

126 York Street Conservation Plan



March 2022

Conservation Plan

Prepared for:

12052229 Canada Inc.

Prepared by:

Bray Heritage

1. Introduction

As described in the Cultural Heritage Impact Statement (February 2022) the overall conservation strategy is to retain and reuse the existing structure. Following the terms provided in the Parks Canada *Standards and Guidelines for the Conservation of Historic Buildings in Canada* (2010) hereinafter the *Standards and Guidelines*), the proposed conservation and development strategy is to *rehabilitate* the existing building to allow a change in its use from commercial (office and warehouse) to commercial (hotel and restaurant). Heritage attributes of the subject property described in the Statement of Cultural Heritage Value or Interest should be considered for designation under Part IV of the *Ontario Heritage Act*.

All work will be based on documentary evidence provided as part of the CHIS and from on-site investigation. Original fabric and materials will be retained and repaired or re-used. Where this is not possible, they will be replicated with modern versions. As demonstrated in the CHIS, later additions have been determined to be of no heritage significance and will be removed. The proposed addition to the roof and rear of the warehouse could possibly be removed in future, thus becoming a reversible intervention. In terms of architectural style, materials and massing, the new addition will be clearly distinguishable from the existing warehouse.

The proposed interventions will refer to the information found in Section 3 and guidelines found in Appendix B of the ByWard Market HCD Study (see Appendix A of the CHIS) and will follow the recommendations found in the federal *Standards and Guidelines*. For images of the proposed conservation and intervention components, see the plans and elevations in Appendix A.

2. Conserved Elements

2.1 York Street Elevation (façade and first bay side walls)

- Brick masonry will be preserved and repaired using the recommendations of Guideline 4.5.3 of the *Standards and Guidelines*. Following tests to determine the most appropriate method, it will be gently cleaned and repointed or repaired where necessary. Missing or poorly repaired masonry will be replicated. Brick repairs and mortar joints will be coloured to match the adjacent existing masonry walls, using specialists able to do this type of work. A minimal amount of insulation will be installed behind the solid masonry walls to provide a vapour barrier and prevent spalling of the exterior brick. The proposed method is to use sprayed urethane on studs with interior drywall. Guideline 4.3.4 will be used to inform this work.
- Stone masonry will be preserved. It will be gently cleaned and repointed or repaired where necessary using the masonry guidelines referenced above.
- Metal cornices and trim will be preserved. They will be gently cleaned and repainted or repaired where necessary, as recommended in Guideline 4.5.5 of the *Standards and Guidelines*.

2.2 Window Fenestration Pattern

- The existing fenestration pattern on the façade and first bay side walls will be preserved. Where the existing window opening on the west side wall has been altered for an access door, the opening will be repaired to match the opening on the adjacent front elevation and restored as a window opening, using stone colour and detailing to match existing.

2.3 Entrance Door and Surround

- The stone steps and surround on the existing main entrance will be preserved, including the ensemble of engaged columns, lion heads, and engraved overhead panel.

2.4 Interior

- Concrete structural elements, including the support columns, will be preserved and repaired using the recommendations of Guideline 4.5.4 of the *Standards and Guidelines*.

3. Altered or Removed Elements

3.1 Brick Infill on East and West Elevations

- The existing brick walls will be demolished. The proposed re-cladding of the east and west wall infill sections will use a beige brick to recall the existing lighter, side facing bricks and to contrast with the existing face brick to be retained on the York façade. The re-cladding will be like-for-like in terms of bond pattern and mortar dimensions. Guideline 4.3.4 will be used to inform this work.

3.2 Concrete Structural Grid

- The concrete grid on the side walls will be conserved and re-clad in order to insulate the existing concrete grid. Damaged portions will be repaired. Beams and columns will be clad with insulation and glass fiber reinforced concrete panels aligned with and in front of the existing structural grid. These panels will be approximately 1.5 inches thick, behind which will be 2 inches of insulation and a half inch air space. To accommodate this extension, the re-clad brick will be installed slightly in front of the existing brick wall alignment but retaining the existing 1-inch recess relative to the new face of the structural grid. This new wall surface will nevertheless remain slightly set back relative to the brick and limestone cladding on the first side bays of the main façade which is already approximately 5 inches proud of the rest of the side elevations (the stone base is approximately 8 inches proud).

