

Subject: Application to demolish 227-229, 231-233 and 235-237 St. Patrick Street, properties designated under Part V of the *Ontario Heritage Act*

File Number: ACS2024-PDB-RHU-0069

Report to Built Heritage Committee on 10 September 2024

and Council 18 September 2024

Submitted on August 29, 2024 by Court Curry, Manager, Right of Way, Heritage, and Urban Design Services, Planning, Development and Building Services Department

Contact Person: Lesley Collins, Program Manager, Heritage Planning Branch

613-580-2424 ext. 21586, Lesley.Collins@ottawa.ca

Ward: Rideau-Vanier (12)

Objet: Demande de démolition des bâtiments situés aux 227-229, 231-233 et 235-237, rue St-Patrick, qui sont des propriétés désignées en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario*

Dossier : ACS2024-PDB-RHU-0069

Rapport présenté au Comité du patrimoine bâti

Rapport soumis le 10 septembre 2024

et au Conseil le 18 septembre 2024

Soumis le 2024-08-29 par Court Curry, Gestionnaire, Services des emprises, du patrimoine, et du design urbain, Direction générale des services de la planification, de l'aménagement et du bâtiment

Personne ressource: Lesley Collins, Gestionnaire de programme, Planification du patrimoine

613-580-2424 poste 21586, Lesley.Collins@ottawa.ca

Quartier: Rideau-Vanier (12)

REPORT RECOMMENDATIONS

That the Built Heritage Committee recommend that Council:

- 1. Approve the applications to demolish the buildings at 227-229, 231-233 and 235-237 St. Patrick Street, and issue the heritage permit conditional upon:**
 - a) The registered owner(s) of the properties entering into an agreement with the City, to be registered on title, that until the time of the construction of replacement buildings, the registered Owner shall:**
 - i. Landscape the properties to the satisfaction of the General Manager of Planning, Development and Building Services Department.**
 - ii. Prohibit the use of the property for other interim uses.**
 - iii. Maintain the property in accordance with the Property Standards By-law.**
- 2. Exempt the subject property from the requirements of the *Demolition Control By-law, 2012 (2012-377)*.**

RECOMMANDATIONS DU RAPPORT

Que le Comité du patrimoine bâti recommande au Conseil :

- 1. D'approuver les demandes de démolition des bâtiments situés aux 227-229, 231-233 et 235-237, rue St-Patrick, et de délivrer un permis patrimonial sous réserve des conditions suivantes :**
 - a) Que le ou les propriétaires enregistrés des biens-fonds concluent une entente avec la Ville, qui sera enregistrée sur le titre de propriété, stipulant que le ou les propriétaires enregistrés doivent respecter les points suivants jusqu'à ce que les bâtiments de remplacement soient construits :**
 - i. Assurer l'aménagement paysager des propriétés à la satisfaction de la directrice générale, Services de la planification, de l'aménagement et du bâtiment;**
 - ii. Ne pas utiliser les propriétés à d'autres usages intérimaires.**
 - iii. Entretien les propriétés conformément au *Règlement sur les normes d'entretien des biens*.**

2. D'exempter les propriétés en question des exigences du *Règlement sur le contrôle des démolitions de 2012 (2012-377)*;

BACKGROUND

The site contains three adjacent buildings 227-229, 231-233 and 235-237 St. Patrick Street, located on the north side of the street between Dalhousie Street and Parent Avenue. The properties are located in the Lowertown West Heritage Conservation District, designated under Part V of the *Ontario Heritage Act* in 1994. The buildings can be described as follows:

- 227-229 St. Patrick Street: is a three-storey side gable structure with dormer windows, two-storey balconies and a carriageway. The building was constructed circa 1877 with wood cladding, however the cladding has since been changed to stucco and angel stone.
- 231-233 St. Patrick Street: was constructed between 1872 and 1878 and features two and a half storeys, a side gable roof, dormer windows and verandah. The building was also originally clad in wood, however, has similarly been changed to stucco and angel stone.
- 235-237 St. Patrick Street: is a two-storey flat roofed building with cornice and a two-storey porch. Constructed between 1851 and 1872, this building was originally clad in wood, however the front façade was changed to concrete block, and the sides to pressed tin.

