

**10. Application to Alter 593 Laurier Avenue West, a Property Designated Under Part IV of the *Ontario Heritage Act***

**Demande de modification visant le 593, avenue Laurier Ouest, une propriété désignée en vertu de la *Loi sur le patrimoine de l'Ontario***

**Committee recommendations**

**That Council:**

- 1. approve the application to alter the property at 593 Laurier Avenue West, including the removal of the west and north additions, and the construction of a new nine storey apartment building, according to plans prepared by Project 1 Studio dated November 19, 2020 and December 6, 2020, conditional upon:**
  - a. the implementation of the conservation treatment details outlined in the Conservation Plan, attached as Documents 9 and 12;**
  - b. the applicant providing a detailed protection plan for the exterior of the Alexander Fleck House as a condition of Site Plan approval, to be implemented prior to demolition and construction to ensure the historic building is not damaged by any work on site;**
  - c. the applicant providing samples of the exterior cladding materials and any required replacement brick to the satisfaction of heritage staff, prior to the issuance of a building permit;**
- 2. delegate authority for minor design changes to the General Manager, Planning, Infrastructure, and Economic Development; and**
- 3. approve the heritage permit with a three-year expiry date from the date of issuance, unless otherwise extended by Council.**

### Recommandations du Comité

Que le Conseil :

1. **approuve la demande de modification visant le 593, avenue Laurier Ouest, qui comprend le retrait des rajouts ouest et nord ainsi que la construction d'un nouvel immeuble d'appartements de neuf étages, conformément aux plans préparés par Project1 Studio datés du 19 novembre et du 6 décembre 2020, à condition :**
  - a) **qu'on intègre les éléments du traitement de conservation indiqués dans le plan de conservation ci-joint en tant que documents 9 et 12;**
  - b) **que le requérant fournisse, comme condition à l'approbation du plan d'implantation, un plan de protection détaillé pour l'extérieur de la maison Alexander-Fleck, qui devra être appliqué avant le début des travaux de démolition et de construction afin d'éviter que le bâtiment historique soit endommagé par les activités sur le site;**
  - c) **que le requérant fournisse des échantillons des matériaux de revêtement extérieur et de l'éventuelle brique de remplacement, à la satisfaction du personnel responsable du patrimoine, avant qu'on ne lui délivre le permis de construire;**
2. **délègue au directeur général de la Planification, de l'Infrastructure et du Développement économique le pouvoir d'effectuer des changements mineurs de conception;**
3. **approuve la délivrance du permis en matière de patrimoine et de fixer sa date d'expiration à trois ans après la date de délivrance, sauf si le permis est prolongé par le Conseil municipal.**

### Documentation/Documentation

1. **Manager's report, Right of Way, Heritage and Urban Design Services /, Planning, Infrastructure and Economic Development Department, dated January 8, 2021 (ACS2021-PIE-RHU-0002)**

Rapport du Gestionnaire, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 8 janvier 2021 (ACS2021-PIE-RHU-0002)

2. Extract of draft Minutes, Built Heritage Sub-committee, January 20, 2021

Extrait de l'ébauche du procès-verbal du Sous-comité du patrimoine bâti, le 20 janvier 2021

3. Extract of draft Minutes, Planning Committee, February 11, 2021

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 11 février 2021

**Planning Committee  
Report 37  
February 24, 2021**

**313**

**Comité de l'urbanisme  
Rapport 37  
le 24 février 2021**

**Report to  
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti  
January 20, 2021 / 20 janvier 2021**

**and / et**

**Planning Committee / Comité de l'urbanisme  
February 11, 2021 / 11 février 2021**

**and Council / et au Conseil  
February 24, 2021 / 24 février 2021**

**Submitted on January 8, 2021  
Soumis le 8 janvier 2021**

**Submitted by  
Soumis par:  
Court Curry,**

**Manager / Gestionnaire,**

**Right of Way, Heritage and Urban Design Services / Services des emprises, du  
patrimoine et du design urbain**

**Planning, Infrastructure and Economic Development Department / Direction  
générale de la planification, de l'Infrastructure et du développement économique**

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**Personne ressource:**

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Design Services / Services des emprises, du patrimoine et du design urbain  
613-580-2424, 15203, MacKenzie.Kimm@ottawa.ca**

