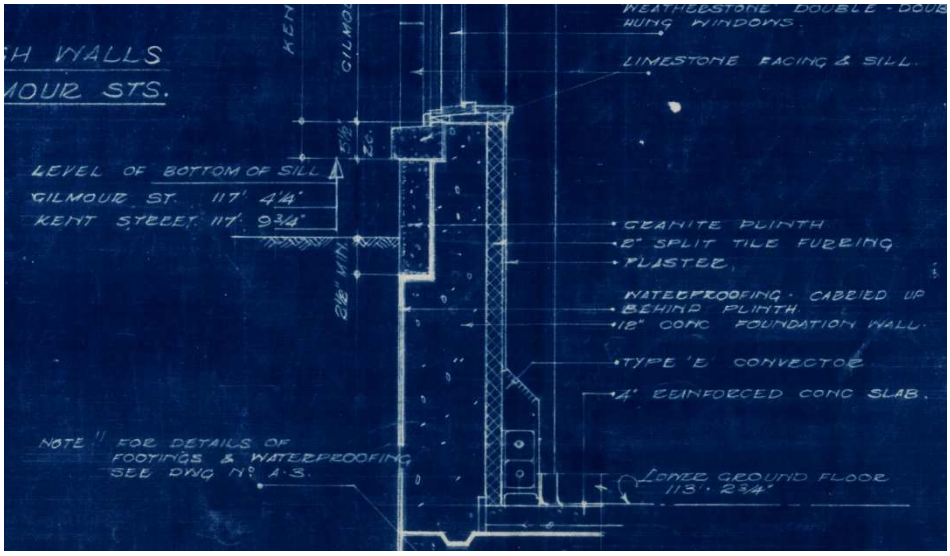


Figure 24: Detail section through the Kent and Gilmour Street façades. A 100mm thick granite plinth is detailed in the drawing. Source: Original 1955 Drawing Set A4.

Figure 25: Detail of the granite plinth course and granite windowsill surround at the base of the three-storey Kent Street window. The colour of the granite sill is very close to the limestone cladding and window surrounds. Source: Commonwealth 2022.

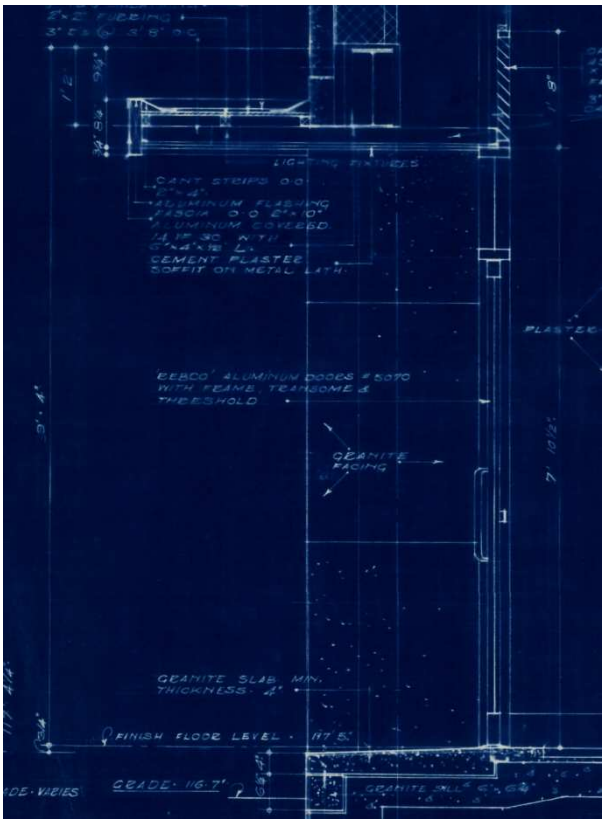
Conservation Approach:

Preservation of the intact granite sill and plinth course panels and reinstallation in the Kent and Gilmour Street façades forming an upstand wall supporting curtain wall glazing. The condition of the material buried below grade has not been determined.

3.6 Entrance Canopy Gilmour Street Entrance

Description: The entrance canopy is a simple geometric form in plan arching/curving into the sides of the entrance enclosure. The original drawings do not specify the fascia material; however, the drawings do specify an aluminium cap flashing at the parapet level of the exterior walls.

