A CULTURAL HERITAGE IMPACT STATEMENT

234 O'Connor Street, Ottawa, Ontario

SUBMITTED TO: Gemstone Development Ltd.

PREPARED BY: COMMONWEALTH RESOURCE MANAGEMENT

August 2016

Table of Contents

1.0 INTRODUCTION

This Cultural Heritage Impact Statement (CHIS) has been requested by the City of Ottawa. The purpose of the CHIS is to identify the cultural heritage resources and values that may be impacted by the demolition of a building at 234 O'Connor Street. The property is located in the Centretown Heritage Conservation District (HCD), which was designated by the City of Ottawa under Part V of the Ontario Heritage Act (OHA) (Bylaw 269-97). The development site is subject to the Zoning By-law Section 60, and the Centretown Community Design Plan 2012.

The CHIS is intended to evaluate the impact of the demolition in a manner that is consistent with the City of Ottawa Official Plan Section 4.6.1. This CHIS follows the content outline recommended by the City of Ottawa for Cultural Heritage Impact Statements.

The following documents were consulted in the preparation of this report:

- Parts IV and V of the Ontario Heritage Act;
- Guidelines for the Preparation of Cultural Heritage Impact Statements, City of Ottawa;
- The Centretown Heritage Conservation District Plan, 1997, City of Ottawa;
- Heritage survey and evaluation form for 234 O'Connor Street;
- Centretown Community Design Plan 2012.
- Demolition and Landscape plans, FOTTEN, March, 2016;
- Structural Review, Cleland Jardine Ltd. November 6, 2015 Appendix A;
- Supplementary Condition Assessment and costing Appendix C;
- Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010; and
- City of Ottawa Zoning By-law. Mature Neighbourhoods Overlay Section 60.

1.2 Present Owner and Contact Information

Address:
2nd Floor, 851 Industrial Ave.,
Ottawa, ON. K1G 4L3
Current Owner and Contact:
Gemstone Corporation
Neil Zaret neil@gemstonecorporation.com

1.3 Site Location, Current Conditions and Introduction to Development Site

The property is located within the Centretown HCD at a mid-block location on the west side of O'Connor Street. The block is bound by O'Connor to the east, Somerset St. to the south, Bank St. to the west and Cooper St. to the north. The property has been vacant for over 15 years following a fire in the attic.

The building is in poor condition. The brick veneer has failed with extensive spalling of the brick in areas near grade and portions of the brick veneer on the west elevation has become detached due to the rusting of the metal ties securing it to the exterior board sheathing and movement in the stone foundation. The mortar in the stone foundation is deteriorated due to age, grade changes and to salts from surface runoff from adjacent paved parking areas. The building and adjoining parking lot were purchased by Gemstone Corporation in October 2015.

The proposal is to demolish the building and landscape the area.

1.4 Concise Description of Context

The area was initially developed in the late 19th and early 20th century as a residential. Beginning in the late 1950's a number of residences within the block were demolished and converted to parking lots, some of which have been recently redeveloped with multi-unit residential buildings.

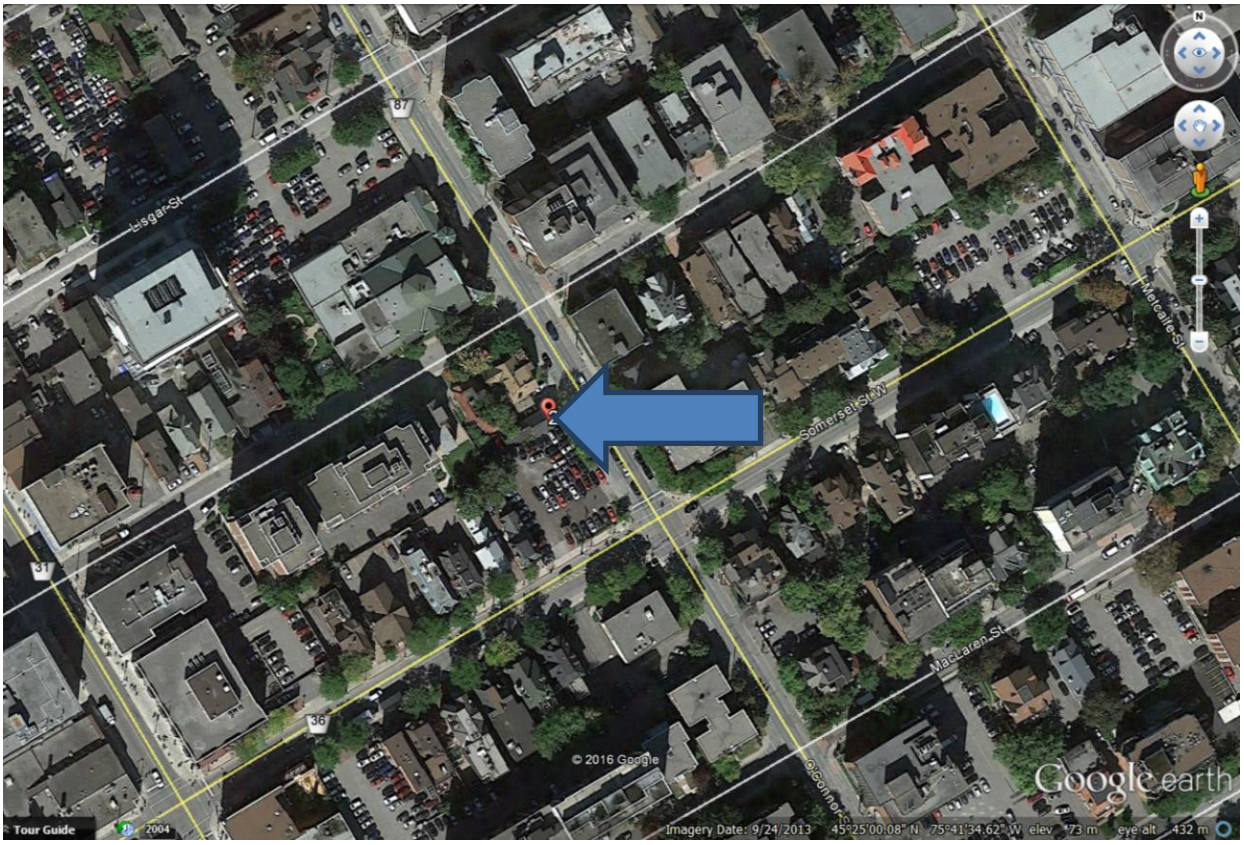


Figure 1: Aerial view of the property showing its context within Centretown. Site arrowed. Credit: Google Earth 2013

Figure 2: Block plan of the site illustrating surrounding context and lot divisions. Site Arrowed. Credit: Geottawa.

Figure 3: 1965 aerial view of the site (arrowed). Note the two residential buildings to the south of the site, which were demolished between 1976 and 1997. Credit: Geottawa

1.5 Built Heritage Context and Street Characteristics

Building Address	Heritage Reference List	Status/Action	Building Type
234 O'Connor Street	Category 2	N/A	Residential

Figure 4: Table of property categorization within the HCD.

O'Connor St. between Cooper and Somerset was developed in the 1880's as a residential neighbourhood consisting of two and three storey brick residences typically fronting on the east west streets (Cooper and Somerset) with mid-block residences fronting on O'Connor. The development pattern remained static up until the early part of the 20th century when low-rise apartment buildings were developed, and Dominion-Chalmers United Church were constructed in the 1940s. Ten years later, a second wave of apartment buildings were constructed in the area. one of which is located across the street from the site. Beginning in the late 1950s through to the mid 1960s, a number of residential properties were demolished within the block and across the street, lots consolidated under one owner and developed as parking lots. By 1976, the corner of O'Conner and Somerset within the block had been cleared and has served as a parking lot; the building to the south of the site was demolished in 1997.