**Ward: SOMERSET (14)**

**File Number: ACS2021-PIE-RHU-0002**

**SUBJECT: Application to alter 593 Laurier Avenue West, a property designated  
under Part IV of the *Ontario Heritage Act***

**OBJET: Demande de modification visant le 593, avenue Laurier Ouest, une**

propriété désignée en vertu de la *Loi sur le patrimoine de l'Ontario*

## REPORT RECOMMENDATIONS

That the Built Heritage Sub-Committee recommend that Planning Committee recommend that Council:

1. Approve the application to alter the property at 593 Laurier Avenue West, including the removal of the west and north additions, and the construction of a new nine storey apartment building, according to plans prepared by Project 1 Studio dated November 19, 2020 and December 6, 2020, conditional upon:
  - a. The implementation of the conservation treatment details outlined in the Conservation Plan, attached as Documents 9 and 12;
  - b. The applicant providing a detailed protection plan for the exterior of the Alexander Fleck House as a condition of Site Plan approval, to be implemented prior to demolition and construction to ensure the historic building is not damaged by any work on site;
  - c. The applicant providing samples of the exterior cladding materials and any required replacement brick to the satisfaction of heritage staff, prior to the issuance of a building permit;
2. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure, and Economic Development; and
3. Approve the heritage permit with a three-year expiry date from the date of issuance, unless otherwise extended by Council.

## RECOMMANDATIONS DU RAPPORT

Que le Sous-comité du patrimoine bâti recommande au Comité de l'urbanisme de recommander à son tour au Conseil :

1. d'approuver la demande de modification visant le 593, avenue Laurier Ouest, qui comprend le retrait des rajouts ouest et nord ainsi que la construction d'un nouvel immeuble d'appartements de neuf étages, conformément aux plans préparés par Project1 Studio datés du 19 novembre et du 6 décembre 2020, à condition :

- a) qu'on intègre les éléments du traitement de conservation indiqués dans le plan de conservation ci-joint en tant que documents 9 et 12;
  - b) que le requérant fournisse, comme condition à l'approbation du plan d'implantation, un plan de protection détaillé pour l'extérieur de la maison Alexander-Fleck, qui devra être appliqué avant le début des travaux de démolition et de construction afin d'éviter que le bâtiment historique soit endommagé par les activités sur le site;
  - c) que le requérant fournisse des échantillons des matériaux de revêtement extérieur et de l'éventuelle brique de remplacement, à la satisfaction du personnel responsable du patrimoine, avant qu'on ne lui délivre le permis de construire;
2. de déléguer au directeur général de la Planification, de l'Infrastructure et du Développement économique le pouvoir d'effectuer des changements mineurs de conception;
  3. d'approuver la délivrance du permis en matière de patrimoine et de fixer sa date d'expiration à trois ans après la date de délivrance, sauf si le permis est prolongé par le Conseil municipal.

## EXECUTIVE SUMMARY

The Alexander Fleck House, 593 Laurier Avenue is an individually designated property, under Part IV of the *Ontario Heritage Act*. This report has been prepared because alterations to designated properties requires the approval of City Council. This report recommends approval of the addition of a new nine storey residential building and alterations to integrate the historic building into the larger project. The recommendations include conditions related to the provision of final cladding materials, the implementation of conservation details, and to ensure the protection of the building during construction.

The proposal meets the "Standards and Guidelines for the Conservation of Historic Places in Canada" as the cultural heritage value and attributes of the Alexander Fleck House will be maintained and conserved.

## RÉSUMÉ

La maison Alexander-Fleck, située au 593, avenue Laurier, est une propriété désignée individuellement en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*. Le

présent rapport a été produit parce que les modifications apportées aux propriétés désignées doivent être approuvées par le Conseil municipal. On y recommande d'approuver la construction d'un immeuble résidentiel de neuf étages et les modifications visant à intégrer le bâtiment historique au projet dans son ensemble. Les recommandations sont assorties de conditions : il faudra fournir les matériaux de revêtement extérieur, intégrer les éléments de conservation et assurer la protection du bâtiment durant les travaux de construction.