Condition: The canopy has been modified with a dropped modern enclosure with recessed lighting.



Figures 26 & 27: Detail section of the Gilmour Street Entrance illustrating the form and materials and the relationship to the entrance doors. Existing view of the canopy illustrating alterations to the canopy and entrance doors. Source: Original 1955 Drawing Set A5 & Commonwealth 2022.

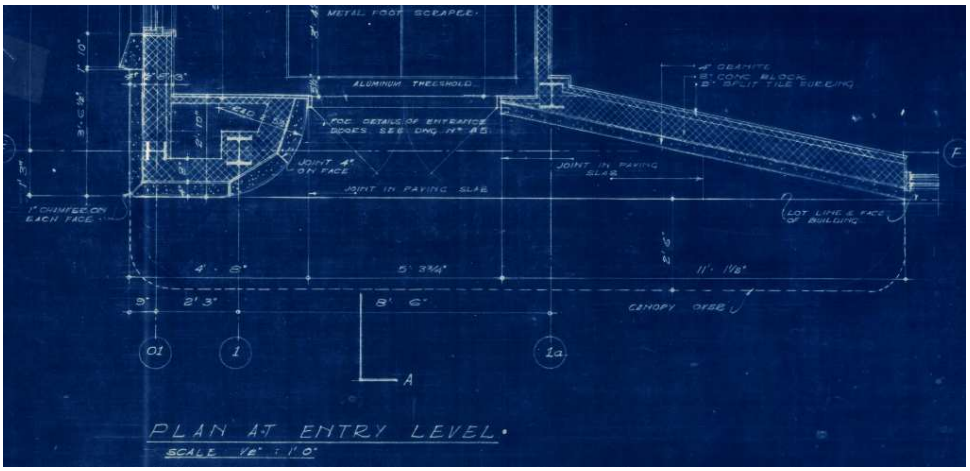


Figure 28: Plan view of entrance canopy. Source: 1955 Drawing Set A6

Conservation Approach:

Preservation N/A.

Rehabilitation – The current approach is to remove this feature as the entry door will be eliminated, and the new adjacent entrance will be sufficiently recessed into the building façade and not require a canopy.

3.7 Windows:

Description Windows: All of the original windows have been replaced with the exception of the three-storey window above the Gilmour Street entrance and the three-storey unit on the Kent Street façade. A character defining feature of the International Style was in the use of metals as a finish, aluminium in this case. The original sash configuration in the horizontal window bands consisted of units with a two-over-two light configuration. The width of the units corresponded with the width of the limestone windowsill course units and the coursing width of the limestone cladding panels.

Condition: The existing windows are being replaced with new aluminium thermal units. The original vertical and horizontal division of the lights will be replicated in the three-storey windows on the Kent and Gilmour façades.