All three buildings have additions in the rear which are very old and likely original to the sites. The buildings have all been altered, specifically their cladding and porches, however they retain their original forms, location and opening patterns continuing to contribute to the early working-class residential character of Lowertown. As part of the Heritage Conservation District (HCD) study, an inventory evaluated each property for their contribution to the cultural heritage value of the HCD and assigned a category between 1-4. At that time, all three properties were identified as a Grade 2 properties in the HCD, meaning that they contribute to the cultural heritage value of the District. (See Documents 1-3 for location map, site photos and the Heritage Survey and Evaluation Forms).

At the time of designation, there was no heritage conservation district plan requirement, however, as was standard practice for the City of Ottawa at the time, an HCD study was approved by Council which includes recommended guidelines for changes within the HCD. The *Ontario Heritage Act* was amended in 2005 to outline specific contents for all new heritage conservation district plans. In addition, the amendments also allowed

municipalities to adopt HCD plans by by-law for districts designated prior to 2005. The City is currently undertaking a review and update of all existing HCDs without Plans. Both the Lowertown West and ByWard Market HCD Plans are in development and will be brought forward for approval shortly.

As the new HCD Plan is not yet in place, this application was be evaluated using the guidelines in the 1994 Lowertown West Heritage Conservation District Study.

The Lowertown West HCD's cultural heritage value lies in its role in the residential settlement in the city of Ottawa during the 19th and 20th centuries. The District includes a number of significant institutional buildings together with a rich collection of residential buildings which demonstrate the area's early history as well as its gradual evolution over time. The HCD is also significant for its association with the history of Ottawa's working people as well as many prominent early settlers, both French and English speaking, and the physical record of that social history that is demonstrated by the modest buildings in the area. For the full description of the HCD's cultural heritage value, please see the Document 4 for the Heritage Character Statement.

Pre-Application Background

These properties have been the subject of over 75 calls to By-law and Regulatory Services which have resulted in many orders and violations under the Property Standards By-law. The properties have become problematic as they are vacant, in poor condition and the subject of many break-ins.

In May 2023, an agent of the owner reached out to heritage staff to discuss the possibility of demolishing these buildings and redeveloping the site. Based on the information available at the time, heritage staff stated that full demolition could not be supported and encouraged the proponent to consider how portions of the buildings could be incorporated into a new development. Information about the application process was also provided at this time.

In October 2023 a Property Standards Order was issued requiring an engineer's report regarding the condition of the buildings. A brief report was submitted, dated October 21, 2023, completed by Gadiant Structural Engineering recommending demolition of all three buildings based on the high cost for rehabilitation over demolition and new construction. Staff reviewed this report with the Deputy Chief Building Official who advised that, in his opinion, the reports did not provide enough detail to justify the demolition of these three buildings.

However, staff also provided the property owner with an indication that the decision to issue a heritage permit for demolition of the properties is within the purview of City

Council, regardless of the professional staff opinion. Heritage Planning staff provided the owner with the information needed to submit an application for demolition and new construction under the *Ontario Heritage Act* and suggested retaining an engineer with expertise in heritage conservation. In addition, in January 2024 given the magnitude of the social problems at the property identified by the Ward Councillor and the community, on an exceptional basis, the City offered to move the file forward by offering to hire a heritage engineer to conduct a review of the condition of the properties to provide staff with an independent, third party opinion on the condition of these buildings.

In April 2024, the Chief Building Official received an application to demolish all three buildings under the Building Code Act. In order to demolish these buildings, the CBO determined that three items were required: approval or exemption under the Demolition Control By-law as no replacement buildings were proposed, utility clearances, and permission under the Ontario Heritage Act to demolish. As a means of resolving the issues on the demolition permit and the heritage permit, further to staff's early suggestion, the City worked with the property owner through their lawyer to select a mutually agreed upon engineering firm to conduct a thorough review of the buildings and their potential for rehabilitation. In July 2024, the City engaged Capacity Engineering Limited, a local engineering firm with experience in dealing with heritage buildings to undertake a detailed review of the three properties. An application to demolish under the Ontario Heritage Act was submitted on August 6, 2024. The required application fees were not included as part of the application submission, however, as discussed below under Legal Implications, it is anticipated that Council will consider a motion related to the fees at its September 4, 2024 meeting.

This report has been prepared because demolition in a heritage conservation district designated under Part V of the *Ontario Heritage Act* requires the approval of City Council.