La proposition respecte les Normes et lignes directrices pour la conservation des lieux patrimoniaux au Canada, puisque la valeur et les caractéristiques de la maison Alexander-Fleck sur le plan du patrimoine culturel seront maintenues et préservées.

## **BACKGROUND**

The property at 593 Laurier Avenue is located at the corner of Laurier Avenue West and Bronson Avenue and contains a two-and-a-half storey red brick building constructed in 1902 (see Location Map and Photos, Documents 1 and 2). The building was designated under Part IV of the *Ontario Heritage Act* for its cultural heritage value in 2013. Known as the Alexander Fleck House, the building represents a highly intact example of the Queen Anne Revival style, with many decorative elements including its complex rooflines, its detailed stone and brick work and stained-glass windows which contribute to its cultural heritage value. The interior of the building and its later additions to the north and west are excluded from the designation (see Statement of Cultural Heritage Value, Document 3).

This report has been prepared because the owner is proposing the addition of a nine storey V-shaped residential building as well as alterations and repairs required to integrate the historic building with the new construction (see Site Plan, Demolition Plan, Elevations and Renderings, Documents 4, 5, 6 and 7). City Council approval is required for applications to alter designated properties under the *Ontario Heritage Act*.

The proposal requires a Zoning Bylaw amendment as well as an application for Site Plan Control, which have been submitted concurrently. The Zoning amendment is to rezone the site from a Residential Fourth Density zone (R4UD) to a Residential Fifth Density zone (R5Q) with a site-specific exception for height. The amendment also seeks to modify the R5Q provisions related to front, rear and interior side yard setbacks, parking, location of amenity area and walkway width. The Zoning application is anticipated to be considered by Planning Committee together with this report. A building permit under the *Building Code Act* will also be required.

## **DISCUSSION**

### **Recommendation 1**

#### **Project Description**

The project includes the restoration and alteration of the historic Alexander Fleck House and the construction of a nine storey V-shaped building that will be joined to the historic building on its west façade. The proposal is to integrate the existing house as additional residential units, with a glass connection that will function as the new building's lobby area. No parking spaces are proposed for residents; two visitor parking spaces will be provided.

#### **New Residential Building**

The new nine storey building will require the demolition of the later brick addition on the west façade and the frame additions at the rear; these additions are not included in the designation (Document 3). The new building will be V-shaped and located to the west and north of the existing historic building (see Site Plan, Document 4); it will be separated from the Fleck House on the west side by the proposed glass connection and by a stone pathway leading to a courtyard amenity area at the rear.

The new building is contemporary in design and features a red brick and stone cladding at its base, with glazed curtain walls and light and dark grey precast panels for the upper floors (see Elevations and Renderings, Documents 6 and 7). The base includes rectangular windows with a more traditional solid-to-void ratio while the upper floors include a mix of taller, vertical and narrower window configurations. The portion of the new building facing Laurier Avenue (the Laurier wing) will be set generally in line with the neighbouring building to the west and includes a stepback above the second floor. This wing also includes recessed balconies with glass guardrails at its south east corner, closest to the historic building.

#### **Alterations to Existing Building**

The proposed alterations to the existing heritage building include the removal of the west and north additions and a small covered entry vestibule on the east side. The proposed restoration work includes the repair of the brick façades following the removals, repointing of masonry (brick facades, chimneys, and stone foundation), repair and repainting of the stucco and existing wood elements including the half timbering, doors and windows, repair of stained glass, and replacing roof cladding/flashing. As



indicated in the Cultural Heritage Impact Statement and Conservation Plan (Documents 8 and 9), all repairs and replacement will be completed using in-kind materials and take a minimal intervention approach (i.e. repair before considering replacement).

### **Connection to Heritage Building**

The proposed building will be connected to the Fleck House on the western façade, following the removal of the existing brick addition. A three storey, glass entrance vestibule with a metal canopy will serve as the lobby to the new building and will attach directly to the west exterior wall.

### **Landscaping**

The property currently features a mix of soft and hard landscaping with very few trees. The front, rear and east sides of the house are mainly grassed while the west side includes a surface parking lot. A concrete path leads from the front porch down a set of stone steps to the sidewalk. A lilac hedge lines the interior face of a stone retaining wall that runs along the edge of the eastern property line along Bronson Avenue (see Photos, Document 2).