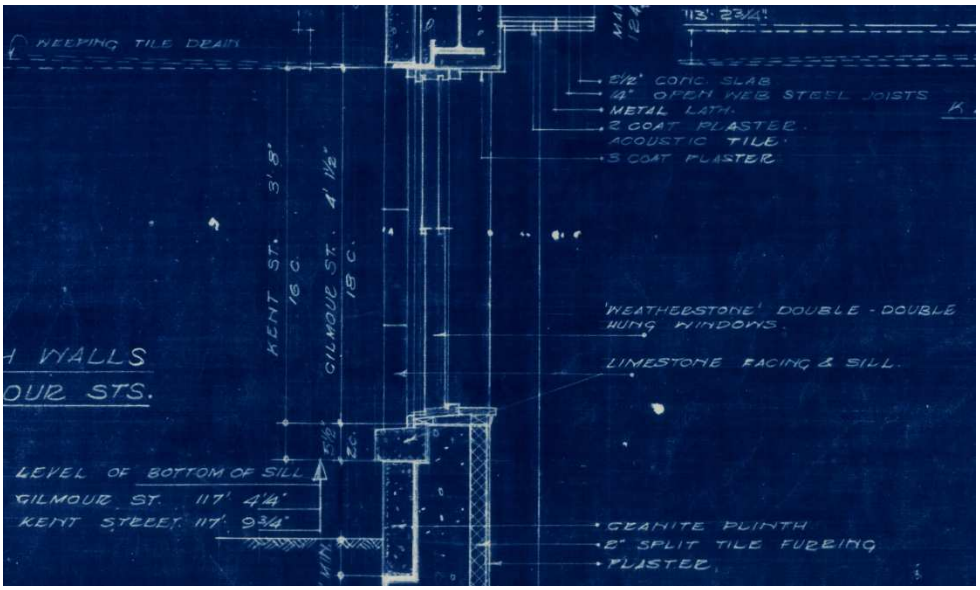


Figure 29: Detail section through the Kent and Gilmour Street façades illustrating the horizontal placement of the window assemblies within the exterior walls. The varying window heights between the Kent and Gilmour façades are related to the differing grades. Source: Original 1955 Drawing Set A4.

Figure 30: View of the windows on the Gilmour Street façade. All of the original windows have been replaced with the exception of the three-storey window above the Gilmour Street entrance. Source: Commonwealth 2022.

Conservation Approach:

Preservation - N/A

Rehabilitation – The windows are being replaced with a modern aluminum thermal unit. The horizontal and vertical arrangement of the original sash should be maintained in the new units. The horizontal division at the midpoint of the height of the units is an important feature adding to the horizontal sweep of the façades a character defining feature of the International Style.

4.0 CONSERVATION APPROACH & METHODOLOGY

The following discusses the dismantling, storage, and reassembly of the materials. The assumption is that the limestone cladding will be installed on a new concrete structure with either a steel stud or concrete block infill wall . The removal of limestone cladding will take precedence over the windowsill string course.

4.1 Dismantling

The approximately 1,200 limestone cladding units will be removed in reverse order to the installation, from the top down. The process will commence with the removal of the parapet cap flashing and cutting of the masonry anchors. A rubber mallet will be used to dislodge each stone setting up a vibration to break the bond between the mortar and masonry unit. Adhered mortar will then be removed from the dislodged stone. The cladding unit will then be photographed, general condition noted, and a unique identification number assigned, based on the elevation (E, W, N, S), course number (1-40), and the successive sequence number for each stone in the course. The orientation of the stone will be evident where the steel anchors are located at the top of each stone. The dismantling of the mitered stones forming the four external corners will need to be done in a careful manner as the reduced section may be susceptible to damage.

The Approach is the dismantling and reconstruction of the limestone cladding on a new back-up wall. The intention would be to dismantle the stone facing in the same order as it was installed. Coursing height vary so a detailed itemization of the course number is required. A detailed methodology follows:

- the limestone wall cladding would be numbered with their corresponding course number 1 - 40;
- the numbering system would look something like S – C1-1, S – C1-2 etc. The S denotes the elevation, C – denotes the course 1 – 15, and the final number represents the sequencing 1, 2, 3, etc.
- the original vertical orientation of the units would be marked on the back of the stones with an arrow for up.
- begin dismantling the exterior cladding from the top down;
- dislodge the upper parapet level stones using a rubber mall, mark and identify each stone and note orientation and condition(s) of each unit;
- locate and cut the metal anchors along the top of the uppermost stone course 40;
- dislodge the stones successively using a rubber mall, mark and identify each stone and note orientation and condition(s) of each unit;
- repeat until all of the material has been removed;
- stack the material vertically on wooden pallets. Use wood spacers between stones; and
- ship to a storage location.
- Determine which stones need to be replaced. Fabricate new units to the form, dimensions, and colour of the replaced unit.

4.2 Crating and Storage

The approximately 1,200 limestone cladding panels will be stored on edge vertically on a wooden pallet, with spacers separating the units. The number of cladding panels per palette will be based on the weight and size of the units. Assuming four stones per palette there will be approximately 300 pallets of material. The cladding panels from each course should be stored in the same sequence as removed to facilitate

reinstallation. The material would then be shipped to an outdoor storage site. Each palate should be identified with a unique number that identifies the original location the material was removed from using the unique identification numbers. A bar-code system would be the most efficient means of identifying each masonry cladding unit as well as for each crate of material.

The dismantling of the limestone window surrounds will generally follow the methodology for the limestone cladding. A unique identification number will be assigned keyed to the course in which it is bedded as the units span over more than one limestone cladding course. The limestone window surrounds will need to be stored with the end grain (edge) supported on the pallet in a horizontal orientation. Alternatively, if the quality of the window surrounds is determined to be too eroded for reuse a precast concrete sill could be used.

