CONSERVATION PLAN

March 10th, 2021

35-37 WILLIAM STREET

OTTAWA, ONTARIO

RMA PROJECT # 21044

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The proposed development and reconstruction of the property at 35-37 William Street follows a fire on April 12, 2019, which resulted in the loss of a significant portion of the building, leaving only the William Street-facing masonry facades as well as some other masonry walls standing. As part of the planned development, it is proposed to conserve the William Street masonry facades *in-situ*, with an infill reconstruction for the rest of the building. An additional two storeys will be added to the rear portion of the building. The reconstructed building will also expand beyond its existing footprint to include the unused rear yard of 62 York Street. A small structure on this rear yard will be demolished.

35 William Street refers to the Italianate two storey stone building on the site, constructed before 1872, while 37 William Street refers to the two storey brick building besides it, dating from 1913.

35-37 William Street lies within the confines of the *Byward Market Heritage Conservation* District, that has been designated by the City of Ottawa under *Part V* of the *Ontario Heritage Act*. As a building of heritage significance, attention must be given to the conservation of its heritage features. This Conservation Plan addresses the exterior features of the building, notably the facades fronting William Street, providing a general approach and recommendation for their conservation. The rear portion of the building, as well as the interior spaces, both of which have been destroyed by the 2019 fire, are not covered in this Conservation Plan.

1. Conservation Approach

Overall, for the entire project, the main treatment for the proposed development, as defined in the *Standards and Guidelines for the Conservation of Historic Places in Canada, 2nd Edition*, would be considered one of *Rehabilitation*. The main treatment for the exterior of the existing heritage building would be considered one of *Restoration*.

Rehabilitation is defined as 'the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value.' While the surviving front facades will be conserved, the interior spaces and rear portion of the building will be reconstructed to accommodate its updated use. This will include the addition of two additional storeys above the original heritage buildings as well as a four storey extension at the rear.

Restoration should be the main conservation approach for most of the exterior heritage attributes of the buildings, notably at the surviving street-side facades. The *Standards and Guidelines* describe *Restoration* as involving 'accurately revealing, recovering or representing the state of an historic place or individual component as it appeared at a particular period in its history, while protecting its heritage value.' While some portions of the facades have survived the fire and are salvageable, other architectural elements will need to be recreated. As per the *Standards and Guidelines*, all work will be based on sound evidence and documentation. In some areas, it may be appropriate to reinstate elements following a newer design, provided that any new element introduced to the historic facades is physically and visually compatible with the heritage character of the façades, while remaining distinguishable and of its own time.

Minimum intervention will be adopted as a general approach, aiming to repair *in situ* the existing elements, rather than replacing them. Elements that are deteriorated beyond repair or missing will be replaced in kind or with a compatible alternative. New elements added to the exterior will be physically and visually compatible with the existing. The proposed scope of work and treatment for each element of the exterior facades is described in more detail in the following section.

In keeping with the *Standards and Guidelines*, thorough documentation will be required both prior to the start of the work, to record existing, as-found conditions, as well as throughout the design and construction process, in order to maintain an accurate record of intervention.

During all work on site, measures will be taken to ensure the building and its architectural elements are not damaged during both demolition work and new construction. Certain elements, notably structural elements, may

need to be repaired or consolidated before the commencement of demolition and/or construction, to ensure the structural integrity of the building's façades throughout construction. Proper protection of the exterior architectural features will need to be implemented prior to demolition and construction to ensure they are not damaged by any work on site.

2. Conservation Treatment by Element

A more thorough on-site investigation will be required to assess the existing condition of each element and the specific work required. The following describes general approaches and scope of work for each element of the exterior facades, in keeping with the conservation approach described in the previous section.

2.1. Foundation

The surviving facades sit on a stone masonry foundation wall. The existing stone foundation walls should be repaired as required and maintained. Notably, any damages caused by the 2019 fire should be investigated in greater detail and addressed. Crack and fracture repairs, as well as Dutchmen repairs, may be required, either to repair existing stones, or to repair damages that may occur during construction. If replacement is required, attention will need to be given to identifying the type of stone and sourcing the right replacement. Other repairs would include raking and repointing the mortar joints with a compatible lime-based mortar.

The existing foundation walls should be consolidated prior to any demolition or new construction taking place. Any major repairs to the stone foundation walls should also be undertaken before demolition and new construction. Structural reinforcements may also be required and should be made compatible with the existing fabric. Special attention should also be given to the connection joint between the existing stone foundations and the new construction to ensure its compatibility.

2.2. Stonework

The surviving north and west (street-side) facades of 35 William St consist of stone masonry walls. The existing stone walls should be repaired as required and maintained. Notably, any damages caused by the 2019 fire should be investigated in greater detail and addressed. Crack and fracture repairs, as well as Dutchmen repairs, may be required. If replacement is required, attention should be given to identifying the type of stone and sourcing the right replacement. The replacement stone should be compatible in colour and physical properties with the existing, to ensure efficient, inconspicuous repairs. Other repairs include raking and repointing the mortar joints with a compatible lime based mortar.