DISCUSSION

The application is to demolish all three buildings due to their deteriorated state.

Recommendation 1: Approve the Applications for Demolition

Lowertown West HCD Plan

Applications for demolition and new construction in the Lowertown West HCD are reviewed for consistency with the study's heritage character statement and character defining elements. The Lowertown West Heritage Conservation District study has guidelines related to demolition including in Section 7.5.4. The relevant section is below:

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

Recommendations:

- iv. As a general principle, demolition of structures within the District will not be recommended for approval by Council.*

In light of the policy direction above, the City engaged Capacity Engineering Limited, a local firm with expertise in heritage structures, to undertake an independent condition assessment of the properties with a view to their heritage value and to peer review the previously submitted Gadiant Engineering report. The reports were submitted on July 22, 2024. In these reports, the buildings are assessed from poor to very poor and all three reports recommend demolition for the following reasons:

227-229 St. Patrick Street

- The overall condition of the building is poor
- A majority of the exterior wall structure is not repairable and requires removal or replacement
- Stone foundation is in poor condition that the best repair possible would be a completed dismantling and rebuild of the wall
- Sloping of the upper floors likely a result of the previous attempts at replacing significantly deteriorated ground floor supporting members... and would also need significant remediation to be rectified
- Buckling of exterior walls indicate early onset structural collapse

“We are concerned that the advanced state of deterioration, significant damage to the interior linings, and the evidence of buckling of the exterior walls are all indications of early onset structural collapse. This structure is now past saving, and in fact may pose a danger to the unsuspecting public if permitted to weather another winter season. Note that the nature and extent of damage gives less concerns to lateral events (wind, seismic) than to winter loadings (ice, snow), however the need for immediate shoring cannot be ruled out if planning for immediate interventions proves impossible.

We recommend the structure be demolished without delay.”

231-233 St. Patrick Street

- The overall condition of the structure is poor
- The south wall stucco and water damage sustained by the faux-stone concrete likely indicate that the front façade cannot be salvaged
- The foundation is poor, bricks are missing and the concrete appears to be decaying
- The ground floor framing is in poor condition, with many members in a state of decay with water damage present

“The building requires immediate intervention to prevent further deterioration and loss. The current extent of rot may, if further exploration reveals a more limited total infection, be treatable. The structure does not currently appear to be at risk of collapse and may be a candidate for rehabilitation if plans and detailed execution of extensive interventions are made without delay. Unfortunately, the past changes to the structure make restoration likely impossible, and the current condition precludes preservation. It is our recommendation that, owing to the changes to the fabric and materials of the structure, and given the deterioration is extensive, as well as the difficulty in preserving the structure with adjacent demolition works to take place, demolition be approved.”

235-237 St. Patrick Street

- The building is in very poor condition
- Peeling and bulging of the cladding on the east and west façades, and detachment, cracking and weathering of the cladding was noted on the south façade
- Advanced decay of the plank-on-edge structure was noted along with what appears to be dry rot
- The foundation wall of the structure is also believed to be in poor condition

“Considering the state of critical structural elements within the subject property, and more specifically the significant and advancing state of the plank-on-edge primary structure, preservation of the structure is not possible. Restoration of the building would be prohibitively difficult, with the sourcing of necessary timbers and other period materials being challenging at best. Rehabilitation of the structure is likely possible, however, it is our professional opinion that significant and necessary maintenance has been neglected in this structure. The rehabilitation of the property

would likely do less to contribute to the heritage conservation district than would a suitably sensitive and heritage complementary reuse of the façade element within a new structure.

Significant structural work is required to the ground floor framing, foundation, exterior wall, in addition to extensive cladding repairs. Front façade requires re-anchoring to the primary structure, and it is not clear if this element is entirely stable; in the event of a design level lateral load event, the façade could come away from what is clearly and evidently a rotting backing structure and pose a hazard to occupants or the unsuspecting public. This is a structure in a condition which may be explained as the ‘do nothing’ approach to maintenance, upkeep, occupancy, and use has been adopted continually for an extended period of time. Immediate planning for intervention, be it rehabilitation, selective demolition, or stabilization is urgently required and strongly recommended.”

The report for 235-237 St. Patrick Street suggests that elements of the front façade could be salvaged for reincorporation into a new development on the site. Staff encourage the owner to consider this option as part of the demolition process but do not recommend that Council require it through a condition of approval.

