

TRANSMITTAL

To: LineBox Studio Inc.
126 York Street, Unit 503
Ottawa, ON
K1N 5T5

Date: March 1st, 2017

Attn: Mr. Reggie MacIntosh, M.Arch

From: Robert Martin
Fax: (613) 567-9462 Tel: (613) 567-1361 x. 201

Pages: 3, including cover, plus attachments

Re: 135 Barrette Street, Ottawa
Cultural Heritage Impact Statement (CHIS)
Addendum for Heritage Application Submission

Dear Mr. MacIntosh,

Further to our November 22nd, 2016 meeting with City Staff to review changes to the proposed design for an 8-storey mixed-use development on the site of St. Charles Church, at 135 Barrette Street, Ottawa, we have been requested to provide a second addendum to our Cultural Heritage Impact Statement (CHIS), originally issued December 21, 2015, for the purposes of the upcoming submission for Heritage Permit Application. This addendum is requested to provide commentary on the details of the intersections between the new building and the former church and for the restoration/conservation work being planned for the former church.

We have based our opinions on the updated design package and on material provided in February, 2017, to respond to discussions at the above meeting and to mitigate concerns identified in our CHIS. We attach this material to this letter.

Conservation Work includes:

1. **Demolition/removal of non-heritage character defining components.** These are primarily later additions or layers within the former church building.
2. **Brick infill where demolition has occurred.** This will occur primarily at the rear of the former church, where the addition is removed. The brick will match existing material and the intent is to use salvaged materials where possible.
3. **Selective Repointing of Brick and Foundation.** The work will address deteriorated brick and masonry pointing around the perimeter of the former church building. It is recommended that some mortar sampling be performed to get the correct matching proportions of ingredients, breathability and colouring. The mortar should typically be a lower strength than the brick it bonds. The work should be performed by an experienced, qualified masonry company.

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4. **Re-Painting of windows** is planned. The work should include removal of all non-adhered, alligatored paint, epoxy consolidation and repair of any weathered items and repainting. Given the vintage of the build, with existing oil paint, a top-quality oil based primer is recommended, followed by application of at least three coats of top-quality oil or latex paint.
5. **Replacement of Circular Window in Bell Tower** with wood framed heritage grade window. The work will follow existing profiles for details and painting as above.
6. **Installation of replacement glass above entry door** where a ball was thrown through the window. All glazing, glazing putty and painting to match existing.
7. **Installation of Eavestrough, Downspouts and Perimeter Drainage.** Especially given that pedestrian traffic will now circulate in close proximity to and under the roof edges, the provision of improved moisture management is especially important. More specifically on the North and South sides, where new terraces and access points interact with the existing church, snow diversion and moisture management is essential. We have discussed with the Applicant and they are to provide appropriate heritage-quality guttering and downpipes (we have advised CanadaCopperworks.com or equivalent), likely in a grey metal to match the church masonry. Ground level drainage (i.e. river rock or drainage troughs) is to provided adjacent to the church foundation on the raised terraces to mitigate moisture migration and resulting damage.
8. Linked to above, to ensure containment of snow/ice pack and promote a constant flow of moisture, we have recommended **installation of snow/ice guards and heat trace cables** on select areas of roof, through guttering and downpipes down into at-grade drains. There should be **combination sensor controls** that activate on presence of snow/ice and based on temperature, to maximize function and to lessen energy consumption.
9. **New entry doors into former church** are proposed. It recommended that they match existing details and profiles and should be fabricated of a durable, rot resistant material, such as white oak.
10. **New Front Steps into former church** will integrate with the landscaping design.
11. The former **sanctuary has been repainted** in a neutral cream colour that is compatible with former church use.
12. The Existing plan of the octagonal apse is to be maintained within the church and from within the new commercial space, visible from exterior through glazed commercial facade. Finishes to be determined.
13. New wood **flooring will be installed within the former sanctuary.**
14. **The former Church basement** will be adaptively reused for residential amenity space.
15. For the connection between old and new, a **recessed separator 'gasket'** (approx. 305mm/1'-0") painted flashed metal recessed reveal) between existing church and new building is proposed. This carefully proportioned detail should have the effect of allowing the church mass to retain its independence and mark the transition from old to new.

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Connections and Material Details

One additional aspect of discussion has been the **massing, design and connection expression of the northeast wing**. The layered expression of the glazed northeast at-grade entry will allow views of the church mass and infilled brickwork 'returning in' along the entry lobby. This approach will also allow the former church building to be read as a discrete entity, separated by the gasket detail.

The **terracotta rain screen cladding** proposed has been greatly simplified, with more subtle use of textures to animate the surfaces. The terracotta cladding will thus act as a 'foil' to the heritage building. Some smaller window punctuations of the rain-screen wall surfaces behind the church with a playful, random, 'starry night' effect are proposed. This daylighting of the condominium areas will primarily benefit the tenants and will not be appreciated by the majority of those circulating around the site. This design intent is assessed as being compatible and not distracting from the heritage asset.

The proponent has responded to our suggestions of **breaking the residential L-wing massing with a highly transparent glazed portion** that aligns with the bell tower. This glazed link will provide views from the south on Barrette Street, through to the tower. The glazed area will also animate the residential elevator lobbies, providing them views to the tower and towards the residential communities to the south. Additionally, they have provided the recommended interruption in the roof cornice and banding that further assists in breaking up the wing.

We attach some images provided by the proponent in *Appendix A*, with captions.

In balance, we assess that the proposed conservation scope is appropriate for the former church building and that the improvements to the building exterior have responded to concerns raised by our office and by City staff.

We trust the above is suitable for the purposes of the upcoming submission for Heritage Application. For any questions, please contact the undersigned.

Sincerely,



Robert Martin OAA, MRAIC, CAHP, LEED AP
for Robertson Martin Architects