

CITY OF OTTAWA HERITAGE

SUMMARY SHEET

1. BUILDING NAME(S) \_\_\_\_\_

2. ADDRESS

124 Boteler

3. FOR LOT AND PLAN NUMBERS, PRESENT OWNER, TENANT, AND LAND USE:  
REFER TO COPY OF CURRENT CITY ASSESSMENT ROLL.

4. PICTURE



a. REFERENCE NUMBER

b. SLIDE REFERENCE NUMBER

5. DATE OF CONSTRUCTION

P 1873

a. FACTUAL

b. ESTIMATED

SOURCE Ottawa City Directories.

6. ARCHITECT OR BUILDER \_\_\_\_\_

7. ORIGINAL OWNER Prob. Henry Bingham

8. ORIGINAL TENANT(S) Same

9. FOR BUILDING MATERIALS, PLANS, AND ALTERATIONS:  
REFER TO COPY OF INSURANCE PLAN.

10. USES P.1873 - Present

single dwelling

11. PRESENT CONDITION AS OF 1985

Excellent

12. OUTBUILDINGS AND SETTING AS OF \_\_\_\_\_

Within Lowertown West Heritage District.

13. ARCHITECTURAL FEATURES AND SIGNIFICANCE

1½ storey wood frame wood clad with gable roof and shed dormers; three  
double hung windows; off centre entrance. Between 1888 & 1922 shown to  
have a front veranda.

14. HISTORICAL SIGNIFICANCE

15. SOURCES OF INFORMATION

- a. CURRENT CITY ASSESSMENT ROLL [X] 1985
- b. INSURANCE PLANS [X] 1878
- c. INSURANCE PLAN - 1956 [X] \_\_\_\_\_
- d. CARLETON COUNTY ATLAS [ ] \_\_\_\_\_
- e. OTTAWA CITY DIRECTORIES [X] 1873-78
- f. CITY ASSESSMENT ROLLS - LIBRARY [ ] \_\_\_\_\_
- g. ABSTRACT INDEX - REGISTRY OFFICE [ ] \_\_\_\_\_
- h. LEGAL INSTRUMENTS [ ] \_\_\_\_\_
- i. "CANADIAN DICTIONARY OF PARLIAMENT" - JOHNSON [ ] \_\_\_\_\_
- j. "DICTIONARY OF CANADIAN BIOGRAPHY" - MACMILLAN [ ] \_\_\_\_\_
- k. "CANADIAN MEN AND WOMEN OF OUR TIME" - MORGAN [ ] \_\_\_\_\_
- l. "WHO'S WHO" - WALLACE [ ] \_\_\_\_\_
- m. "CITY OF THE OTTAWA" - BOND [ ] \_\_\_\_\_
- n. "OTTAWA OLD AND NEW" - BRAULT [ ] \_\_\_\_\_
- o. "OTTAWA, CITY OF THE BIG EARS" - HAIG [ ] \_\_\_\_\_
- p. "WALKING IN NEW EDINBURGH" - HERITAGE OTTAWA [ ] \_\_\_\_\_
- q. "WALKING IN SANDY HILL" - HERITAGE OTTAWA [ ] \_\_\_\_\_
- r. "HERITAGE" - NATIONAL CAPITAL COMMISSION [ ] \_\_\_\_\_
- s. "OTTAWA PAST AND PRESENT" - ROSS [ ] \_\_\_\_\_
- t. "CARLETON SAGA" - WALKER AND WALKER [ ] \_\_\_\_\_
- u. NATIONAL CAPITAL COMMISSION FILES [ ] \_\_\_\_\_
- v. OTHER: [ ] \_\_\_\_\_

PS:ebp-1  
CD6A0254-77

BUILDING DESIGN FEATURES

ADDRESS: 124 Boteler

Construction Date(s): pre 1873

Use: residential, 1 unit

Plan/Type: side entrance, gable fronted single

Width: 2 bay

Height: 1½ storey, shed dormers to each side

Roof: gable  $\lambda$  end facing street

Structure: timber frame

Exterior Wall: horizontal board sides

Chimneys: none visible

Apertures: (shape) straight

Windows: (type and pattern)  
1st Floor] ]  
2nd Floor] - 1 over 1 sash  
3rd Floor] ]