3.3 Windows and Fenestration Pattern

- All windows will be replaced with thermally broken frames to match the existing. Aluminum double glazed units with true muntins and faux hopper units will replace the existing windows on the front and first bay side elevations, replicating the existing pane division patterns. Guideline 4.3.5 will be used to inform this work.
- Where possible, existing metal window units will be removed intact, cleaned, and repaired for reuse as decorative elements in the hotel interior.
- Ground floor windows will be replaced with replicas of the windows shown in the historical imagery using the same type of unit described above.
- The existing fenestration pattern on the east and west elevations will be altered to accommodate the hotel functions. All new openings will be of a similar size and shape. Window units will be the same type as those on the front and first side bays, without the faux hopper units.

3.4 Entrance Door

- The original wooden and glazed entrance door and lights will be reconstructed based on documentary evidence. Guideline 4.3.5 will be used to inform this work.

3.5 Additions

- Existing additions to the east elevation will be removed and the original concrete grid pattern and brick infill will be replicated. New brick infill, window type and fenestration pattern will match that proposed for the west elevation.

3.6 Exterior Access and Services

- Existing elevator overruns and stair canopies on the roof will be removed.
- Remaining components of fire escapes will be removed.
- Ventilation ductwork on the roof and overhanging the side and rear elevations will be removed.
- The existing metal canopy over the rear loading door will be removed as will plastic and fabric canopies over existing doorways.

4. Conservation Process

4.1 Recording

- Once the demolition of interior partitions and alterations is complete, the proponent will prepare a photographic record of the exposed interior, for deposit in the City Archives.

4.2 Salvage

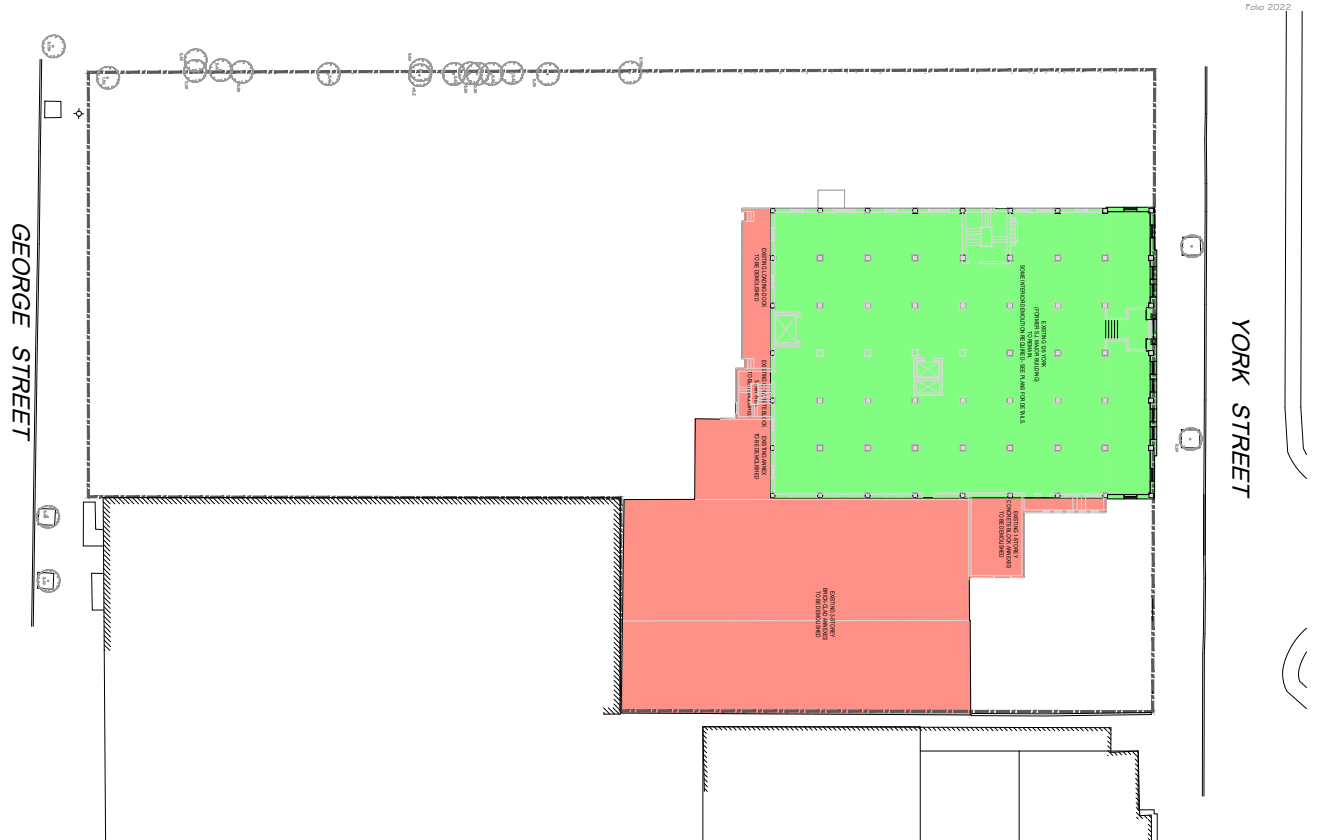
- Metal window units may be able to be salvaged for use as interior design elements (see 3.3, above).
- Elements of the mechanical components of the elevators and hardware from the stairways will be considered for possible salvage and reuse as decorative or interpretive elements in the new development. Any historical fabric or artifacts discovered during the demolition process will also be considered for salvage and display.