The proposal is for a mix of soft and hard landscaping in the front yard, including a wider front walkway which requires modifying the stone steps to accommodate the necessary grade changes. Two visitor parking spaces and a walkway leading to the new lobby area are also to be introduced (see Landscape Plan, Document 10). An interlock walkway is proposed along the east side of the lot leading to the courtyard amenity area in the rear. The lilac hedge is to be removed and replaced by a required wood noise fence to be set behind the stone retaining wall along Bronson Avenue; the stone wall is to be retained and conserved. Two cedars trees on the west side of the lot will need to be removed but the two large trees in the Right-of-way on Laurier Avenue are to be retained and protected during construction (see Tree Conservation Report, Document 11). New plantings are proposed throughout the property.

### **Standards and Guidelines**

City Council adopted Parks Canada's "Standards and Guidelines for the Conservation of Historic Places in Canada" in 2008. This document establishes a consistent set of conservation principles and guidelines for projects involving heritage resources. Heritage staff consider this document when evaluating applications under the *Ontario Heritage Act*. The following Standards are applicable to this proposal:

Standard 1: Conserve the heritage value of an historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements.

Standard 5: Find a use for an historic place that requires minimal or no change to its character-defining elements.

The character defining elements of the Fleck House are identified in the Statement of Cultural Heritage Value. These include its complex roofline, chimneys and rear facing turret, decorative brick and stone elements, oriel, stained glass and other windows, and its detailed wood elements such as the porch and vergeboard. All of the identified attributes will be retained and restored, and the existing residential use of the building will be maintained as part of the project. A condition of approval has been included to ensure the protection of any fragile elements during construction. Accordingly, the proposal meets Standards 1 and 5 as the cultural heritage value of the property will be conserved.

Standard 11: Conserve the value of and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

The new building is compatible with, subordinate to, and distinguishable from, the Alexander Fleck House and conserves the cultural heritage value of the historic building. The material palette of red brick and stone cladding takes cues from the façades and foundation of the historic house, while the various grey panels and glazing of the upper floors distinguish the building as clearly contemporary. The decorative brick detailing at the base of the Laurier wing as well as the horizontal datum lines of the windowsills, height of the base and foundation also help relate the new construction to the historic house.

The proposed nine storey building is taller than the roofline of the Fleck House; however, its proposed V-shape helps to frame the historic building so that it remains both the focal point on the site, and a prominent feature within its context at the corner of Laurier and Bronson Avenues. The proposed building is also located relatively close to the historic house; at its closest point, the new building will be approximately 1.2 metres away from the turret at its north west corner. Given this proximity, mitigating any potential impacts of the massing of the new building was a key consideration for this proposal. The applicant has made efforts to address this by increasing the separation between the Laurier wing and the historic house as viewed from Laurier

Avenue, by providing additional massing relief through a setback above the second floor, and by recessing the balconies at its south east corner. The glass guardrails on the balconies also provide some visual transparency which help to provide additional massing relief.

The proposal will conserve the heritage value of the Fleck House. Following the removal of the later additions, all four façades of the historic house will remain visible and their character defining elements repaired and restored, including the turret at the north west corner. The turret will remain visible from the glass vestibule, rear walkway and from the surrounding units in the new building. On balance with the full retention and restoration of the heritage building and the mitigation measures that have been implemented, staff are of the opinion that the new construction will not detract from the heritage building or impair its heritage value.

Standard 12: Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

The new building will only be connected by the glass vestibule on the west façade. Should this be removed in the future, the integrity and form of the Fleck House will not be impaired or compromised. In this way, the proposal is entirely reversible.

#### **4.3.1 Additions or Alterations to the Exterior Form**

The following guidelines from the “Standards and Guidelines for the Conservation of Historic Places in Canada” are most applicable to this proposal:

13. Recommended: Selecting a location for a new addition that ensure that the heritage value of the place is maintained.

The location of the new building ensures the protection of the house in its entirety and its character defining elements. It also maintains its prominence as viewed from the corner of Laurier and Bronson Avenues. The wood noise fence is a requirement to provide adequate sound dampening for the amenity area at the rear. Although some of the public view of the historic house from Bronson Avenue at Slater Street may be obscured by the wood fence, on balance with the conservation and retention of the stone retaining wall below, staff are of the opinion that its introduction is reasonable, given the similar visual buffer that the lilac hedge currently provides.