Entrances: Single wood door with multi-paned upper panel

Carriage Drive: None

Porches: concrete stoop with <sup>metal</sup> pipe railing

Details: - plain board surrounds  
- corner boards  
- front veranda removed

**Municipal Address:** 124 Boteler St.

**Building Name:**

**Legal Description:**

**Date of Construction:** circa 1864

**Original Use:** residential - single

**Present Use:** residential - single

**Present Zoning:** HR-1

**Planning Area:** Lowertown West

**Lot:** P L 14 & 15    **Block:** Boteler S    **Plan:** 3

**Additions:**

**Original Owner:** Henry Bingham

**Present Owner:** Iola Smith

**PHASE ONE SURVEY**

Potential Significance	Considerable	Some	Limited	None
	(Pre- 1878)	( 1878 to 1913)	( 1914 to 1957)	( 1958 to 1992)
History				
(Date of Construction)	3	2	1	0
Architecture	3	2	1	0
Environment	3	2	1	0
(Landmark or Design Compatibility)				
	Phase One Survey Score		/9	Potential Heritage Building
	Potential Heritage District		Yes/No	Prepared By: 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:**

**BY-LAW/DATE:**

**COMMENTS:**

PHOTO DATE: June 1992  
VIEW:  
SOURCE: Gilberto Prioste  
NEGATIVE NUMBER:

**HISTORY****PREPARED BY:** Michael McClelland**DATE:** Summer 1992**Date of Construction:** circa 1864**Factual/Estimated****Sources:**

City Directories: first listing of Bingham is 1864-65, "ss of Boteler between Dalhousie and Carlton". No listing for Bingham in 1861-62.

Assessment 1872: Henry Bingham, freehold lot 14; value of real property in 1872, 500; in 1871, 500.

Assessment 1876: Bingham, freehold lot 14; value of real property, 800.

FIP: appears on all plans, some plans show a full width front porch.

**Trends:**

Illustrates long family occupation in Lowertown. Family related to lumber industry, a prominent part of the local economy.

**Events:** n/a**Persons/Institutions:**

Henry Bingham was described as a sawyer and as a labourer (1864-65, 1868, 1873-74, 1875, 1877). His family later built the impressive gable fronted house next door (120 Boteler - 1898). Bingham Park is named in honour of this prominent Lowertown family. They still retain ownership of the building next door.

**Summary/Comments On Historical Significance:**

The building is associated with a family which was prominent in the community, known for its connection to Bingham Park and as the family to have one of its members elected Mayor of Ottawa during the nineteenth century. In relation to its neighbour, also built by the Bingham, this building demonstrates the gradual development pattern of family ownership an occupation.

**Historical Sources****ARCHITECTURE****PREPARED BY:** Michael McClelland**DATE:** Summer 1992**Architectural Design** (Plan, Storeys, Roof, Windows, Materials, Details, Etc.):

1 1/2 storey gable fronted single family house with large shed dormers; porch removed; clapboard with corner boards; simple 1 over 1 sash. Recent garage building in rear.

**Architectural Style:**

The very simple character of this building may be an indication that much of its original detailing is missing. It is however an early example of the gable fronted house in Lowertown.

**Designer/Builder/Architect:** unknown **Architectural Integrity** (Alterations):

Chief alterations include removal of front porch, addition of dormers, and possible alterations to the fenestration with the application of the wood siding. Possibly raised basement. (PRESENT OWNER SAID SHE STRIPPED THE BUILDING TO THE FRAME IN THE 1950S).