All three reports note that the buildings have suffered from neglect for many years and are now unfortunately past the point of reasonable rehabilitation. To the best of staff’s knowledge these properties have only been vacant for a brief period and as such were not listed on the Heritage Watch List.

For the full reports, please see Documents 6, 7 and 8

At this time, no new construction is being proposed. Any application for new construction in the future will be subject to a separate heritage permit process under Section 42.1 of the Ontario Heritage Act along with any required applications under the Planning Act.

Conditions

Heritage staff recommend a condition of approval for this permit that the owner of the property enter into an agreement to ensure that the vacant lots are cleared, filled, landscaped appropriately and maintained in accordance with the Property Standards By-law until such a time that replacement building(s) are constructed.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2020.

Conclusion

Heritage staff have reviewed the application to demolish the buildings at 227-229, 231-233 and 235-237 St. Patrick Street and based on the engineering reports do not object to the demolition despite the fact that demolition is discouraged in the Lowertown West HCD Study. The condition of all three buildings is poor, as evidenced in the building condition reports and rehabilitation is not reasonable or feasible.

Recommendation 2 – Demolition Control

This recommendation has been included to exempt these properties from the requirements of the Demolition Control By-law. Approval of this recommendation, along with the issuance of the heritage permit will allow the applicant to fulfill two outstanding requirements of the issuance of a demolition permit for these properties.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with this report.

FINANCIAL IMPLICATIONS

Recommendation 1: There are no direct financial implications. Recommendation 2: Exempting the property from the requirements of Demolition Control By-law has an associated revenue impact of \$5,339.42 (includes \$1,028.00 Legal Fee + HST) which is the fee associated with a demolition control application.

LEGAL IMPLICATIONS

Discussions between the City and the applicant have included the prospect of civil litigation. In order to reach a resolution with respect to this file, it has been agreed that a motion would be put before Council that would waive the fees for the application for a Heritage Permit. There is no legal impediment to the recommendations in this report.

COMMENTS BY THE WARD COUNCILLOR(S)

The Councillor is aware of the application related to this report.

CONSULTATION

Material related to the proposal was posted on the City's Development Application website on August 8, 2024.

Heritage Ottawa and the Lowertown Community Association were notified of this application and offered the opportunity to provide comments. The Lowertown

Community Association provided written comments attached as Document 9 to this report.

Neighbours within 30 metres of the property were notified of this application and offered an opportunity to comment at the Built Heritage Committee meeting.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications associated with this report.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

TERM OF COUNCIL PRIORITIES

This report has no direct impacts on the Term of Council Priorities.

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for consideration of this application under the Ontario Heritage Act will expire on November 2, 2024