The stone masonry walls should be consolidated before connecting the new structure and prior to any demolition taking place. Any major repairs to the exterior stone walls should be undertaken before any demolition and new construction, and proper bracing should be given to the walls.

Special attention should also be given to the connection joint between the existing stone walls and the new construction and structure to ensure its compatibility. Elements to be attached to the stone façade, like the awning, should be attached in a compatible way which will not cause any damage to the masonry. The awnings should also ensure that water that collects on its surface is diverted away from the stone masonry walls.

As part of the proposed development, a covered passageway will also be added along the north façade of 35 William Street, adjoining the surviving stone masonry wall. This new structure should utilize a compatible connection method to the existing masonry wall. In addition, the roof of this structure should ensure that drainage and sloping divert the water away from the historic stone masonry walls.

2.3. Brickwork

The surviving west (street-facing) façade of 37 William St is a brick masonry wall, which had been painted over with a grey paint. The brickwork should be repaired as required and maintained. Notably, any damages caused by the 2019 fire should be investigated in greater detail and addressed. Repairs include repointing the joints with a compatible lime-based mortar and repairing any cracks or fractures where necessary. If replacement of bricks is necessary, case should be taken to source brick of the same size, colour, and composition as the original brick for all replacements, to ensure efficient, inconspicuous repairs. Remaining paint should be removed using the gentlest means possible.

The brick masonry wall should be consolidated before connecting the new structure and prior to any demolition taking place. Any major repairs to the exterior brick walls should be undertaken before any demolition, and proper bracing should be given to the wall.

Special attention should also be given to the connection joint between the existing brickwork and the new construction and structure, to ensure its compatibility. Elements to be attached to the brick façade, like the awning, should be attached in a compatible way which will not cause any damage to the masonry. The awnings should also ensure that water that collects on its surface is diverted away from the brick masonry wall.

2.4. Woodwork

2.4.1. Cornice

Prior to the fire, painted cornices were located at the top of both 35 and 37 William St's west facades, as well as above 37 William St's store-front windows on the ground floor. Portions that are salvageable, notably 37 William St's ground floor level cornice, should be repaired. This would include stripping the remaining paint, repairing any damaged elements, notably through dutchmen repairs or by replacement in kind, and repainting with a compatible paint. If found to be irreparable, the cornice and/or its individual elements should be replicated as per below.

Missing elements, notably the second level cornices of both buildings, as well as irreparable elements should be recreated based on sound documentation, including photographs and surviving pieces of the cornices, and using compatible materials. These cornices should be reattached to the historic structure in a compatible way and painted with a compatible paint.

2.5. Doors

The doors should be reinstated, either by replication of the previous units based on sound documents, or by new units that are physically and visually compatible with the heritage character of the façade.

2.6. Windows

2.6.1. Store-front windows

Prior to the fire, there were painted wood-framed store-front windows on the ground level of the street-facing facades, with wood paneling along the bottom. These windows should be reinstated, either by replication of the previous units based on sound documents, or by new units that are physically and visually compatible with the heritage character of the facade.

2.6.2. Wood windows

Three segmental arched windows were located at the second floor of 35 William St, while two regular windows were located at the second level of 37 William St. These windows should be reinstated, either by replication of the previous units based on sound documents, or by new units that are physically and visually compatible with the heritage character of the facade.

2.6.3. Aprons

The second level window openings have stone aprons on the exterior face of the building. The stone aprons should be repaired as required and maintained. Notably, any damages caused by the 2019 fire should be investigated in greater detail and addressed. Crack and fracture repairs, as well as Dutchmen repairs, may be required. If replacement is required, attention should be given to identifying the type of stone and sourcing the right replacement. The replacement stone should be compatible in colour, dimension, and physical properties. An adequate connection and seal with the surrounding masonry work and windows should be ensured.

2.7. Roof

2.7.1. Flat roof

The original flat roof of the building was demolished by fire. It is understood that the flat roof will be reinstated, alongside the new 3rd and 4th floor addition above it at the rear. The new roof should ensure proper drainage and sloping, ensuring proper water management especially near the historic facades. Special attention should be given to the junction where the new roof structure meets the surviving masonry facades, to ensure its compatibility.

2.7.2. Flashing

The flashing was destroyed by fire alongside the roof. The new flashing should be compatible in material and colour with the historic facades. Proper drip edges and water diversion should also be ensured along the historic masonry walls.

2.8. Connection with new structure

As part of the proposed development, the space and building behind the surviving masonry facades will be reconstructed, alongside an extension at the rear of the property. Where new constructions meet the surviving facades, the junction between the new and old structures will need to be physically compatible. Notable junction points include at the foundation walls, the masonry walls and at the roof, as addressed in the sections above. The materiality of the new elements should likewise be physically and visually compatible with the heritage fabric.