**Other** (Structure, Interior, Building Type, Etc.):**Summary/Comments On Architectural Significance:**

**ENVIRONMENT**

**PREPARED BY:** Michael McClelland

**DATE:** Summer 1992

**Planning Area:** Lowertown West

**Heritage Conservation District Name (if any):**



**PHOTO DATE:** June 1992  
**VIEW:**  
**SOURCE:** Gilberto Prioste  
**NEGATIVE NUMBER:**

**Compatibility With Heritage Environs:**

The building is compatible in material, form, scale and character to other heritage buildings in Lowertown. The building is historically related to its neighbour, 120, also owned by the Bingham family.

**Community Context/Landmark Status:**

Located on Boteler, the building is exposed on its east side by a development site.

**Summary/Comments On Environmental Significance:**

The building is a positive contribution to the character of the area.

**PHASE TWO EVALUATION**

**CRITERIA SCORING**

<b>HISTORY CATEGORY</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>SCORE</b>
1. Date of Construction	40				
2. Trends		35			
3. Events				0	
4. Persons				0	
<b>HISTORY TOTAL</b>					<b>75</b>

<b>ARCHITECTURAL CATEGORY</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>SCORE</b>
1. Design		20			
2. Style		15			
3. Designer/Builder				0	
4. Architectural Integrity		27			
<b>ARCHITECTURAL TOTAL</b>					<b>62</b>

<b>ENVIRONMENT CATEGORY</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>SCORE</b>
1. Design Compatibility		50			
2. Landmark / Community Context		27			
<b>ENVIRONMENT TOTAL</b>					<b>77</b>

\*Date of Construction in Lowertown area.

Excellent ( Pre-1878 ), Good ( 1878 to 1913 ), Fair ( 1914 to 1957 ), Poor ( After 1957 )

Criteria Scoring completed by: EVALUATION COMMITTEE

Date:

**DETERMINATION OF THE PHASE TWO TOTAL SCORE**

<b>CATEGORY SCORE</b>	<b>IN A POTENTIAL HERITAGE DISTRICT</b>	<b>NOT IN A POTENTIAL HERITAGE DISTRICT</b>
History	75x 20% = 15	X 40% =
Architecture	62x 35% = 21.7	X 40% =
Environment	77x 45% = 35.65	X 20% =
<b>PHASE TWO TOTAL SCORE</b>	<b>71.35/100</b>	<b>/100</b>

**HERITAGE CLASSIFICATION FOR THE LOWERTOWN WEST AREA.**

Phase Two Total Score	(above )	(to )	(to )	(Below )
Group	1	2	3	4

**PHASE TWO EVALUATION SUMMARY:**

Summary Prepared By:

Date:



## 7.4 Streetscape Guidelines

### 7.4.1 Residential Streets (East-West Streets)

#### **A. Building Pattern:**

The pattern of building development- the consistency of the building setback line, the narrow pattern of lot divisions, the consistent height of the buildings within the residential area are fundamental characteristics which give distinction and form to the streetscapes of the Lowertown neighbourhood.

#### **Recommendations:**

These recommendations apply to both new buildings as well as additions and alterations to existing buildings on the street.

1. Maintain the building front yard setback line established by the existing neighbouring buildings on the street.
2. Maintain the general overall height of buildings as established by the existing neighbouring buildings on the street.
3. When development takes place across several property lines, encourage the articulation of the original lot divisions in the façade of the new buildings so that the buildings read as a combination of smaller elements.

#### **B. Street Trees**

The streets of Lowertown were historically lined with tall shade trees that gave definition and character to the residential streets. Today there are only small isolated pockets of mature trees within the study areas. The quality and character of the street trees is probably the single most important element within the streetscape and a rigorous planting program of many new trees within the district should be undertaken.

#### **Recommendations:**

1. A street tree planting program be undertaken by the City to plant street trees in a co-ordinated way within the road allowance on every street within the study area, with the consent of the affected homeowner.
2. Trees species should be generally the same on both sides of the street and along the length of the given block.
3. Tree species selected should develop into a large canopy type tree that will overhang the street, are hardy to the urban conditions, and have green summer leaves (deciduous trees). Where horizontal space is limited, columnar trees should be considered.
4. Individual homeowners are encouraged to take advantage of the City's "Do-It-Yourself Tree Planting" program in order to increase the number of trees on residential properties, within the district.