Figure 5: View of 234 and 226 O'Connor Street the remaining two heritage buildings on the west side of the street between Cooper and Somerset Streets. The addition to the right of the image was set in what was an L-plan building extending around the corner on Cooper St. Credit: Google Earth

The property to the north of the site was infilled circa 1970 when a three storey residential addition was constructed in the vacant space between the L plan residence at the corner of Cooper and O'Connor. (Figures 5 & 17).

Figure 6: Context view of the site (left) with the adjacent building at the corner of Cooper St. Compare with Figure 17. Credit: Google Earth 2015.

Figure 7: Context view of the site (right background) with the adjacent building at the corner of Cooper St. Credit: Google Earth 2015.

Street Characteristics

The east side of O'Connor Street was redeveloped in the 1940s or 1950s with the construction of a four-storey brick apartment building typical of the period (Figure 7). Subsequently, all the remaining older residential buildings on the east side of O'Connor were demolished, and the sites were redeveloped with a five storey mixed use building in the 1990's (Figure 7 left background).

1.6 Relevant Information from Council Approved Documents

Mature Neighbourhood Streetscape Character Analysis Zoning By-law 2012-147.
The site of the building being demolished is located within an area that is subject to the Mature Neighbourhood By-law.

Section 60 Heritage Overlay

The provisions outlined in Section 60 are applicable to the site if redeveloped in the future.

Centretown Heritage Conservation District
The HCD was designated under Part V of the OHA by the City of Ottawa in 1997 (By-law 269-97). The HCD study includes a Heritage Character Statement for the area, and recommendations (Italic), which are applicable in the assessment of this demolition proposal and include:

VII.4.12. Visual Buffers pg. 133
A heritage district may well include some non-conforming properties. Streetscape design can do much to knit these properties into the overall character of a heritage conservation district.
Recommendations

1. *Before issuing a demolition permit, the city should require a landscape plan for visual screening, to be implemented if redevelopment does not take place within a specified and reasonable time.*

Centretown Community Design Plan (2012)
Section 5.3.1 Park Space Acquisition Creating Smaller Moments of the CDP includes the following guidelines (Italic) for the integration of new small park spaces:
Smaller 'green moments' including urban plazas, squares, terraces and pocket parks - all play an important role in softening the urban character of the neighbourhood and also help to connect larger park spaces.

Providing a number of small formal and informal spaces augments the neighbourhood's open space network, diversifies the public realm experience and complements larger open spaces. Such spaces are generally more suitable in private ownership but should be publicly accessible.

The following should be pursued to expand Centretown's open space network:
• Open spaces should be located in an area that is not shadowed and is protected from the elements;
• Corner locations or though block connection should be given priority;
• If new spaces are private, they should be publicly accessible but maintained and built by private property owners; and
• For maximum sun exposure and to encourage year-round outdoor use, smaller urban parks should be sheltered by buildings and open to the south, where possible.

1.7 Digital Images of Cultural Heritage Attributes

Figure 8: Context view of the site at 234 (left) O'Connor Street. The building is dentified as Category 2 heritage resources in the HCD Plan. The exterior brick was painted to protect the relatively soft brick and has peeled off due to the building being vacant and unheated. Credit: Google Earth 2015

Figure 9: View of the site at 234 O'Connor to the parking lot to the south. Note that the verandah has been removed from the front of the building. Credit: Google Earth 2015

Figure 10: View of the rear (west) wall of the building. Note the structural crack in the brick veneer extending up the left corner of the building due to settlement / movement in the stone foundation. Credit: Neil Zaret 2016

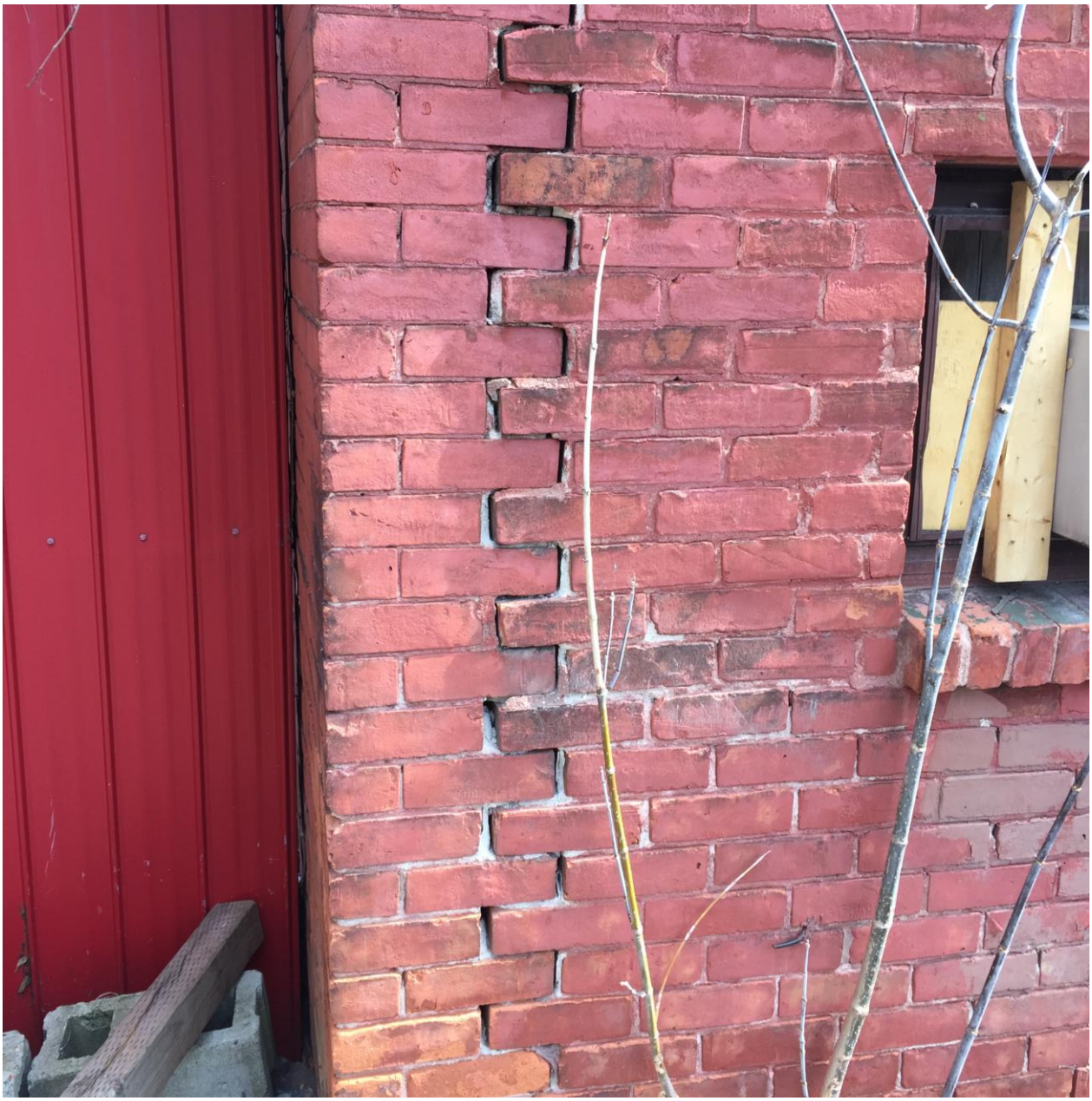


Figure 11: Detail view of the crack in the brick veneer on the rear (west) elevation. The brick veneer has been displaced outward possibly due to the rusting of the metal ties that secured it to the board sheathing. Credit: Neil Zaret 2016.

Figure 12: View of the rear (west) wall showing the outward displacement of the brick veneer. Credit: Neil Zaret 2016.

Figure 13: View of south side of the rear wing of the building. Credit: Neil Zaret 2016.