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Site Photos

Document 3 Heritage Survey Forms

Document 4 Heritage Character Statement

Document 5 Gradient Engineering Report

Document 6 Building Condition Assessment, 227-229 St. Patrick Street

Document 7 Building Condition Assessment, 231-233 St. Patrick Street

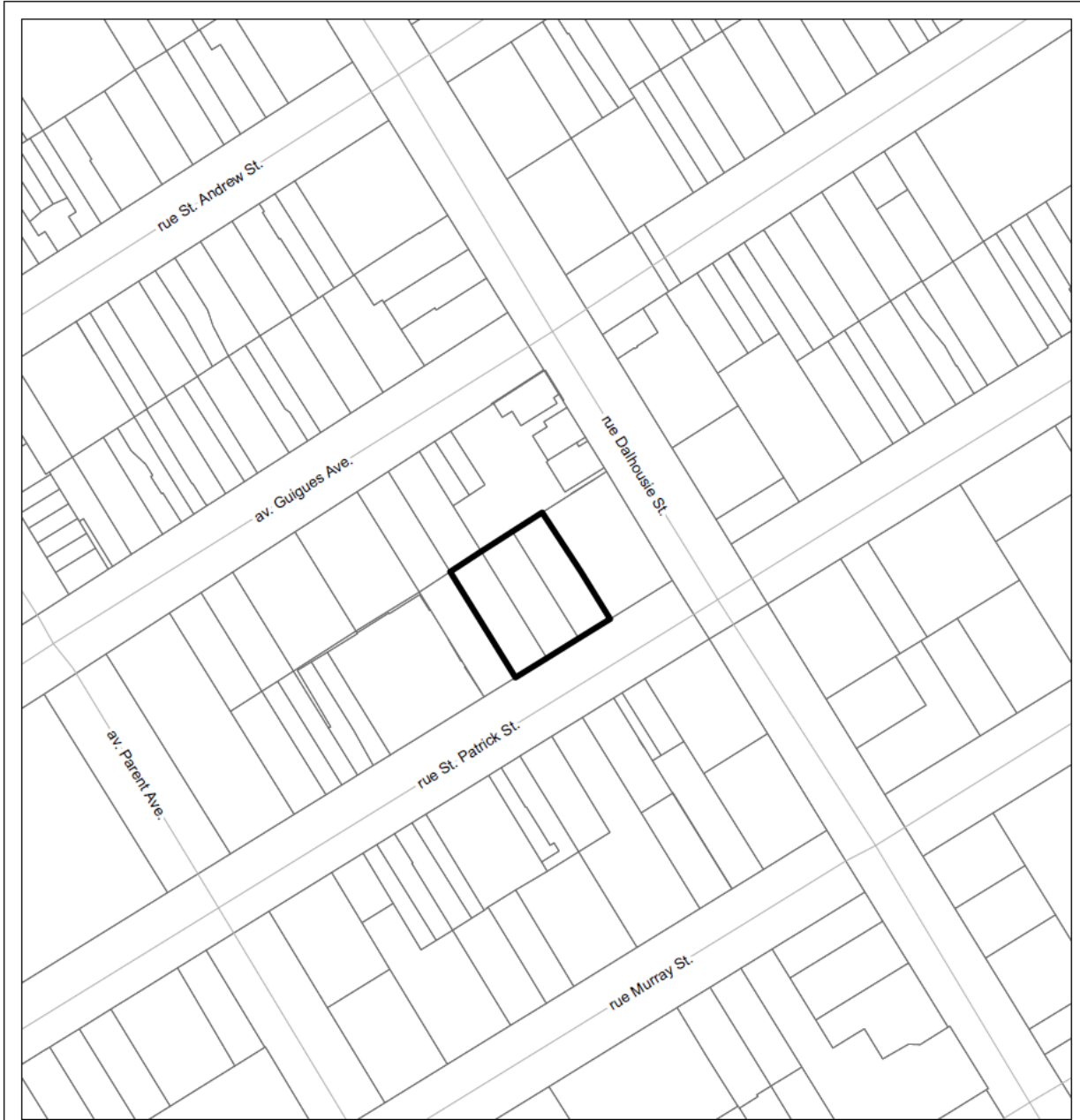
Document 8 Building Condition Assessment, 235-237 St. Patrick Street

Document 9 Comments from Lowertown Community Association

DISPOSITION

Office of the City Clerk, Council and Committee Services, to notify the property owner and the Ontario Heritage Trust, 10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision.

Document 1 Location Map



	
D09-01-STPA227-237	24-0868-E
I:\COI\2024\Heritage\StPatrick_227-237	
<small>©Parcel data is owned by Terranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small>	
<small>©Les données de parcelles appartiennent à Terranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE.</small>	
REVISION / RÉVISION - 2024 / 08 / 07	

LOCATION MAP / PLAN DE LOCALISATION
SITE PLAN / PLAN D'EMPLACEMENT



rue 227-229 St. Patrick St.
rue 231-233 St. Patrick St.
rue 235-237 St. Patrick St.



NOT TO SCALE

Document 2 Site Photos



227-229 St. Patrick Street (south façade), City of Ottawa August 2024



229-231 St. Patrick Street (south façade), City of Ottawa, August 2024



235-237 St. Patrick Street (south façade), City of Ottawa, August 2024



227-237 St. Patrick Street, City of Ottawa, August 2024



Streetscape looking east, City of Ottawa, August 2024



Streetscape looking west, City of Ottawa, August 2024



St. Patrick Street, looking west. Google Streetview, July 2023



St. Patrick Street, looking east. Google Streetview, July 2023

Document 3 - Heritage Survey Forms

227-229 St. Patrick Street

CITY OF OTTAWA
DEPARTMENT OF PLANNING & DEVELOPMENT
COMMUNITY PLANNING BRANCH

HERITAGE SURVEY
AND
EVALUATION FORM

BUILDING FILE NO.
PD 43:
HERITAGE DISTRICT FILE NO.
PD 4302-5-1:

Municipal Address: 227-229 St. Patrick
Building Name:
Legal Description: E 1/2 NS St. Patrick
Date of Construction: 1877
Original Use: double residence
Present Use: residence
Present Zoning:
Planning Area: Central Area N.E.