#### **C. Front Yard Gardens**

For the purposes of influencing streetscape character within the residential area, the most important aspect of the front yard is that there be a garden. The type of planting, its

arrangement or style is not as important as long as the front yard reads predominantly as a garden.

**Recommendations:**

1. Design front yard garden landscaping in character with the street. Generally, paved surfaces should cover no more than half of the front yard, with the remainder of the yard being comprised of trees, shrubs, ground covers and grass in any combination. Avoid paving areas immediately around existing trees, leaving an open area of 1.25 metres in diameter or greater, depending on the size of the tree trunk.
2. Encourage the use of hedges as a pattern along the residential side of the sidewalk to provide some subtle separation between private and public areas. These hedges should generally be a maximum of 1.0 metre tall along the sidewalk.
3. Encourage the use of fences along the front property line or parallel to the sidewalk as a pattern along the residential street. Fences should generally be no more than 1.0 tall and should be of the picket variety. Metal or painted wood is appropriate as are some brick or stone elements within the fence, providing that it is primarily open. A solid board fence is not recommended for the front yard.
4. Encourage the use of vines or climbing plants, growing on the façade of the buildings, particularly where space is limited. These creepers could be on trellises or be self clinging. Clinging vines, other than ivy, that are compatible with masonry surfaces are Euonymus and Climbing Hydranea.

**D. Street Lighting**

Lighting should provide safety and security, be visually unobtrusive and contribute to creating an image for the area.

**Recommendations:**

1. Lighting levels along the street should be consistent and provide high enough intensity to create a sense of security and safety.
2. The type of light fixture used should be consistent throughout all the residential streets in the area.
3. Metal halide and mercury vapour lighting is preferable to high pressure sodium.

**E. Overhead Service Utilities**

The overhead service utility wiring and the poles supporting the wiring contribute to the character of the area. The wooden utility pole is the first type of utility pole used within the area. While it is preferable that these poles be upgraded to a more durable and less noticeable metal or concrete pole or that these utility services be buried completely, their use within the area is unlikely to change in the foreseeable future.

**Recommendations:**

1. The wooden utility poles should be straightened within the Lowertown West District.
2. Trees should be accommodated within the vicinity of these overhead utility services. While trees may be incompatible with these utilities, the careful

selection of species such as Honeylocust and Tree Lilac will minimize future pruning maintenance requirements. The trees will help reduce the visibility of the utility poles as one looks down the length of the street.

## **F. Surface Parking**

Surface parking, located between the building and the street, disrupts the character of the streetscape.

### **Recommendations:**

1. Avoid front yard parking, unless there is no other means for parking, including on-street parking. If front yard parking is constructed, no more than 55% of the front yard should be paved. 45% must be landscape open space consisting of trees, flowers and shrubs. Plant hedges, growing to about 1.25 metres running parallel to the parking space along both the property lines in order to visually screen the parked vehicle. Front yard parking must conform to the city's council approved regulations.
2. No street tree is to be removed in order to allow front yard parking. The parked vehicle must be minimum of 1.25 metres from the trunk of any existing trees.

## **7.4.2 Dalhousie Street**

The commercial nature and increased street width of Dalhousie street sets it apart from the character of the surrounding residential neighbourhood. This differentiation should be encouraged and requires different guidelines for the streetscape.

### **Recommendations:**

1. For new construction as well as additions and alterations, the front building setback line established by the existing buildings on Dalhousie should be maintained as a consistent build-to line down the length of the street.
2. Street related commercial activities, and cafes and restaurants are to be at grade with residential or commercial office space on the upper floors. Emphasis of commercial activities should be on providing services to the adjacent residential community. Highway commercial activities, such as strip malls and gas stations, should be discouraged.
3. A co-ordinated streetscape improvement study and plan, similar to the study for King Edward Avenue, should be undertaken. The possibility of reducing the street width and increasing the sidewalk width for pedestrian use, sidewalk cafes and for street furnishings such as trees and benches should be explored.
4. A co-ordinated streetscape furnishings plan should be undertaken, as part of the above noted study, developing a consistent vocabulary of street light fixtures, signage, bus shelters, benches. Street tree planting, tree grates and guards, as well as garbage receptacles.
5. Parking for the buildings on Dalhousie should be located on the street or to the rear of the properties.