Figure 14: View of the deteriorated brickwork and pointing. Credit: Neil Zaret 2016.

2.0 HERITAGE RESOURCE DESCRIPTION AND HISTORY

2.1 Centretown History

The 1997 Heritage Conservation District Plan outlines the history of Centretown. The O'Connor Street block south of Cooper Street developed as a residential area between 1880 and 1890. (Figures 15 & 16). The urban renewal that occurred in the 1960's within the blocks north of Cooper Street often resulted in the demolition of the buildings that were on site and the creation of surface parking lots some of which have served the area for more than 50 years.

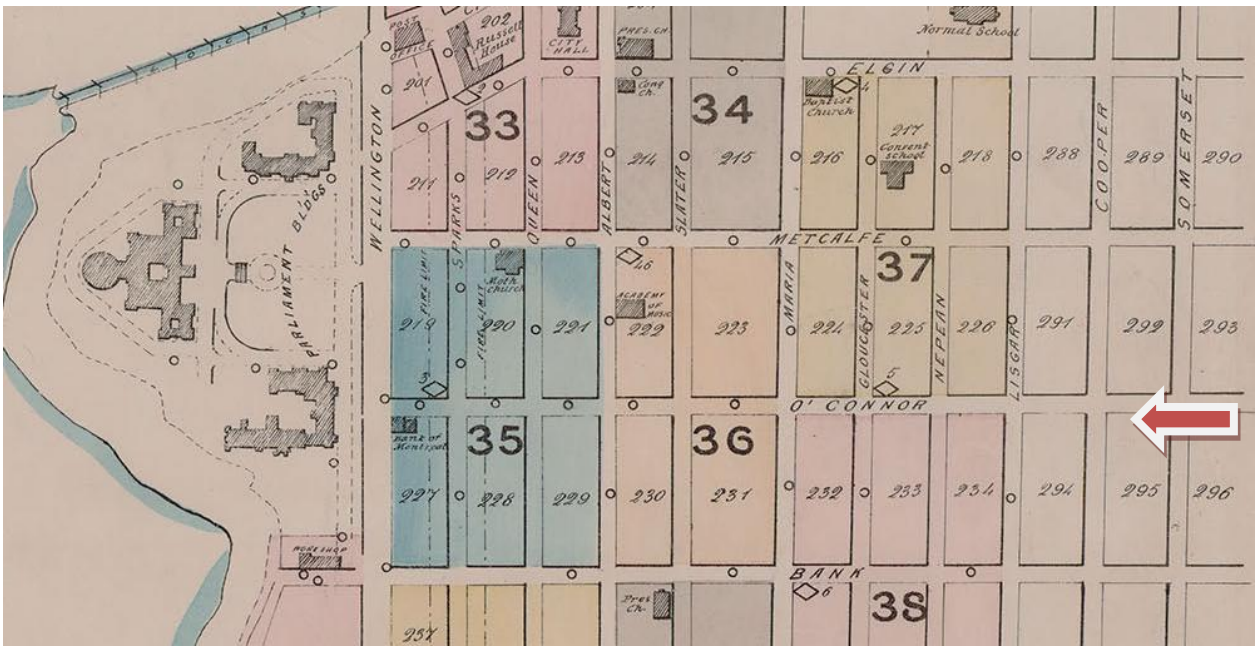


Figure 15: 1878 Fire Insurance Key Plan showing the development pattern at the time when the site was undeveloped. The site is arrowed. Credit: LAC

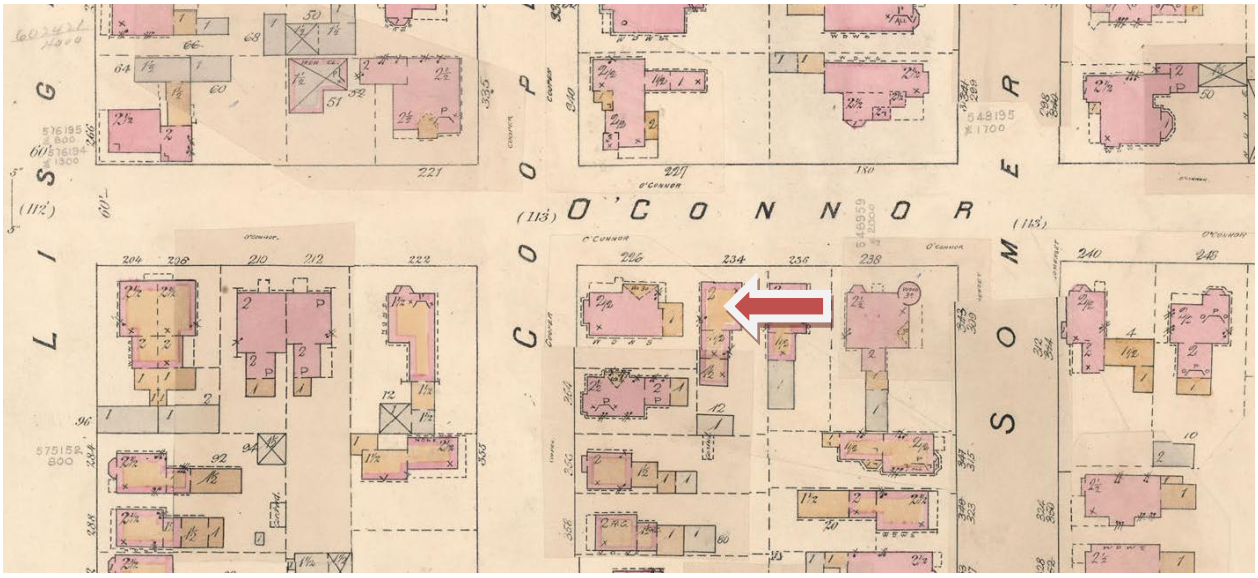


Figure 16: 1888 Fire Insurance Plan Sheet 53 showing the development pattern at the time. The site is arrowed. Credit: LAC

Figure 17: 1938 view looking west on Cooper St. from O'Connor with Dominion-Chalmers United Church to the right. Note that 226 O'Conner (left to the north of the site) underwent a major redevelopment post 1938. Compare with Figure 6. Credit: LAC.

3.0 HERITAGE CHARACTER STATEMENT CENTRETOWN HERITAGE CONSERVATION DISTRICT

3.1 Introduction

The following Statement of Cultural Heritage Value identifies the primary heritage values and attributes of the Centretown HCD.

3.2 Statement of Cultural Heritage Value – Centretown HCD

The following statement of cultural heritage value provides a summary of the reasons for the designation of the Heritage Conservation District. The following text is taken from the Canadian Register of Historic Places:

DESCRIPTION OF HISTORIC PLACE

The Centretown Heritage Conservation District is primarily a residential area, with some commercial corridors, within downtown Ottawa. Centretown as the name suggests is located in the centre of Ottawa, south of Parliament Hill, north of the Queensway corridor and west of the Rideau Canal. Since its development, Centretown has served as a residential community and is linked to the government activities of Uppertown; it has been home to many of the civil servants and government ministers of the federal government. Buildings in the district were constructed between the 1880s and the 1930s. The original low to medium residential scale is relatively intact throughout the area. The District was designated under Part V of the Ontario Heritage Act by the City of Ottawa in 1997 (By-law 269-97).

HERITAGE VALUE

The Centretown Heritage Conservation District has close associations with the governmental character of Uppertown to the north and developed as a desirable neighbourhood for the population of government workers and ministers. Centretown still contains a large variety of intact historic streetscapes, reflecting the diverse nature of development that occurred in the area in order to serve the varied population. Throughout its development, the area reflected national politics and priorities of the time.