Lot: 12 Block: 86A Plan:
Additions: 3 by 1901
Original Owner:
Present Owner: P. LeHay

=====

PHASE ONE SURVEY

=====

Potential Significance	Considerable	Some	Limited	None
History (Date of Construction)	(Pre- 1880) 3	(1880 to 1920) 2	(1920 to 1950) 1	(1950 to) 0
Architecture	3	2	1	0
Environment (Landmark or Design compatibility)	3	2	1	0

Phase One Survey Score /9 Prepared By:
Potential Heritage Building Yes/No
Potential Heritage District Yes/No



Attach building photos here:
1 - 6 x 6

PHASE TWO EVALUATION RESULTS
(Summarized from Page 4)
Category 1 2 3 4
Part V Definite Yes/No
Part IV Potential Yes/No
If PART IV, By-law/Date:

IF PART V:

HERITAGE DISTRICT NAME:
Byward Market

BY-LAW/DATE:

COMMENTS:

=====

PHOTO DATE: Jan 1990
VIEW:
SOURCE: H Schade
NEGATIVE NUMBER: 86A-7

HISTORY

PREPARED BY: W.Carter

DATE: January 1990

Date of Construction: 1877

*CFactual/Estimated

Sources: COHR 1987, bracketting OCAR 1872 and FIP 1878Trends:

economic - double house occupied by tradesmen I.Aresenau, carpenter, W. Gagner, printer
 - probable workshop from the beginning as a 1 1/2 storey workshop area is located in yard directly behind
 - 1901 - served as a residence for two people
 - E half marked carpenter shop below, painters above
 - both halves used as two apartments in 1930, 60

social class - occupied by largely working class tenants - carpenters, printers, truck driver, clerks

investor / owner - building occupied by tenants with absentee owner through known history

ethnic - tenants and owners French Canadian in periods researched

Events:Persons/Institutions:Summary/Comments On Historical Significance:

Double working class residence that was used for associated light industrial/ commercial purposes.

Historical Sources (Coded):

COAR 1872, 1896, 1930, 1960, 1989; COD 1878, 1901, 1930, 1960, 1988; COHR 1987; FIP 1878, 1901, 1912, 1922, 1948, 1956
 CIHB Phase 1

ARCHITECTURE

PREPARED BY: W.Carter / J.Smith

DATE: January 1990

Architectural Design (Plan, Storeys, Roof, Windows, Materials, Details, Etc.): 2 1/2 storey double residence. Traditional side gable form with carriageway. Imitation stone and stucco siding, reworked wood porches, simple wood trim, asphalt shingle roof with dormers. Office use on side side.

by 1878 - 2 1/2 storey wood residence with passage incorporated into building

Architectural Style: 19th century vernacular

Designer/Builder/Architect:

Architectural Integrity (Alterations): Basic form intact. Changes to materials and detailing by 1901 - two 2 storey additions to E half, small one storey addition to W half

231-233 St. Patrick Street

CITY OF OTTAWA
DEPARTMENT OF PLANNING & DEVELOPMENT
COMMUNITY PLANNING BRANCH

HERITAGE SURVEY
AND
EVALUATION FORM

BUILDING FILE NO.
PD 43:
HERITAGE DISTRICT FILE NO.
PD 4302-5-1:

Municipal Address: 231-233 St. Patrick
Building Name:
Legal Description: W 1/2 NS St. Patrick
Date of Construction: 1872-1878
Original Use: residence
Present Use: double residence
Present Zoning:
Planning Area: Central Area N.E.