### **7.4.3 Sussex Drive and King Edward Avenue**

Sussex Drive forms part of the national Capital's Ceremonial Route's design guidelines and the streetscape improvements fall under the jurisdiction of the National Capital Commission. This current study supports the objectives and initiatives of the NCC streetscape improvements on Sussex Drive.

King Edward Avenue has recently been the focus of a major municipal area improvement study and included within that study were specific guidelines for streetscape and the development of vacant properties. The District designation strongly supports the recommendation of the earlier study and recognizes that design improvements to King Edward are greatly needed.

### **7.4.4 Cathcart Square**

Cathcart Square has in the past and still performs a vital role in the Lowertown West study area. The way the two halves of the park are joined by the closing of Cumberland gives this effort a temporary quality.

#### **Recommendations:**

1. This park should be the focus for design re-evaluation and improvement by the Department of Recreation and Culture.
2. The palette of materials (paving, bollards and benches) should be simplified and co-ordinated within the park.
3. A sidewalk should be installed along the eastern edge of the park.
4. The Cumberland Street roadbed within the park should be removed and upgraded.
5. Cathcart Square should have a plaque or marker explaining its heritage significance within the Lowertown West Heritage Conservation District.

### **7.4.5 Bingham Park**

Bingham Park was created on the site of the former stockyards as one of Ottawa's first public parks and it provides space for active sports, such as baseball and tennis, within the neighbourhood.

#### **Recommendations:**

1. This park should also be a focus for re-evaluation and improvement by the Department of Recreation and Culture to ensure that the sports facilities are being utilized to improve the materials and planting within the park and to re-evaluate the necessity for the on-grade temporary parking abutting the open space.
2. Bingham Park should have a plaque or marker explaining its heritage significance within the Lowertown West Heritage Conservation District.

## **7.5 Conservation Guidelines**

### **7.5.1 Principles and Definitions**

The conservation guidelines are based on the following principles:

1. The character of the area is based strongly on architectural variety, as it is a mixture of buildings from different periods and buildings which have been gradually altered over time. It is important to maintain this diversity.
2. The guidelines should not encourage restoring Lowertown to an artificially set time period, like Lowertown West circa 1900, but should stimulate a greater appreciation for the way in which each building, contributes to the architectural fabric of the neighbourhood.
3. Much of the area consists of modest residential buildings which are vernacular in design. Many of these buildings have been severely altered because their value as a historical and architectural resource has not been recognized. The guidelines should encourage better conservation of these structures.
4. Conservation, rather than restoration, is seen to be the most urgent concern in the District. Conservation should stabilize and protect structured from deterioration or from alterations which do not recognize their heritage quality.

### **Restoration**

Restoring a building means returning it accurately to its earlier appearance. This is accomplished by using documentation, such as historic photographs or drawing, and through a careful examination of the building. Restoration may remove later building elements and replace missing ones. It should however respect alterations and additions, which may also be part of the heritage character of the building. With all restoration work the intent must be to retain as much of the original fabric of the building as possible so that the building doesn't become a replica, rather than an authentically old building. Restoration of missing elements should only be undertaken with adequate historical documentation.

In Lowertown West there are many opportunities for the restoration of older buildings which have been obscured by later changes.

### **Conservation**

Conservation means preserving a structure through careful maintenance and repair. This work recognizes the heritage value of the structure and attempts to protect the original fabric of the building as much as possible. It encourages good routine maintenance, ensuring the building is not deteriorating from decay or water penetration, and it also encourages repairs which use materials, details and techniques which are appropriate to the age and character for the building. For example, the use of modern metal or plastic sidings on a nineteenth century building is not conservation. As with restoration, it is important that the original fabric if the building be retained, and that replacement occurs only when the fabric is deteriorated.