The majority of buildings within the Centretown Heritage Conservation District date from the 1880s-1930 period. This was a period of maturing tastes in design and craftsmanship in the Ottawa area, related to the new prosperity of the expanding national capital and the availability of excellent building materials such as smooth face brick of Rideau red clay, a good selection of sandstones and limestones, a full range of milled architectural wood products, and decorative components in terra cotta, wrought iron and pressed metal.

The dominant character of Centretown remains residential. While most buildings retain their residential use, many others have been converted for use as professional offices, or small retail or commercial establishments. The most common residential building type is the hip-roofed single family home, with a

projecting gabled bay on an asymmetrical façade. Flat roofed, medium density apartment buildings also play a strong role in defining the character of the District. Also, a few commercial corridors, most notably Bank street, run through the area while still reflecting the low scale and architectural character of the rest of the district.

Centretown's landscape is unified by historical circumstance. Both Stewarton and the By Estate opened for development in the mid 1870s and developed under consistent pressures. Together they constituted the entire area within the boundaries of Centretown. The idea of a separate residential neighbourhood close to downtown was relatively rare, although the concept became increasingly popular in Canadian cities as the nineteenth century drew to a close. Along with residential Uppertown, Centretown has provided walk-to-work accommodation for Parliament Hill and nearby government offices. As part of the residential quarter of official Ottawa, Centretown was and continues to be a sensitive mirror of national politics.

Centretown is the surviving residential community and informal meeting ground associated with Parliament Hill. Its residents have had an immense impact upon the development of Canada as a nation. While Canada's official business was conducted around Parliament Hill, its Members of Parliament and civil service lived and met in the area immediately south. Centretown is ripe with evidence of behind-the-scenes politics, of the dedication, talent and character that have formed Canada.
Source: Centretown Heritage Conservation District Study, Winter 1996-1997, City of Ottawa.

CHARACTER-DEFINING ELEMENTS

Character defining elements that contribute to the heritage value of the Centretown Heritage Conservation District include:

- the heritage residential character of the district, featuring low to medium scale development
- the original grid block layout and plan
- relatively intact residential streetscapes
- predominant use of Rideau red clay decorative brick veneer with trim details in stone, wood and pressed metal
- its varied building types and styles due to the diverse populations of the area
- its single family homes executed in a vernacular Queen Anne style, with substantial wood verandas and elaborate trim, varying in size
- its low rise apartment buildings with similar detailing to single family dwellings but featuring horizontal layering and flat roofs
- its commercial corridor on Bank Street, consisting of low-rise commercial and mixed use buildings set close to the street.
- its development during a significant period in the growth of Ottawa as the government centre of Canada.
- its connection with Uppertown and the governmental activities which occur there.
- its associations with many people and institutions of national prominence who have played an important role in shaping Canada.
- its historical role as a meeting place for governmental and community groups, clubs and organizations

4.0 DESCRIPTION OF PROPOSED Demolition

4.1 Introduction

The proposal is to demolish the building due to its poor condition and landscape the lot (Figure 18). The lot will be leveled, top-dressed with soil and planted with a native meadow mix to provide ground cover. The existing fence along the west property line will be retained. The south and east (sidewalk) property lines will be lined with armour stone set in a band of stone dust. The site will be planted with a variety of trees and shrubs.

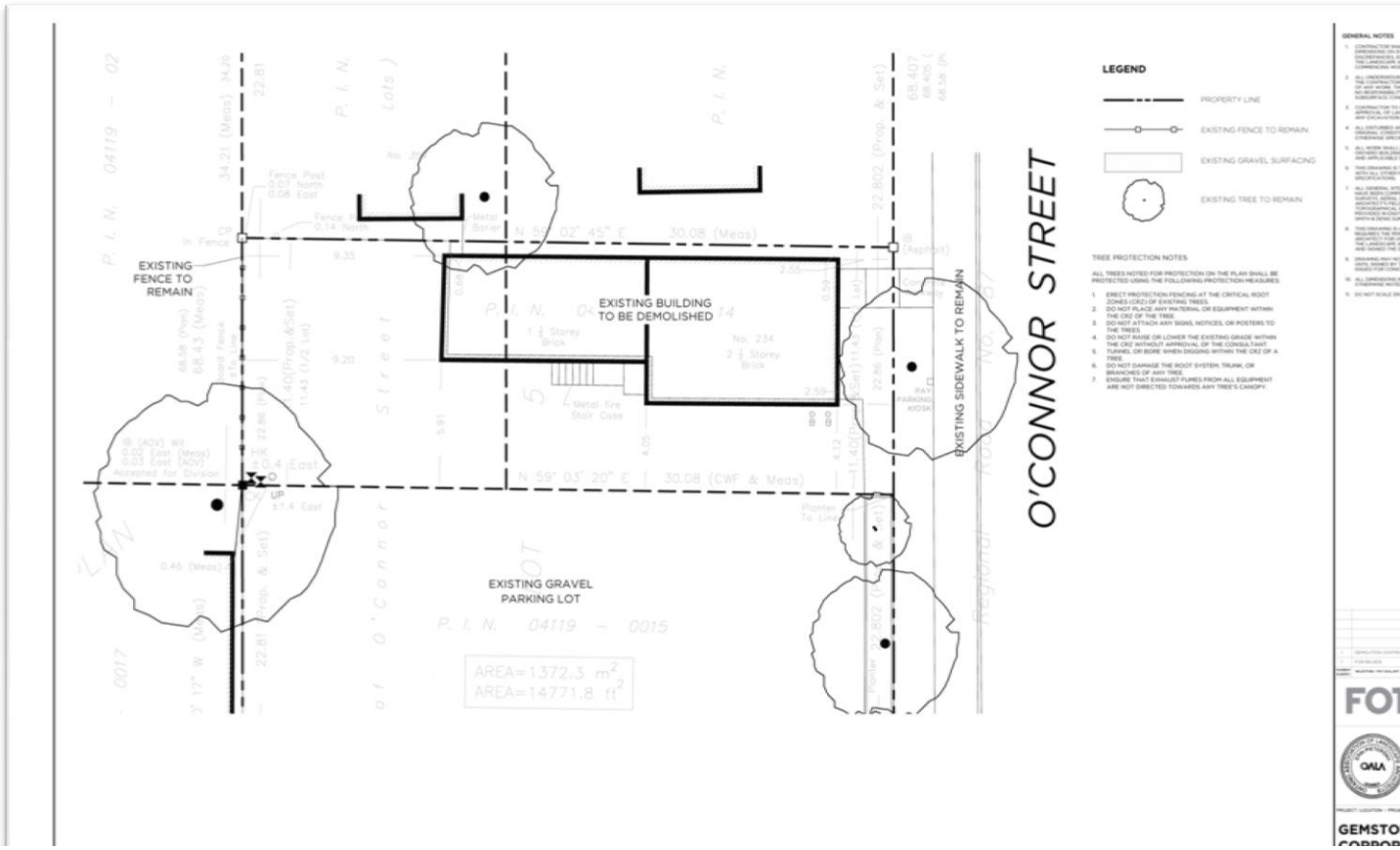


Figure 18: Demolition plan for the site at 234 O'Connor Street. Credit: Fotenn Consultants 2016.