14. Recommended: Designing a new addition in a manner that draws a clear

distinction between what is historic and what is new.

The proposed building is contemporary in design and distinct from the historic Fleck House. The location, glass vestibule connection, cladding materials and design of the new building provide a clear distinction between what is historic and what is new.

### **Cultural Heritage Impact Statement and Conservation Plan**

Section 4.6.1 of the Official Plan provides direction related to the preparation of Cultural Heritage Impact Statements (CHIS) for properties designated under Part IV of the *Ontario Heritage Act*. A CHIS is required where an application has the “potential to adversely affect the designated resource.” Robertson Martin Architects were commissioned to undertake a Cultural Heritage Impact Statement and Conservation Plan for the project. These documents are attached as Documents 8 and 9.

The CHIS conclude that:

The signature building, which is to be fully retained, has been integrated alongside a larger residential development in such a way that it will continue to contribute positively to the heritage character of the area and the remaining heritage properties of the neighbourhood. Through the application of materials, massing, form, ‘datum line’ and ‘gasket’ connection with the heritage building to remain, the Architect seeks to achieve a well-balanced design.

Heritage staff concur with these findings.

### **Conclusion**

Staff recommend the approval of the application. The project is compatible with the cultural heritage value and attributes of the property, as the historic building in its entirety will be repaired and conserved. Its incorporation into the new development will ensure its continued use, which will allow for its appreciation into the future. The proposal meets the Standards and Guidelines as the cultural heritage value of the building and its attributes, as identified in the Statement of Cultural Heritage Value will be conserved and maintained. The proposed conditions recommended in this report will ensure that the building will be appropriately protected during construction and will result in a project that will allow the Alexander Fleck House to continue to be a landmark in the neighbourhood.

## **Recommendation 2**

Minor design changes to a building may emerge during the working drawing phase of the project and through the site plan process. As is common practice for heritage applications, this recommendation is included to delegate the authority to the General Manager, Planning, Infrastructure and Economic Development to undertake these changes.

## **Recommendation 3**

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. A three-year expiry date is recommended to ensure that this project is completed in a timely fashion.

## **Provincial Policy Statement**

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

## **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

## **CONSULTATION**

Heritage Ottawa and the Dalhousie Community Association were notified of the application on December 9, 2020.

The plans were posted on the City's DevApps website on December 7, 2020.

Neighbours within 30 metres of the subject property were notified of the application and meeting dates and offered the opportunity to provide written or verbal comments.

## **COMMENTS BY THE WARD COUNCILLOR**

Councillor McKenney provided the following comments:

"I support the retention of this individually designated building and its significant heritage attributes, characteristic of the Queen Anne style. I see no issue with the removal of the two later additions and support the incorporation of the original structure into this new development.

If this project does proceed, any demolition, excavation or construction work must be

sensitive to the remaining heritage asset on site. 593 Laurier Avenue is an individually designated building under Part IV of the *Ontario Heritage Act* and the greatest care must be taken to ensure it is not damaged in the process. All precautions and repair work detailed in the Conservation Plan must be carefully followed.”

## **LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the recommendations within this report.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with the recommendations of this report.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

The new building will be required to meet the accessibility criteria contained within the Ontario Building Code. The Accessibility for *Ontarians with Disabilities Act* requirements for site design will be reviewed through the application for Site Plan Control.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

- Thriving Communities: Promote Safety, culture, social and physical well-being for our residents.

## **APPLICATION PROCESS TIMELINE STATUS**

The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on March 1, 2021.