4.3 Reassembly

The assumption is that the limestone stone cladding will be secured with stainless steel masonry anchors to a steel stud or concrete block back-up wall in a manner similar to the existing installation method; one anchor per stone set at the midpoint of the stone panel width in existing holes. Weeping holes will need to be installed to meet current building codes. Continuous weepers could be placed below the shelf angles that occur every third course. There will be approximately 120 stones that will not be reinstated that will be available to replace any severely deteriorated stones. A number of stones will need to be cut. Any cladding stones not reused should be placed on a pallet and stored on site once the project is complete. Lime rich mortar or grout should be used to promote longevity of the installation.

4.4 Conservation Methodology

The majority of the conservation treatment - descaling of delaminated stones and cosmetic filling of inclusions or vugs could be undertaken following reassembly. Cleaning of the stone would occur prior to the completion of the finish pointing.

Details regarding the interface between the new building and the front as well as the connectors have not been determined and will be addressed at detailed design.

5.0 Conservation Plan 436 and 444 MacLaren Street

5.1 Intent and Context

The two designated homes at 436 and 444 MacLaren are both classified as Character Supporting Resources. They contribute to the built heritage context of MacLaren Street and Centretown. They will be retained through the redevelopment and the site landscape design will enhance the buildings' prominence along MacLaren Street.

Both properties will maintain Maclaren's east-west streetscape character, will contribute to the overall iconic status of this site, and will be integral features in the overall site plan and public realm design. The heritage houses are treated as pavilions in a landscape with connected courtyards or mews linking between the north entrance of 359 Kent Street and the MacLaren properties. On-site parking at the rear of the properties will be removed and the layout organized with porosity and connectivity, allowing the public to move through and around the site and historic buildings more openly.

Figure 31: View of 436 (left) and 444 (right) MacLaren Street.

Figure 32: View of the rear yards of 436 and 444 MacLaren Street with parking removed and extensive landscape.

Figure 33: The conservation plan treats the two homes as pavilions integrated into a porous extensively landscaped POPS.

Heritage Context

The two properties are located within the Centretown Heritage Conservation District. The properties at 436 Kent, and 444 MacLaren are classified as Character Supporting Resources (Group 2 and 3 - 1997). Source: Centretown Heritage Inventory, Final Report, May 1, 2020. ERA Architects.

Both buildings are designated under Part V of the Ontario Heritage Act as part of the Centretown Heritage Conservation District. Both properties are substantial and contribute to intact built heritage context of MacLaren Street extending from Kent to Bank Street.

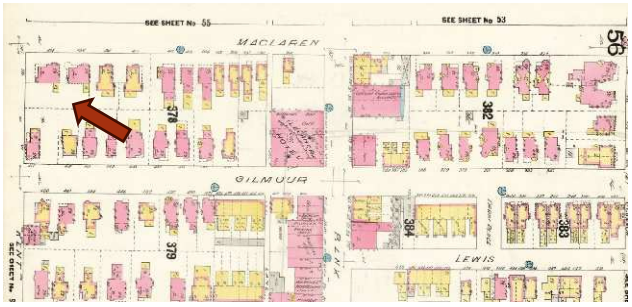


Figure 34: The 1912 fire insurance plan illustrates two more or less identical two-storey brick residences at 436 and 444 MacLaren with wrap around porches with projecting bays fronting onto MacLaren Street. The corner building shown on the insurance plan at 444 MacLaren was demolished sometime after 1913 - the last directory listing where the building is occupied.

The City Directories note the property to be vacant between circa 1914 and 1923. It has been asserted that the property was constructed in 1914 to the design of W. E. Noffke and built for Chas Ogilvy the president of the Ogilvy Department Store. The 1914 city directory notes Chas Ogilvy residence is located at 293 Stewart Street and subsequently between 1915 and 1923 living in Westboro presumably at a cottage that was designed in 1907 by Noffke. The assertion that Chas Ogilvy resided at 444 MacLaren after 1923 cannot be discounted either as directories that post date 1923 were not consulted. The

assertion that the building at 444 Maclaren was designed by Noffke cannot be discounted. A residence for Robert K. Patterson was completed in 1928 on MacLaren designed by Noffke, Morin and Sylvester Architects (Biographical Dictionary of Canadian Architects No address noted).