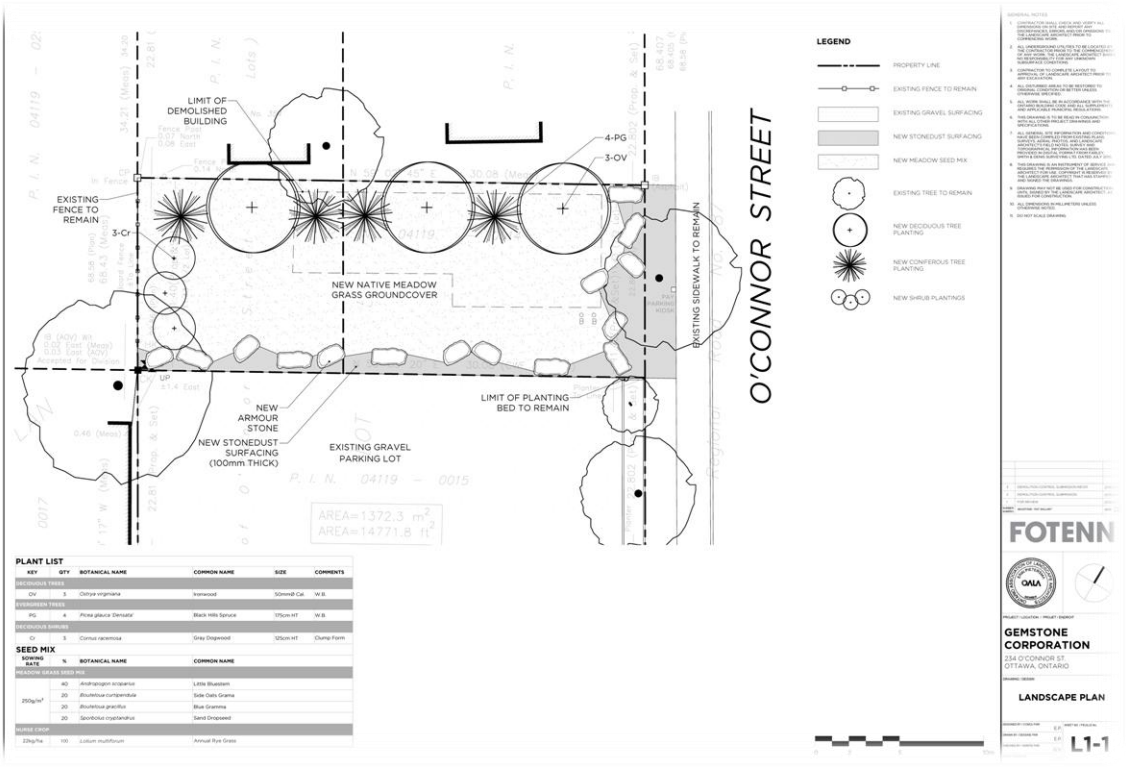
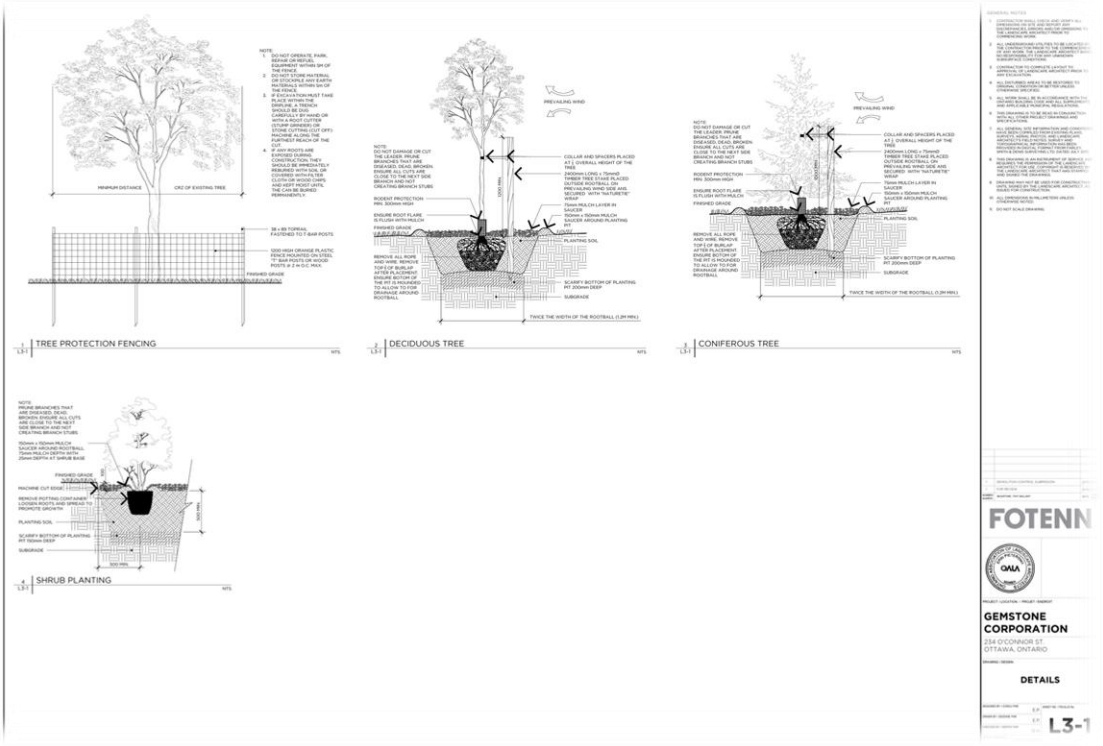


Figure 20: Landscape planting plan with details. Credit: Fotenn Consultants



5.0 IMPACT OF PROPOSED DEVELOPMENT

5.1 Demolition Proposal

This section specifically addresses the impacts of the development proposal on the cultural heritage values of the Centretown HCD. The attributes of the heritage character of the area are outlined in the Statement of Cultural Heritage Value (Section 3.0).

5.2 Centretown Heritage Conservation District Guidelines

The following guidelines are excerpted from the Centretown Heritage Conservation District Plan and appear in *italic*. The following is a discussion of how the proposed development compares with the guidelines:

VII.4.12. Visual Buffers pg. 133
A heritage district may well include some non-conforming properties. Streetscape design can do much to knit these properties into the overall character of a heritage conservation district.
Recommendations

1. *Before issuing a demolition permit, the city should require a landscape plan for visual screening, to be implemented if redevelopment does not take place within a specified and reasonable time.*
2. *Canopy trees should be planted along the street fronts of all buildings.*

Discussion:
The demolition of the building on the site will make the site non-conforming in that there is no proposal to rebuild on the site in the short to medium term. The recommendations in the HCD Pan includes the requirement that a landscape plan be submitted when the proposal is to demolish a building. The landscape plan creates a small pocket park that will buffer the site and adjacent building to the north from the surface parking lot to the south. As per 2. *Canopy trees should be planted along the street fronts of all buildings. Street trees and a buffer should be planted along the sidewalk next to the parking lot.*

5.3 Development Impacts

Positive impacts of the proposed development on the cultural heritage values of the Centretown HCD include:
The development of a small pocket park that will soften the edge of O'Connor St. and provide a visual buffer to the adjacent heritage building to the north and the surface parking lot to the south of the site.

Adverse impacts of the proposed development include:
The demolition of a Category 2 heritage resource that is adjacent to a coherent group of heritage buildings extending west along Cooper Street, and the Dominion Chalmers United Church and the apartment building across the street.

6.0 ALTERNATIVES AND MITIGATION STRATEGIES

6.1 Alternatives

- Retain the building and undertake rehabilitation similar to the work being done to the building across the street. This was the owner's original intent. He was discouraged from taking this approach based on the condition of the building and cost to undertake the renovation as indicated in Appendix C.
- There is an existing desire line that has developed into a path cutting across the south-east corner of the site from the sidewalk into the surface parking lot to the south. A stone dust path should be developed along the line of the path.

6.2 Mitigation Measures

The site will be landscaped as a mitigation measure as per the recommendation in the HCD plan. The plan should include street tree planting and landscape treatment along the street to enclose the parking.

6.3 Conclusions

The overall condition of the existing building is poor. The interior of the building was stripped of interior finishes after a fire in the attic of the building. The building has sat vacant for approximately 15 years. The poor condition of the mortar in the stone foundation walls is due to salts contained in runoff from the asphalt driveway that abuts the north wall and from the raising of grades around parts of the building. The relatively soft brick has spalled in a number of locations and paint that was applied to protect the bricks has peeled off. The metal ties securing the brick veneer would appear to be corroding resulting in the veneer bowing outward on the west, south and east elevations. Settlement and shifting of the stone foundation at the north-west corner has resulted in a vertical crack in the brick from the foundation to the roof level. The building should be demolished and a new building constructed that reflects the form and mass of the original front portion of 234 O'Connor Street as specified by the Section 60 overlay.