## **SUPPORTING DOCUMENTATION**

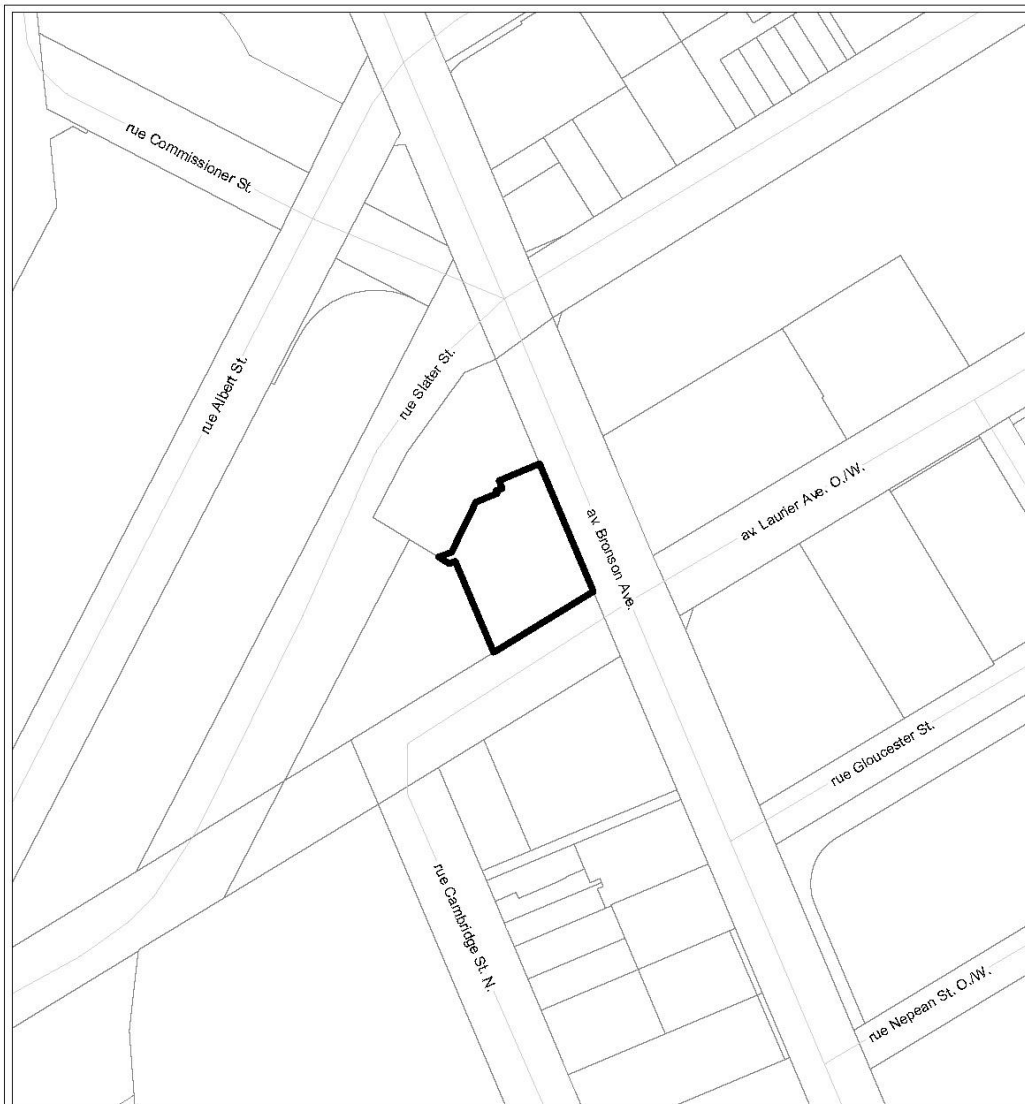
|            |   |
|------------|---|
| Document 1 | Location Map  |
| Document 2 | Current Condition Photos                            |
| Document 3 | Statement of Cultural Heritage Value and Attributes |

- Document 4 Site Plan (distributed separately)
- Document 5 Demolition Plans (distributed separately)
- Document 6 Elevations (distributed separately)
- Document 7 Renderings and Streetscape Perspectives (distributed separately)
- Document 8 Cultural Heritage Impact Statement (distributed separately)
- Document 9 Conservation Plan (distributed separately)
- Document 10 Landscape Plan (distributed separately)
- Document 11 Tree Conservation Plan (distributed separately)
- Document 12 Exterior Elevations Conservation Work