The conservation of buildings through good maintenance and repair is crucial to the protection of the Lowertown West District.

### **Renovation and Rehabilitation**

Property owners may seek to improve their buildings by adding new services, adding additions or in some manner modifying their buildings to accommodate their present-day functional needs. In all cases this work should attempt to conserve the heritage character of the building. The required alterations should demonstrate a sensitivity to the original design of the building in materials, architectural form, scale and detail.

Carefully planned and executed renovations can protect heritage buildings by ensuring their continued use and viability and they should be encouraged in Lowertown West.

### **Remodeling and Inaccurate Restorations**

Many buildings in Lowertown West have been remodelled. Their facades have been dramatically altered to provide the building with a new contemporary look. The intent of remodelling has been to renovate the building, and at the same time, to conceal its age. The designation of the District will encourage a better understanding of the significance and interest of the early buildings in the area. Remodeling should be discouraged as detrimental to the character not only of the individual building, but to the neighbourhood as a whole.

Remodeling may also occur as a type of inaccurate restoration which is not based on a careful examination of either the building or any historical documentation. Adding inappropriate traditional elements such as window shutters, casement windows, roof dormer or a decorative front porch, may not be appropriate to the age or character of the particular building, and may create a false image of the historical character of the area. Inaccurate restorations should be discouraged in the District.

### **7.5.2 Working with very altered buildings**

Many of the early buildings in Lowertown West have been significantly altered from their original appearance. One reason for this is that with vernacular buildings the exterior cladding has been traditionally regarded as a kind of sacrificial coating, a cover which was intended to protect the building from the elements but which would require frequent renewal. An original roughcoat stucco or wood clapboard cladding might be replaced in time with a brick veneer or a more modern angelstone or aluminum siding. Other buildings have had major additions or alterations to rooflines, foundations, windows and doors which obscure the original character of the building.

#### **Recommendations:**

1. Historical documentation on the building should be reviewed to appreciate what the original appearance of the building might have been. A careful examination of the building itself may reveal much about its earlier character.
2. Restoration of the building may not be possible and should not be attempted without adequate historical documentation.
3. Removal of cladding, details and finishes which obscure the original building should be encouraged.
4. It should be recognized that even the very altered buildings form part of the character of Lowertown West. Work on these buildings should emphasize the

conservation of their remaining historical fabric and the improvement or enhancement of the later alterations to better relate to the neighbourhood.

### **7.5.3 Working with slightly altered buildings**

The majority of buildings in the District have had some alterations over time. These alterations may form part of the gradual evolution of the building and may enhance rather than detract from the building's character. Some alterations may also have included the removal of elements such as decorative cornices or wooden porches and these alterations diminish the heritage character of the building.

#### **Recommendations:**

1. Historical documentation on the building should be reviewed to evaluate the extent to which the building has been altered. A careful examination of the building itself may reveal much about its earlier character.
2. Restoration should be encouraged if adequate documentation exists.
3. If historical documentation does not exist for the building, the replacement of a missing element, such as a metal cornice, may still be considered if the replacement is based on a similar element from a building of comparable age and design with the District.

### **7.5.4 Guidelines for Demolition**

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:**

1. As a general principle, demolition of structures within the District will not be recommended for approval by City Council.
2. Partial demolitions required for renovations may be acceptable if they do not remove significant original fabric of the building.
3. Structures deemed not to have heritage significance may be considered for demolition, if an appropriate replacement structure is proposed.

### **7.5.5 Guidelines for Infill Buildings**

Infill buildings may be either additions to existing structures or new structures on vacant lots.

#### **Recommendations:**

1. Infill buildings must respect the scale, set-backs, architectural design and materials of neighbouring buildings.
2. Small scale development, working within existing lot divisions, should be encouraged.
3. Contemporary design should contribute to and enhance the continuing architectural evolution of the District. Infill buildings should not attempt to appear older than they are.