7.0 BIBLIOGRAPHY / PEOPLE CONTACTED

Bibliography

- Parts IV and V of the Ontario Heritage Act;
- Guidelines for the Preparation of Cultural Heritage Impact Statements (City of Ottawa)

List of People Contacted
Neil Zaret Gemstone Developments, City of Ottawa.

8.0 AUTHORS QUALIFICATIONS

Commonwealth Resource Management is an integrated consulting and management firm that offers a full range of professional services related to conservation, planning, research, design, and interpretation for historical and cultural resources. A key focus of the practice is planning and development for heritage resources. The firm was incorporated in 1984.

John J. Stewart, B.L.A., O.A.L.A., C.S.L.A., CAHP, a principal of Commonwealth is a specialist in the planning and design of cultural resources, building conservation, and commercial area revitalization. A graduate of the University of Guelph, he received additional training at Cornell University (USA) and Oxford University (UK) and holds a diploma in the Conservation of Monuments from Parks Canada, where he worked as Head, Restoration Services Landscape Section. Before Commonwealth's formation, Stewart served for four years as the first director of Heritage Canada's Main Street Program.

Stewart is a founding member of the Canadian Association of Heritage Professionals. He has served as the Canadian representative of the Historic Landscapes and Gardens Committee of ICOMOS and the International Federation of Landscape Architects. Stewart is a panel member with the Ottawa Urban design Review Panel and a board member of Algonquin College Heritage Carpentry Program.

Commonwealth has completed a number of Cultural Heritage Impact Statements for the private and public sectors including the following:
185 Fifth Avenue, Mutchmor Public School Addition, Ottawa, Ontario.
2489 Bayview Avenue, CFC Canadian Film Institute, Toronto, Ontario.
1015 Bank Street, Lansdowne Park, Ottawa, Ontario.
Algoma District Wind Farm Proposal, Lake Superior Shoreline, Ontario.
1040 Somerset Street West, Ottawa, Ontario.
Laurier Friel Redevelopment Sandy Hill, Ottawa, Ontario.
Cumberland /Murray Streets, Lowertown West, Ottawa, Ontario .
1120 Mill Street, Manotick, Ottawa, Ontario.

Ontario Place, Waterfront Park and Trail Toronto, Ontario.
Fort William Historical Park, Thunder Bay, Ontario.
Allen/Capitol Theatre 223 Princess St., Kingston, Ontario.
101-109 Princess Street and 206-208 wellington Street Kingston, Ontario.
Greystone Village, Oblate Lands Redevelopment, 175 Main Street Ottawa, Ontario.
Bradley/Craig Barn 590 Hazeldean Road, Ottawa, Ontario.
LeBreton Flats, IllumiNATION LeBreton Redevelopment, Ottawa Ontario.

Appendix A: Structural Review Cleland Jardine Eng. Ltd.

November 6, 2015

Gemstone Apartments Ltd.
851 Industrial Avenue, 2nd Floor
Ottawa, Ontario
K1G 4L3

Attention: Mr. Neil Zaret

Dear Sir:

Re: 234 O'Connor Street, Ottawa
Structural Review
Our Reference Number: 15-1415

As requested, Cleland Jardine Engineering Ltd. has reviewed the existing structural components of the two storey house located at 234 O'Connor Street, Ottawa.

The site was visited on October 6, 2015, and the following is a summary of our observations.

- The building is a two storey structure that was constructed in two phases. The age of the building is unknown, however, the original house along O'Connor Street dates back over 100 years.
- At the time of our site visit, the house was unoccupied and it is readily apparent from the extensive deterioration of the interior finishes that it has been abandoned and unheated for many years.
- The main structure is wood framing supported on rubble stone foundation walls.
- The building is clad with a masonry brick veneer.
- The wood framing was found to be in fair to poor condition. There had been a previous fire in the attic space of the original house and extensive charring was evident on the rafters. Supplemental wood framing has been installed beside the damaged members (See Photo One).

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Photo One – Fire Damaged Roof Framing

- Localized areas of dry rot are evident in the basement where the floor joists are supported on the rubble stone walls (See Photo Two).

Photo Two – Dry Rot on Wood Framing

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- The foundation walls are constructed of rubble stone and are in poor condition. Cosmetic parging repairs have been previously performed over the mortar joints in the basement. The parging was easily displaced and the underlying joints were found to be very soft and easily scraped away with a screwdriver (See Photos Three and Four).

Photo Three – Rubble Stone Wall

Photo Four – Deteriorated Mortar

- The brick cladding was found to be in very poor condition. There is extensive deterioration present around the base of the entire structure in the form of face shell spalling, cracking and mortar joint deterioration. The damage is most prevalent on the entire north and south walls, extending four to five feet above grade (See Photos Five and Six).

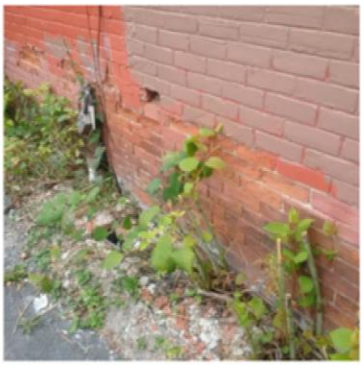

Photo Five – Face Shell Spalling

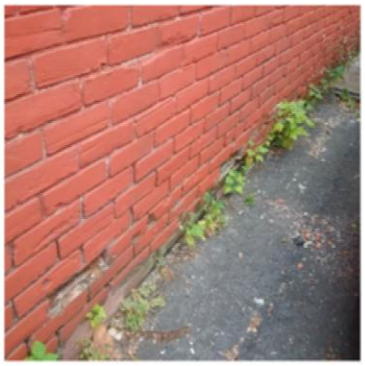

Photo Six – Mortar Joint Deterioration

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RECOMMENDATIONS

Wood Framing: It is our opinion that extensive localized repairs are required on the wood framing to address the dry rot deterioration located on the ground floor joists. In addition, further investigation is required on the fire damaged roof rafters to confirm the structural integrity of the repairs performed in that area.

Budget Estimate: **$20,000 plus HST**

Brick Masonry: It is our opinion that the brick masonry deterioration around the base of the building has progressed to the point where it represents an immediate structural concern. The deterioration is related to prolonged freeze thaw cycles on the brick resulting in extensive deterioration of the face shells. As the deterioration progresses over the coming winter, there is a moderate potential for a localized collapse of the wall.

A major reconstruction of the brick masonry is required around the entire perimeter of the building, extending approximately four feet above grade. This will involve the installation of temporary supports for the upper brick, followed by removal and reconstruction of the lower brick cladding.

Budget Estimate: **$85,000 plus HST**

Foundations: It is our opinion that the existing rubble stone foundations have deteriorated to a point where they must be replaced. The scope of work would involve the following:

- Upon completion of the brick repairs, install temporary shoring to carry both floors of brick and the roof loads.
- Excavate the entire perimeter of the rubble stone walls.
- Demolish the walls and construct a new reinforced concrete block foundation on reinforced concrete strip footings.
- Install new waterproofing and perimeter foundation drainage.
- Backfill and reinstate landscaping.

Budget Estimate: **$185,000 plus HST**

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Total Structural Repair Budget

Wood Framing	$ 20,000
Cladding	$ 90,000
Foundations	$185,000
	$295,000
Professional Fees/Permits	$ 30,000
Sub-Total	$325,000
HST	$ 42,250
TOTAL BUDGET	**$367,250**

The total repair budget to perform the required structural restoration work for the building is $367,250. It should be noted that this figure does not include any allowance to perform mechanical, electrical or architectural restoration work on the premises.