**DISPOSITION**

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

Document 1 – Location Map



|   |           |  |                                   |
|---|-----------|--|-----------------------------------|
|    |           | LOCATION MAP / PLAN DE LOCALISATION<br>HERITAGE / PATRIMOINE   |                                   |
| D09-01-LAUR593  | 20-1086-L |                                   | <b>593 av. Laurier Ave. O./W.</b> |
| I:\CO\2020\Heritage\Laurier_593   |           |  |                                   |
| <small>         ©Parcel data is owned by Teramet Enterprises Inc. and its suppliers<br/>         All rights reserved. May not be produced without permission.<br/>         THIS IS NOT A PLAN OF SURVEY<br/>         ©Les données de parcelles appartiennent à Teramet Enterprises Inc. et<br/>         à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans<br/>         autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE       </small> |           |  |                                   |
| REVISION / RÉVISION - 2020 / 12 / 04  |           | <br><small>NOT TO SCALE</small> |                                   |



Document 2 – Current Condition Photos



593 Laurier Avenue West, Alexander Fleck House, south façade.



Photo from the corner of Bronson and Laurier Avenues, showing the stone wall along the edge of the property.



Photo of the east side of the Alexander Fleck House, from Bronson Avenue



South side of Laurier Avenue looking east, from the corner of Cambridge Street North



Photo of the north side of Laurier Avenue, looking east.



Photo looking west on Laurier Avenue, with the driveway for the Fleck House on the right.

### **Document 3 – Statement of Cultural Heritage Value and Attributes**

Statement of Cultural Heritage Value for 593 Laurier Avenue West

#### **Description of the Property**

The Alexander Fleck House is a two-and-a-half storey red brick residential building constructed in 1902 with a later two-storey addition on the western elevation. It is located at 593 Laurier Avenue West, at the corner of Laurier and Bronson Avenues just outside the western border of Centretown in the City of Ottawa.

#### **Heritage Value**

The Alexander Fleck House's cultural heritage value is demonstrated through its architectural significance as an excellent example of a Queen Anne Revival style house with a high degree of craftsmanship, its association with Alexander Fleck Jr. and the Fleck family, as well as its character as a community landmark.

The house is valuable as an excellent example of the Queen Anne Revival style which was popular from the 1880s to 1910. The house, with its steeply pitched, cross-gable roof with tall chimneys, projecting bays, the stone porch with gabled roof and wood columns, use of multiple materials and its geometric and floriated motifs is typical of the Queen Anne Revival style. Excellent craftsmanship can be seen in the complex roof lines and massing, the intricate brick and stonework, as well as the decorative stained glass.

Historical value is found in the building's association with Alexander Fleck Jr. who owned and operated Alexander Fleck Limited, Vulcan Iron Works on Wellington Street in the late 19th and early 20th century. The general machine shop and foundry which was founded by Fleck's father contributed to a number of important local projects such as the Cornwall Canal and Ottawa's street rail system. They held the castings contract for the Canada Atlantic Railway and manufactured machinery for the saw and paper mill industries. Alexander Jr. lived in this house from the time it was constructed in 1902 until his death in 1923. His widow, Maud Fleck, stayed in the house until 1940. The property was sold to Russell McCord in 1940 and it was converted into apartments in the 1940s. The property has been owned by McCord's descendants ever since.

The Alexander Fleck house has contextual value as a neighbourhood landmark for its location at the corner of Laurier and Bronson Avenues and its prominent location on a limestone ridge.