4. Infill buildings should contribute to the streetscape as outlined in Section 7.4.- Streetscape Guidelines.

### **7.5.6 Comments on Conservation**

Conservation of heritage buildings requires a knowledge of traditional materials, traditional construction techniques and present building trade practices. It also requires a thorough knowledge of the particular building, a knowledge which can be gained both from historical documentation and from a careful on-site examination. Technical support and advice is available from the Heritage Section of the Planning and Development Department.

#### **A. General Conservation**

##### **Comments:**

1. It is advisable that inspections of a building should be undertaken routinely by the property owner on an annual or semi-annual basis to assist the property owner in detection significant conservation problems as they may arise.
2. Owners should ensure that items such as eavestroughs and downspouts should be cleaned routinely and roof surfaces maintained in good condition to limit possible sources of water infiltration and building deterioration.
3. In all cases, the building's original material should be retained whenever possible. To conserve the authenticity of a heritage building it is better to retain and repair portions of a damaged element, such as the decorative wood trim on a porch, than to replace it with all new material.
4. Conservation work should be appropriate to the character and age of the particular building in both materials and detail. If a replacement element is required, such as a new wood window sash, it should match the original detail in proportion and profile as closely as possible.

#### **B. Wood Structures**

1. Wood structures, particularly those without basements, should be examined for deterioration at the foundation or sill plate. Water should be drained away from the building and deteriorated section of the sill plate should be replaced.
2. The paint coat on exposed wooden elements such as wood siding, windows, porches, and other wood trim should be well maintained to inhibit deterioration.
3. If an historical stucco or rendered finish has been applied to the building, and repair is required, careful attention should be paid to matching the texture and colour of the stucco, and as much of the original material should be retained as possible.

#### **C. Masonry Structures**

1. Masonry buildings, which may be either solid masonry or masonry veneer, require careful and regular repointing with soft mortars to discourage water penetration. Hard Portland cement mortars should not be used with stone or older brickwork as they will lead to deterioration of the masonry.



2. Masonry should be examined periodically for structural defects such as cracking due to settlement or shifting because of inadequate bonding. Structural defects may require complex solutions and technical advice should be sought before attempting to apply a remedy.
3. Cleaning of masonry is often not necessary, but if it is undertaken it should be done gently with either water or a mild chemical wash. Sandblasting is not acceptable for cleaning brickwork.

## **D. Roofs**

1. Early pitched roofs in Lowertown West were either wood shingle or tin-plate or terne-plate metal roofing. Care should be taken to determine the original roofing material which existed on the building. Wood shingles tended to be white cedar and numerous historical photographs of the area illustrate appropriate details for easily available materials such as lead-coated copper or less expensive galvanized metals are frequently recommended as alternatives. Metal roofs may have been installed as standing seam roofs or as metal shingles or tiles. Nailing patterns on the sheathing boards may indicate which method was used on the building.
2. Roof elements such as chimneys, cornices and other eave details may have been removed and their replacement should be encouraged as prominent building elements, if adequate documentation exists.

## **E. Energy Upgrading**

1. Upgrading buildings for energy efficiency through insulation of walls and attics or double glazing of windows should be approached cautiously. Insulation requires the careful installation of a vapour barrier to prevent moisture condensation and a vapour barrier is often difficult to install successfully in an older building. Double glazing can be added to the interior of existing windows as interior storms.

## **F. Decorative Wood and Metalwork**

1. Decorative wood and metalwork elements should be repaired rather than replaced wherever possible.
2. Decorative work should be protected from deterioration by good routine maintenance.
3. Replacing missing elements may be encouraged if adequate documentation exists. For simple work, such as handrail replacement, using a comparable example from a building of the same type and age within the District may be acceptable.

## **7.2- Lowertown Heritage Conservation District Study**

### **Heritage Character Statement**

This Heritage Character Statement provides a summary of the reasons for designation of Lowertown West as a Heritage Conservation District.

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 buildings 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.