It is our opinion that given the total value of the necessary repairs, it is not cost beneficial to salvage the property. Given the current condition of the brick, which requires immediate attention due to safety concerns, it is our recommendation that the building be demolished.

We trust the preceding is satisfactory. If you have any questions, please contact the undersigned.

Yours truly,

CLELAND JARDINE ENGINEERING LIMITED

Robert Jardine

Robert Jardine, P. Eng.

LICENSED PROFESSIONAL ENGINEER D. R. JARDINE PROVINCE OF ONTARIO

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Appendix B: Heritage Data Sheet 234 O'Connor St.

HISTORY **PREPARED BY:** M. Carter **DATE:** Fall 1995

Date of Construction: Factual/Estimated
Sources:
Trends:
Events:
Persons/Institutions:
Summary/Comments On Historical Significance:
Historical Sources (Coded):

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ARCHITECTURE **PREPARED BY:** J. Smith **DATE:** Winter 1996

Architectural Design (Plan, Storeys, Roof, Windows, Materials, Details, Etc..): 2 1/2 storey gable-front residence. Decorative brick veneer, simple wood trim, covered entryway

Architectural Style: Vernacular Queen Anne

Designer/Builder/Architect:

Architectural Integrity (Alterations): very good

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

Summary/Comments On Architectural Significance: very good example of turn of the century residential design.

ENVIRONMENT **PREPARED BY:** J. Smith **DATE:** Winter 1996

Planning Area: Centretown **Heritage Conservation District Name:** Centretown

PHOTO DATE: Winter 1996
VIEW: NW
SOURCE: BG
NEGATIVE NUMBER: ~~OCO.21~~ D

Compatibility With Heritage Environs: Very compatible with heritage mixed use environment

Community Context/Landmark Status:

Summary/Comments On Environmental Significance: reinforces heritage mixed use character.

234 OCO 2

Appendix C: Supplementary Condition & Costing.

The following supplementary report is provided at the suggestion of the City in order to have a clearer idea of the total cost of renovations and rehabilitation.

COMMONWEALTH

HISTORIC RESOURCE MANAGEMENT

PROJECT: 234 O'Connor St. Ottawa

DATE: August 4, 2016

Re: Condition & Cost Estimate

Structure, Foundations, Exterior Brickwork, and Cost Estimate:

The inspection of the building was undertaken July 28 2016. Representatives included Commonwealth, the City, councilor's representatives and members of the Centretown Community Association. The owner of the property Mr. Neil Zaret was also on-site to answer questions. He indicated that his company Gemstone Corporation had owned the building for ten months and originally planned to renovate the property as their headquarters. . The purpose of the inspection was to allow participants to view the interior and discuss the condition of the rubble limestone foundation walls, the exterior brickwork, and the general condition of the interior and exterior.

The building has been vacant for an extended period of time after a fire (approximately 15 years). The fire would appear to have started in the kitchen of a second floor unit in the rear wing of the building and spread into the attic space of the front portion of the building (Figure 1). Damage was limited to the upper floor and the attic.

Figure 1: View from the second floor to the rear wing of the building where the fire would appear to have started.

General Building Description:

The building was constructed between 1878 and 1888 and duplexed or triplexed sometime in the early 20th century. The most westerly portion of the rear wing would appear to have been constructed as an addition to the original building. There is no corresponding vertical line in the brickwork on the north elevation suggesting this might have been a door or window.

Figure 2: View of the interior stair. Note the horizontal board sheathing applied to the interior walls.

The building has a small footprint (1,126 sq.ft.) with no windows on the north and south side of the front portion of the building. The interior detailing specifically the remaining stair is simple in detail (Figure 2). A garage abutted the north side of the building as is evident by the ghosting of the roof on the brickwork. It would also appear that another structure possibly a porch abutted the south wall of the rear portion of the building as evidenced by the second storey doors and the lack of windows along the south façade other than a window in the foundation wall (Figure 3).

The original windows and doors have been removed and replaced with plywood. A porch that fronted onto O'Conner St. has also been removed as well as the roof trim on the rear portions of the building.

Figure 3: View of the south wall of the main building and rear wing. Note the lack of windows in the south wall.

Exterior Walls and Floor Structures:

The exterior walls are balloon frame construction and consist of 1" board sheathing applied to both sides of the 2" x 4" studs with a brick veneer applied to the exterior. The cavities in the walls are filled with sawdust. The framing in the exterior walls consists of 2" X 4" studs at 2'-8" on-centre supporting 2" x 8" floor joists supporting the second floor both of which do not meet current building code requirements (Figure 4). The joists of the first floor level are set into the limestone foundation walls on the east and west interior walls of the front portion of the building, as well as the south and north sides of the rear wing. The framing in the building including exterior walls, floors, and roof structure will require a substantial upgrade to meet current building code requirements.

Figure 4: View of the balloon frame construction with second floor joists in the rear wing supported on 2" x 4" studs which are visible at the bottom of the photograph.

Recommendations:

Upgrade the wall, floor, and framing to meet current building code requirements.

Masonry Foundation Walls:

The foundation walls are coursed rubble limestone units that vary in thickness and condition. The height of grade around the perimeter of the building would have been raised by a foot or more for no apparent reason. The dirt floor in the basement was damp at the time of inspection indicating that runoff from the adjacent paved surfaces is leaking into the basement through the exterior foundation walls.

The foundation walls on the main portion of the building are poorly constructed when the building was built as is evident in the stone coursing. The foundation wall at the stairs to the basement has been pushed into the interior of the building (Figure 5). A secondary coursed limestone foundation wall built up at the base of the walls on the interior side of the foundation appear to be due to the upper portions of the walls being pushed inward by earth pressure from the exterior in combination with the poor quality of the materials and workmanship.

Figure 5: View down the stair to the basement. Note the displaced foundation wall which has been pushed into the building and the floor boards which have rotated upward.

Figure 6: View of the foundation wall in the basement. Note the secondary stone wall at the base of the upper wall. This is a typical condition for foundation walls in front half of the building.

Site constraints are a complicating factor in any work that is undertaken on the foundations. The building is located within two feet of the north property line which precludes lifting the building as the piers would be located on the adjacent lot. The small footprint of the building also precludes supporting the building with piers in the basement as it would limit and impede the excavation and the placement

of shoring and the concrete for the footing and foundation walls. The lot is too small to temporarily relocate the building while new foundations are installed.

Recommendations:

The deteriorated foundation walls could be sequentially underpinned, which involves supporting the interior framing, removing short sections (5 feet) of the stone foundation, excavating for a footing, and sequentially pouring new footing and foundation wall sections. The process would be repeated until the deteriorated wall sections have been replaced with a new concrete footing and foundation wall. The work would be labor intensive and therefore, expensive. The north side of the foundation would also have to be shored, and the work would encroach on the neighbour's driveway and property.

A cost estimate from Bassi Construction Ltd based on the above approach is appended to this report and is included as a line item in the construction budget estimate prepared by Gemstone Corporation, which is also appended to this report. The estimate for replacing the foundation by the sequential underpinning method is in the order of $170,000.

Brick Veneer:

The brick veneer consists of soft porous clay masonry units that are susceptible to frost damage as is evident by the spalled brickwork at the base of the wall. The spalling of the brickwork tends to be at grade and in exposed locations, i.e. at external corners. Sections of the brick veneer have been removed and replaced on the upper north-west corner of the rear wing. Previous owners painted the brick in an attempt to minimize the spalling.

The brick siding has become detached from the frame wall in a number of areas. The brick is detached and bowing outward below the two windows at the second-floor level of the east elevation fronting on O'Connor, as well as the west elevation where a structural crack extends from the foundation to the roof level. The brick veneer is also detached on portions of the north elevation below a window (Figures 7, & 8).