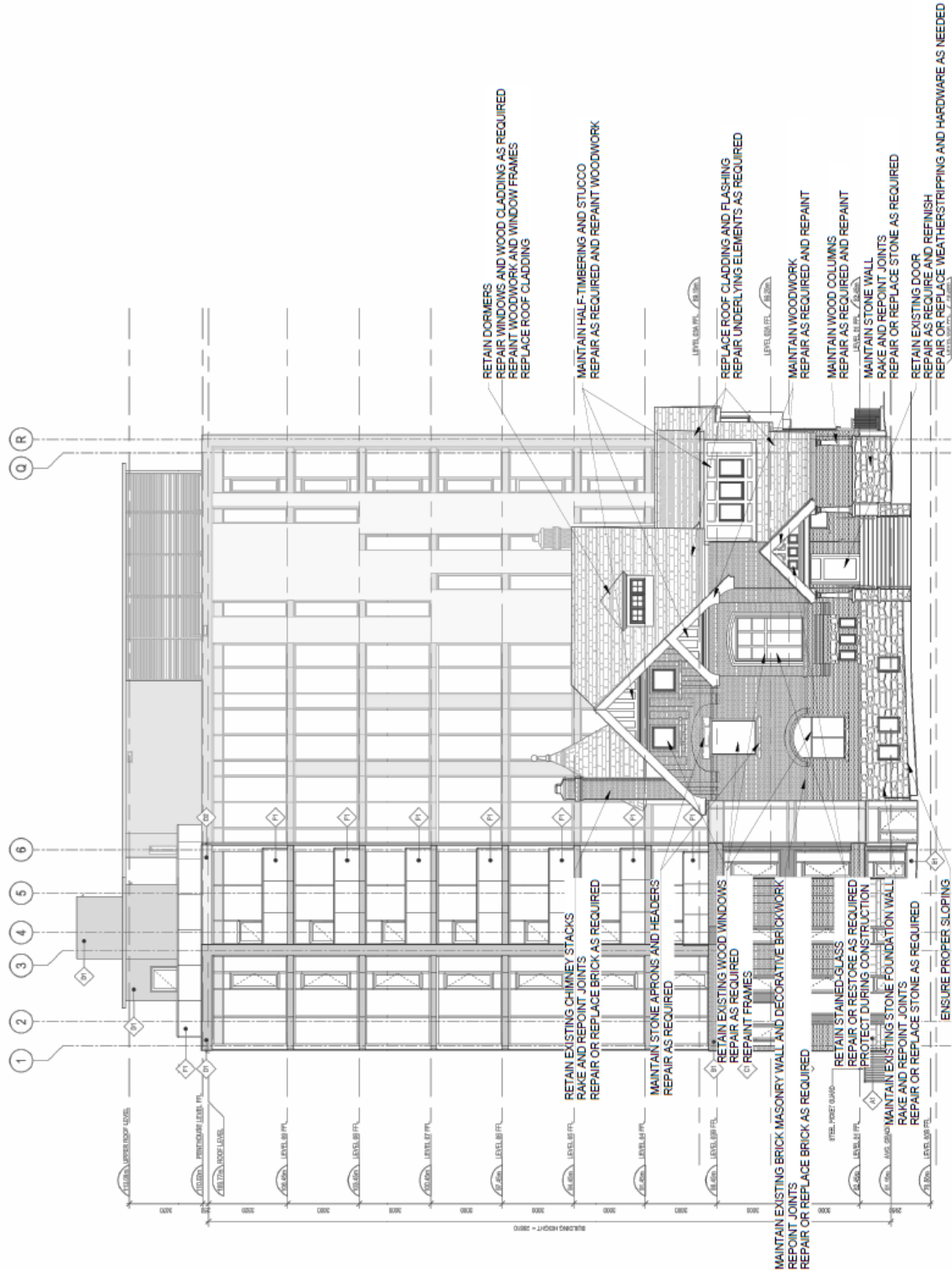
### **Heritage Attributes**

Key attributes that embody the heritage value of the Fleck House as an excellent example of the Queen Anne Revival style with a high degree of craftsmanship include:

- Complex, steeply pitched, cross-gable roof with half timbering and decorative brackets in the gable ends
- Tall chimneys with decorative chimney pots
- Turret located at the rear to take advantage of the views to the Gatineau Hills
- Wooden oriel window
- Decorative brickwork
- Varied window shapes (round-headed, segmentally-arched, rectangular) and treatments (brick and stone lintels, sills, voussoirs)
- Use of multiple materials and finishes (brick, roughcast stucco, stone, half-timbering, wood shingles)
- Stone porch with gabled roof and wood columns
- Geometric and floriated motifs (decorative brick and woodwork, stained glass window designs)
- Wide, plain vergeboard with curved cornice returns
- Stone retaining wall on Bronson Avenue

The later additions to the west and north are not included in this designation. The interior of the building is not included in the designation.

Document 12 – Exterior Elevations Conservation Work



SOUTH ELEVATION