5.2 Conservation Plan 436 MacLaren Street

The building is proposed to be a dedicated civic use as a condition of the under-review zoning by-law and official plan amendments and will therefore be required to be conserved long-term. The exterior is in good to fair condition, with the exception of the wrap-around porch which requires repair. At the present time it has been stabilized. The applicant is completing a restoration of the porch to its original condition outside the context of this application; this work is to be completed by the end of 2024. The building is being monitored and other conservation work will be carried out on an as needed basis. However, it will be reassessed at the time of development.

Figure 35: View of 436 MacLaren Street. The masonry piers supporting the porch have settled due to inadequate foundation depth. A detailed assessment of the condition of the porch is required. Guidelines from the CHCDP provide guidance for the conservation approach to the materials and assemblies. Source: Commonwealth 2023.

5.3 Conservation Plan 444 MacLaren Street

444 MacLaren was designed by W.E. Noffke and built for Chas Ogilvy in 1914 and will be retained in the proposed development. The condition of the building is good, however there are vines growing on all faces of the stucco façade which will be removed in Winter 2024. The building is fully leased to commercial tenants and will be maintained in good repair. The building will eventually be integrated into the development through complementary landscape design, and its interior uses will continue to serve local residents.

The building at 444 MacLaren is covered in vines that should be removed. The guidelines contained in the 2022 Centretown Heritage Conservation District Plan (CHCDP) are provided to guide the conservation work.

Figure 36: View of 444 MacLaren Street. The stuccoed exterior wall is covered in vines that should be removed before they have an adverse impact on the stucco finishes. Source: Commonwealth 2022

5.4 Centretown Heritage Conservation District Plan

The policies and guidelines are taken from the Centretown and Minto Park Heritage Conservation District Plan as they pertain to the two houses. 11.1 Streets, trees, and landscaping in the Public Realm references th entire site.

6.1 Roof and Rooflines

Policies

1. Conserve and retain historic roof forms (profile and roof forms), materials and details (e.g., soffits, eaves, bargeboard, parapets, cornices, and finials).

2. Conserve and retain historic chimneys that contribute to the character of the streetscape or are heritage attributes of individual buildings.

Guidelines

b) New roofing materials should complement the building's historic character. The use of modern materials to imitate historic materials (e.g., slate, cedar shingles, standing seam metal, etc.) may be supported. When asphalt, composite or metal shingles are used, they should be in a colour that complements the building.

c) Character-defining chimneys should be retained and regularly maintained. Non-functioning chimney that contributes to the cultural heritage value of the building should be retained and capped.

6.2 Exterior Walls

Policies

1. Conserve, maintain and repair historic masonry, stucco, and wood exterior cladding.

2. Do not conceal historic masonry or cladding with new materials; painting brick or stone is not appropriate.

Guidelines

a) Lime-based mortar should be used when re-pointing historic brick and masonry as cement mortar prevents moisture from escaping through the mortar and causes brick damage. Care should be taken to match the colour and joint profile of the mortar; using a mason experienced in lime-based mortar is encouraged.

b) Should repair or replacement cladding be necessary, work should be made in-kind. For example, wood siding should be replaced with wood siding.

c) Replacement bricks should match the existing in size, colour, and texture.

d) Cleaning of brick and stone buildings should be undertaken using gentle non-abrasive methods. Sand blasting is not an appropriate method. Prior to cleaning masonry, a test patch should be undertaken, and city heritage staff notified of the project to determine if a permit is required.

6.3 Windows and Doors

Policies

2. Conserve and retain historic windows and doors, including their form , design, and details (sills and lintels, surrounds, sidelights, and transoms, etc.) and proportions, particularly those that are decorative, or feature leaded or stained glass. Consider restoration when ever possible.

3. Conserve the overall fenestration pattern on primary facades.

Guidelines

b) The material of replacement windows should match originals; however, alternate materials may be considered in consultation with heritage staff; where windows are not visible from the street, replacement windows may reference the historic form and proportions with modern materials.

d) When considering energy efficient replacement windows to replace windows that are beyond repair, ensure that the replacement windows match the appearance, size, design, proportion, and profile of the existing historic windows and that the new windows are durable, repairable, and recyclable.