The brick courses at the base of the wall on the north elevation have also been displaced along with the supporting foundation wall which has been pushed laterally into the interior of the building.

The only solution to the problems with the brick veneer is to dismantle the brickwork and reapply it after the foundation walls have been replaced, and the interior frame has been rebuilt to meet code. There is some potential to salvage bricks and re-use them on the exterior as there are substantial portions of the brick veneer that have not been painted and appear to be in sound condition; however, our experience with similar projects is that modern brick units available from commercial suppliers are not a good match to the size of the older bricks.

Recommendations:

Remove and replace the brick veneer. The cost estimate for the replacement of the brick is in the order of $80,000 based on trade pricing from another project. The cost has been included in the construction budget estimate prepared by Gemstone Corporation, which is appended to this report.

Figure 7: View of deteriorated brick at the base of the wall at the south-west corner of the front half of the building. Note the raised grade above the level of the stone foundation, and the buried brick headers at the top of a basement window.

Figure 8: View of the west wall of rear wing illustrating the detached brick veneer.

Estimated Project Budget:

Gemstone Corporation which has extensive experience in the rehabilitation of older buildings for residential uses has developed a construction estimate for the rehabilitation. The condition of the building, site constraints (lot size, and proximity of property lines) are a major contributing factor to the cost. The total cost to undertake rehabilitation of 234 O'Connor Street is $ **1,377,779.00.**
The breakdown of the estimate follows:

Cost Item Code	Cost Item Description	Cost Type Description	Unit of Measure	Units	Unit Cost	Cost
01 11 11	Miscelaneous Materials	Materials	LS	1.00	10,000.00	10,000.00
01 30 00	Administrative Requirement	Subcontract	LS	1.00	7,500.00	7,500.00
01 31 00	Project Management	Labour	LS	1.00	75,000.00	75,000.00
01 31 13	Project Coordination	Subcontract	LS	1.00	45,000.00	45,000.00
01 31 14	Architect	Subcontract	LS	1.00	25,000.00	25,000.00
01 31 15	Engineer	Subcontract	LS	1.00	12,500.00	12,500.00
01 31 16	Consultant Other	Subcontract	LS	1.00	18,000.00	18,000.00
01 41 00	Regulatory Requirements	Subcontract	LS	1.00	21,500.00	21,500.00
01 41 26	Permit Requirements	Other Expenses	LS	1.00	40,000.00	40,000.00
01 55 00	Vehicular Access and Parking	Other Expenses	LS	12.00	2,500.00	30,000.00
01 56 00	Temporary Fencing	Other Expenses	LS	12.00	1,100.00	13,200.00
01 74 01	Waste Management	Subcontract	LS	40.00	800.00	32,000.00
02 00 00	Existing Conditions	Subcontract	LS	0.00	0.00	0.00
02 21 00	Surveys	Subcontract	LS	1.00	2,500.00	2,500.00
02 22 00	Existing Conditions Assessment	Subcontract	LS	1.00	2,500.00	2,500.00
02 40 00	Demolition and Structure Moving	Subcontract	LS	1.00	80,000.00	80,000.00
02 50 00	Site Remediation	Subcontract	LS	0.00	0.00	0.00
02 58 00	Snow Control	Subcontract	LS	6.00	450.00	2,700.00
03 30 00	Cast-in-Place Concrete	Subcontract	LS	1.00	166,554.00	166,554.00
04 00 00	Masonry Brick Veneer Replacement	Subcontract	LS	1.00	80,000.00	80,000.00
04 22 00	Lintels	Subcontract	LS	22.00	500.00	11,000.00
05 10 00	Structural Metal Framing	Subcontract	LS	1.00	5,000.00	5,000.00
06 01 11	Lumber	Subcontract	LS	2,250.00	12.50	28,125.00
06 01 12	Floor joists	Subcontract	LS	1.00	14,000.00	14,000.00
06 01 13	Roof trusses	Subcontract	LS	1.00	8,000.00	8,000.00
06 10 00	Rough Carpentry	Subcontract	LS	1.00	65,000.00	65,000.00
06 11 00	Wood Framing Code upgrade	Subcontract	LS	1.00	8,000.00	8,000.00
06 15 00	Wood Decking	Subcontract	LS	0.00	0.00	0.00
Cost Item Code	Cost Item Description	Cost Type Description	Unit of Measure	Units	Unit Cost	Cost
06 16 00	Sheathing	Subcontract	LS	0.00	0.00	0.00

06 20 00	Finish Carpentry	Subcontract	LS	1.00	25,000.00	25,000.00
06 22 00	Millwork	Subcontract	LS	1.00	15,000.00	15,000.00
06 43 00	Stairs	Subcontract	LS	1.00	18,000.00	18,000.00
06 43 16	Railings	Subcontract	LS	1.00	5,000.00	5,000.00
06 46 00	Wood Trim	Subcontract	LS	1.00	8,500.00	8,500.00
06 48 00	Wood Frames and Doors	Subcontract	LS	1.00	12,500.00	12,500.00
07 20 00	Spray Foam	Subcontract	LS	1.00	25,000.00	25,000.00
07 21 00	Insulation	Subcontract	LS	1.00	12,000.00	12,000.00
07 30 00	Roofing	Subcontract	LS	1.00	18,000.00	18,000.00
07 80 00	Fire and Smoke Protection	Subcontract	LS	1.00	7,500.00	7,500.00
07 90 00	Joint Protection	Subcontract	LS	1.00	5,500.00	5,500.00
08 00 00	Openings	Subcontract	LS	0.00	0.00	0.00
08 10 00	Doors and Frames	Subcontract	LS	1.00	14,000.00	14,000.00
08 50 00	Windows	Material	LS	20.00	800.00	16,000.00
08 50 01	Window Installation	Subcontract	LS	20.00	250.00	5,000.00
08 60 00	Roof Windows and Skylights	Subcontract	LS	0.00	0.00	0.00
09 20 00	Plaster and Gypsum Board	Subcontract	LS	1.00	48,000.00	48,000.00
09 30 00	Tiling	Subcontract	LS	1.00	10,000.00	10,000.00
09 30 01	Tile Install	Subcontract	LS	1.00	8,000.00	8,000.00
09 64 00	Wood Flooring	Subcontract	LS	2,500.00	10.00	25,000.00
09 64 01	Wood Flooring Install	Subcontract	LS	2,500.00	3.50	8,750.00
09 90 00	Painting and Coating	Subcontract	LS	2,500.00	12.00	30,000.00
12 36 00	Countertops	Subcontract	LS	3.00	7,500.00	22,500.00
14 80 00	Scaffolding	Subcontract	LS	1.00	17,500.00	17,500.00
22 30 00	Plumbing Install	Subcontract	LS	1.00	14,000.00	14,000.00
22 40 00	Plumbing Fixtures	Subcontract	LS	1.00	25,000.00	25,000.00
23 00 00	HVAC	Subcontract	LS	1.00	42,000.00	42,000.00
26 00 00	Electrical	Subcontract	LS	1.00	28,000.00	28,000.00
26 00 01	Electrical Fixtures	Subcontract	LS	1.00	22,450.00	22,450.00
28 00 00	Electronic Safety and Security	Subcontract	LS	1.00	15,000.00	15,000.00
31 10 00	Site Clearing	Subcontract	LS	1.00	1,500.00	1,500.00
31 50 00	Excavation	Subcontract	LS	1.00	2,000.00	2,000.00
31 50 01	Services	Subcontract	LS	1.00	55,000.00	55,000.00
32 10 00	Landscaping	Subcontract	LS	1.00	8,000.00	8,000.00
32 10 01	Interlock	Subcontract	LS	1.00	5,000.00	5,000.00

Total Cost						**1,377,779.00**