4.3 Monitoring

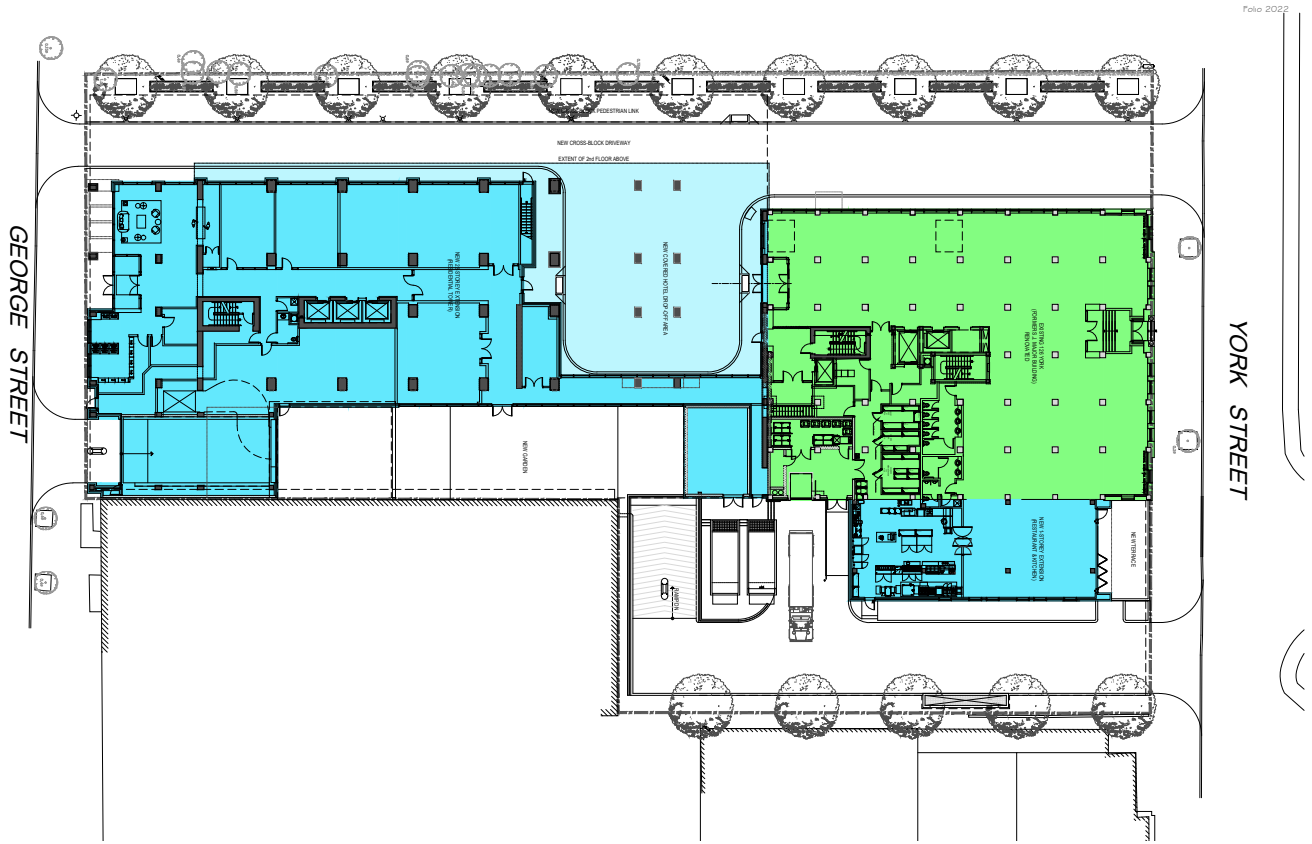
- The project heritage consultant, in concert with the project architect and City Heritage Planning staff, will monitor the conservation process during construction, at times and intervals to be determined by the City. Monitoring will be undertaken to ensure that the conservation process conforms to the Conservation Plan.