6.4 Front Porches

Policies

1. Conserve historic front entrances, sunrooms and balconies including decorative elements such as railings and balustrades, columns, piers, and brackets.

Guidelines

d) Owners are encouraged to engage a heritage professional with experience in historic porch restoration when considering porch work.

e) Where a porch or balcony is badly deteriorated, it should be conserved, not replaced. Where components are beyond reasonable repair, new components should match the originals in terms of design and detail, with the same materials, style, and size, as closely as possible.

g) Any changes to railing heights are required to meet the standards of the Ontario Building Code (OBC). As part of the Building Permit process, owners should discuss options under Part 11 of the OBC that would allow for the retention of the existing railings with heritage staff and a Building Official.

i) Masonry piers that support historic porches should be conserved. Repairs should be made in kind.

Response: *Following the CMPHCP policies and guidelines for* ***front porches*** *a restoration plan is being prepared. The coursed limestone pillars supporting the deck structure will be dismantled and rebuilt with a new foundation as part of the 2024 work plan. The work will include the masonry piers, deck structure, railings, and columns.*

11.1 Streets, trees, and Landscaping in the Public Realm

The cultural heritage value of the Centretown and Minto Park HCDs would be enhanced through improvements to its streets, trees, and commercial and residential streets.

Policies

1. Conserve and enhance the public realm, mature tree canopy and the character of front yards throughout residential parts of the HCD.

2. When contemplating changes to the public realm, including public streets and parks, the City and developers shall have regard to the character of the streetscape and the HCDs' heritage status.

Response: Research has provided interesting views of Kent Street documenting the character of the streetscape. These will be used to help guide the design.

4. Improve the quality of Centretown's commercial streets by implementing plans for street design that are sensitive to the character of these traditional main streets when the opportunity arises because of infrastructure renewal or other City capital projects.

Response: Noted

5. Seek opportunities to plant additional trees in the streetscapes throughout the HCDs, including as part of development and infrastructure projects.

6. Tree removal is strongly discouraged and when undertaken, shall be in accordance with the Tree Protection By-law (2020-340, as amended).

Response: The row of flowering crab apples at the corner of Kent and Gilmour Streets will be removed as part of the dismantling of the street façade. The landscape plan calls for their replacement.

Guidelines

a) The poured concrete sidewalks seen in the HCDs replaced wooden ones starting in the 1890s. The use of concrete scored to resemble brick or concrete pavers has no historic precedent. When sidewalks are replaced on commercial and residential streets, they should be poured concrete.

Response: noted

b) Historically the commercial streets in Centretown did not have large canopy trees. However, in recent years there has been interest in planting new street trees on commercial streets for environmental and aesthetic reasons. Applicants should contact City Heritage and Forestry staff for appropriate species.

Response: Historic images along Kent Street document the street tree canopy that was removed.

c) Replacement trees in public verges should be deciduous and chosen based on their ability to thrive in Ottawa's environment. The use of native species is encouraged.

Response: noted

d) Sufficient soil volumes should be provided for any new trees.

Response: Planting cells are being used to provide soil volume.

6.0 Conclusions

This Conservation Plan and heritage application are prompted by the submission of a concurrent zoning by-law and official plan amendment application proposing the redevelopment of 359 Kent Street from its existing condition to a 27-storey mixed-use residential building, and the preservation and reuse of 436 and 444 MacLaren Street. This is a complex project with a number of objectives for this site including the development of the site as a landmark tower, designed as a 27-storey beacon to downtown Ottawa, and the preservation objectives of the Centretown Heritage Conservation District Plan, which calls for the retention of the two residences and the preservation of the Legion Building's landmark character defining features.

The plan for achieving these objectives includes the reconstruction of the Legion Building's form and massing, reuse of the limestone cladding as a podium to the tower' and the integration of the two MacLaren homes as pavilions in a civic landscape. The redevelopment timeline of these properties is beyond 5 years, which is reflected in the conservation approach to the properties. It will be important to re-assess the conservation plans for the buildings at the time of Site Plan Control Application to ensure the conservation approach continues to be appropriate.