Lot: 13 Block: 86A Plan:
Additions: 3 by 1901
Original Owner: Alex Chevrier
Present Owner: C.Mandia

PHASE ONE SURVEY

Potential Significance	Considerable	Some	Limited	None
History (Date of Construction)	(Pre- 1880) 3	(1880 to 1920) 2	(1920 to 1950) 1	(1950 to) 0
Architecture	3	2	1	0
Environment (Landmark or Design compatibility)	3	2	1	0
Phase One Survey Score		/9	Prepared By:	
Potential Heritage Building		Yes/No		
Potential Heritage District		Yes/No		



PHASE TWO EVALUATION RESULTS
(Summarized from Page 4)
Category 1 2 3 4
Part V Definite Yes/No
Part IV Potential Yes/No
If PART IV, By-law/Date:

IF PART V:

HERITAGE DISTRICT NAME:
Byward Market

BY-LAW/DATE:

COMMENTS:

Attach building photos here:
1 - 6 x 6

PHOTO DATE: Jan 1990
VIEW:
SOURCE: H Schade
NEGATIVE NUMBER: 86A-8

HISTORY

PREPARED BY: M.Carter

DATE: January 1990

Date of Construction: 1872-1877

*Factual/Estimated

Sources: bracketting OCAR 1872 and FIP 1878

Trends:

Economic - double house initially operated as a boarding house by Alex Chevrier Jr., son of the owner
 probable industrial operations in the rear for R. & A. Chevrier
 - used as a double residence 1901-present
 - owner Wilfrid Tasse (1901) operated a cab company from these premises

Social class - occupied by largely working class tenants - clerks, cabdriver, clerks, labourers

Owner/occupant - occupied by owner or a member of owner's family in periods researched

Events:Persons/Institutions:Summary/Comments On Historical Significance:

Double working class residence that was used for associated light industrial/ commercial purposes.

Historical Sources (Coded):

COAR 1872, 1896, 1930, 1960, 1989; COD 1878, 1901, 1930, 1960, 1988; CONR 1987; FIP 1878, 1901, 1912, 1922, 1948, 1956
 CIHB Phase 1

ARCHITECTURE

PREPARED BY: M.Carter / J.Smith

DATE: January 1990

Architectural Design (Plan, Storeys, Roof, Windows, Materials, Details, Etc.): 2 1/2 storey double residence. Traditional side gable form. Imitation stone and stucco siding, recent wrought iron porch, reworked windows and doors, asphalt shingle roof with dormers.

by 1878 - 2 1/2 storey wood residence with two storey wood addition to rear
 - separate stone shed in rear -- both addition and shed on W lot line

Architectural Style: 19th century vernacular.

Designer/Builder/Architect:

Architectural Integrity (Alterations): Basic form intact. Changes to materials and detailing

by 1901 - 2 storey addition extended to join stone shed, small one storey addition of E half also

235-237 St. Patrick Street

CITY OF OTTAWA
DEPARTMENT OF PLANNING & DEVELOPMENT
COMMUNITY PLANNING BRANCH

HERITAGE SURVEY
AND
EVALUATION FORM

BUILDING FILE NO.
PD 43:
HERITAGE DISTRICT FILE NO.
PD 4302-5-1:

Municipal Address: 235-237 St. Patrick
Building Name:
Legal Description: E 1/2
Date of Construction: 1851-1872
Original Use: double residence
Present Use: double residence
Present Zoning: C1-C-1C (1.0) *50*
Planning Area: Central Area N.E.

Lot: 13 Block: 86A(54/30) Plan: 42482
Additions: 3 by 1901
Original Owner: Joseph Lesveque
Present Owner: E. Zandieh

PHASE ONE SURVEY

Potential Significance	Considerable	Some	Limited	None
History (Date of Construction)	(Pre- 1880)	(1880 to 1920)	(1920 to 1950)	(1950 to)
Architecture	3	2	1	0
Environment	3	2	1	0
(Landmark or Design compatibility				
	Phase One Survey Score /9		Prepared By:	
	Potential Heritage Building Yes/No			
	Potential Heritage District Yes/No			



Attach building photos here:
1 - 6 x 6

PHASE TWO EVALUATION RESULTS
(Summarized from Page 4)
Category 1 2 3 4
Part V Definite Yes/No
Part IV Potential Yes/No
If PART IV, By-law/Date:

IF PART V:

HERITAGE DISTRICT NAME:
Byward Market

BY-LAW/DATE:

COMMENTS:

PHOTO DATE: Jan 1990
VIEW:
SOURCE: H Schade
NEGATIVE NUMBER: 86A-9

HISTORY

PREPARED BY: M.Carter

DATE: January 1990

Date of Construction: 1851-1872

Factual/Estimated

Sources: bracketting PAC NMC 21960 (1851) and OCAR 1872, also FIP 1878

Trends:

site - this lot contained a substantial wooden building by 1851
 - the owner and early use of the lot is not clear

economic - by 1872 there was a double residence this property owned by Joseph Levesque
 and by 1878 it was occupied by his widow and Louis Gareau, baker
 - the building on this site continues to be occupied as a double dwelling even today

owner/occupant - the building appears to be occupied by owners except in 1930

social class - occupants of this property are primarily working class - baker, shantyman, sheet metal worker, messman,
 presser, tinsmith

Events:Persons/Institutions:Summary/Comments On Historical Significance:

Very early double residence which has continued to serve this function for working class tenants. Converted to a

Historical Sources (Coded):

OCAR 1872, 1896, 1930, 1960, 1989; COD 1878, 1901, 1930, 1960, 1988; COHR 1987; FIP 1878, 1901, 1912, 1922, 1948, 1956
 CIHB Phase 1, PAC NMC 14285 (1843), PAC NMC 22552 (1847), PAC NMC 21960 (1851)

ARCHITECTURE

PREPARED BY: M.Carter / J.Smith

DATE: January 1990

Architectural Design (Plan, Storeys, Roof, Windows, Materials, Details, Etc.): 2 storey flat roofed double residence. Decorative precast block facade, reworked wood porch, substantial decorative wood cornice. Replacement windows and doors. Pressed metal cladding on sidewalls.

by 1878 - 2 1/2 storey wood double with two small one storey rear additions.

Architectural Style: turn of the century vernacular

Designer/Builder/Architect:

Architectural Integrity (Alterations): Basic form and materials intact. Changes in detailing

by 1912 - building is stone faced on front facade. Two additions have been joined to appear as one and raised to full height of building. Further one storey rear addition. Iron clad except front facade.

Other (Structure, Interior, Building Type, Etc.):

Summary/Comments On Architectural Significance: Good example of turn of the century double residence

ENVIRONMENT

PREPARED BY: Julian Smith

DATE: February 1990

Planning Area: Central Area N.E.

Heritage Conservation District Name: Byward Market



PHOTO DATE: Jan 1990
 VIEW:
 SOURCE: H Schade
 NEGATIVE NUMBER: 36A-F

Compatibility With Heritage Environs: Very compatible in scale, materials, detailing and use with surrounding heritage residential character

Community Context/Landmark Status: Modest physical presence

Summary/Comments On Environmental Significance: Significant contributing element to heritage character

Document 4 - Heritage Character Statement

The original plan for settlement of Bytown included both Upper Town and Lower Town, with Upper Town planned as a more institutional centre and Lower Town as the residential and commercial core. Lower Town grew quickly and included commercial properties in the Byward Market area and residential sections east and west of King Edward. The residential neighbourhood west of King Edward and north of the Market is now known as Lowertown West.

Lowertown West comprises the oldest area of residential settlement in the City of Ottawa. The area was the civilian centre of Ottawa, from the British survey of the townsite in 1826 until the turn of the twentieth century. From about 1890 to the mid-1970s growth occurred in other areas of the city at the expense of Lowertown and much of historic fabric of Lowertown east of King Edward and north of Boteler was demolished during urban renewal. Urban renewal commenced with zoning changes in the 1950s and demolitions throughout the 1960s and 1970s.

The Lowertown West Heritage Conservation District encompasses all of the remaining older buildings of Lowertown west of King Edward, with the exception of the area now designated as the Byward Market Heritage Conservation District and a number of isolated buildings south of Murray Street. The District includes a number of significant early institutional buildings, many of which are already designated under the Ontario Heritage Act, including the Basilica and the Elizabeth Bruyère Centre, and a rich collection of residential buildings which demonstrate the early history of Lowertown and its gradual evolution through time. This evolution through time is a crucial characteristic of the area, and it requires a recognition of the heritage importance of both the earliest buildings and later buildings. It also requires an awareness that many of the incremental alterations which have occurred to the earlier building reflect later historical and social trends which contribute to the historical record of the neighbourhood. The history of Lowertown West is the history of generations of Ottawa's working people, both French and English speaking, and the physical record of that social history, represented by both the institutions and the residential buildings, is a major cultural resource for the City of Ottawa.