Appendices

Appendix A: Reference Plans and Elevations



Existing Building Components to be Conserved/Removed



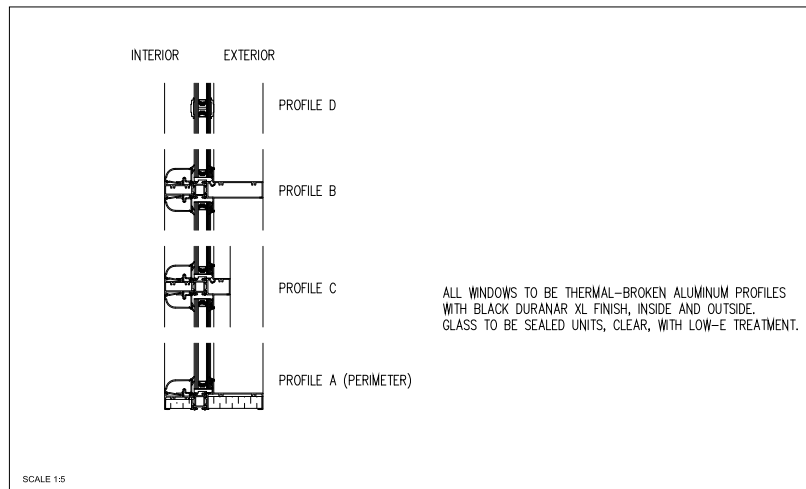
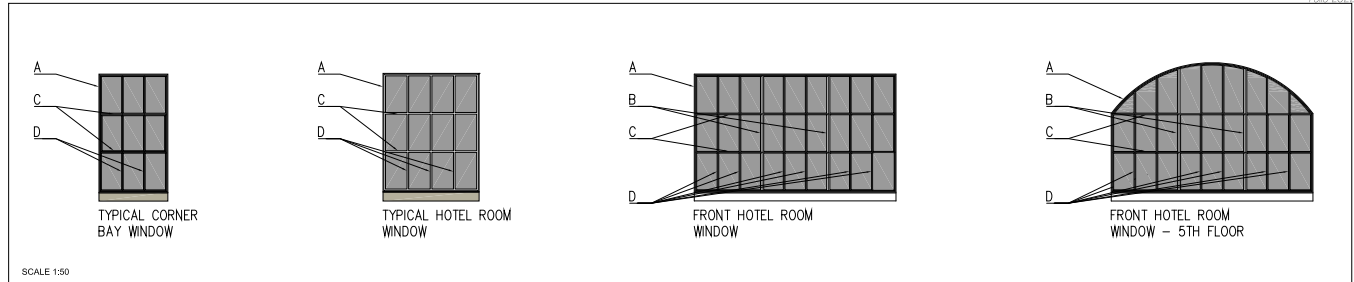
Existing Building Components and Proposed Development



East Elevation



North Elevation



Replacement Window Details