

Annex E

Conservation Plan

Conservation Plan – 278 and 280 O’Connor Street

As part of the proposed development, two existing residential buildings will be partially retained on site: 278 and 280 O’Connor Street. Both buildings are recognized as *Category 2* by the City of Ottawa under *Part V* of the Ontario Heritage Act (OHA) as they are located within the *Centretown Heritage Conservation District*. Both are noted for their exterior architectural features as well as their contribution to the heritage character of the area.

As buildings of heritage significance, attention must be given to the conservation of their heritage features. This conservation plan addresses the exterior features of the two buildings, providing a general approach and recommendations for their conservation. It is to be noted that the interior features are not addressed, as the interior spaces of both buildings are expected to be reconfigured as part of the proposed development.

1. Conservation Approach

The main treatment for the two heritage buildings being retained (278 and 280 O’Connor Street), as defined in the *Standards and Guidelines for the Conservation of Historic Places in Canada, 2nd Edition*, would be considered one of *Rehabilitation*. *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.’ In order to properly integrate the proposed residential use on the lot, a large, 6-storey construction will be added. To make both heritage buildings relevant and functional in this proposed development, a rehabilitation approach is required. This will notably require the demolition of the rear and later additions to both heritage buildings as well as the reconfiguration of their interior spaces, in order to be better integrated into the new development.

As part of the proposed development, the exterior appearance of the buildings at 278 and 280 O’Connor Street, minus the rear and later additions, will be maintained. *Preservation* is recommended as a secondary conservation approach, to be applied to the majority of the exterior heritage attributes of the remaining facades of the buildings. The *Standards and Guidelines* state that *Preservation* involves ‘protecting, maintaining and stabilizing the existing form, material and integrity of an historic place or individual component, while protecting its heritage value.’ As such, most exterior architectural elements and materials of the two buildings will be preserved as well as the general massing and articulation of the retained facades. *Minimum intervention* will be adopted as a general approach, aiming to repair and retain *in situ* the existing elements, rather than replacing them. Elements that are deteriorated beyond repair 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 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. This documentation will also act as a comprehensive record, should the need arise for reinstatement of certain features or portions of the buildings in the future.

During all work on site, measures will need to be taken to ensure the buildings and their architectural elements are not damaged during both demolition and new construction. Certain elements, notably elements with a structural purpose, may need to be repaired or consolidated before the commencement of demolition, to ensure the structural integrity of the buildings’ facades throughout construction. Proper protection of the exterior architectural features will need to be implementation 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. 278 O'Connor Street

2.1.1. Stone Foundation

The existing stone foundation should be repaired as required and maintained. This includes raking and repointing the mortar joints with a compatible mortar. 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. The structural stability of the foundation walls should be ensured before demolition of the rear additions. Special attention should be given to the connection joint between the existing stone foundation walls and the new construction, to ensure its compatibility.

2.1.2. Brickwork

The brickwork, notably the exterior walls, should be repaired as required and maintained. This includes repointing, where necessary, with a compatible mortar, and repairing any cracks or fractures. The structural stability of the brick masonry walls should be ensured before demolition of the annexing structures. Special attention should be given to the connection joint between the brickwork and the new structure, to ensure its compatibility.

2.1.3. Porch

2.1.3.1. *Concrete base*

The concrete stairs and base of the porch should be repaired as necessary and maintained. This includes filing cracks as they appear and ensuring proper drainage around the porch.

2.1.3.2. *Brick pillar*

The brick pillars surrounding the porch should be repaired and maintained as described in the *Brickwork* section above.

2.1.3.3. *Millwork*

As part of the proposed development, the low brick walls surrounding the porch will be replaced with new wood railings. The design of the new railing should be sympathetic and compatible with the existing. Any damage to or openings in the surrounding brick pillars resulting from the removal of the low brick walls should be repaired.

2.1.3.4. *Porch roofing*

The roofing should be replaced per the *Roof* section below.

2.1.4. Woodwork

The exterior woodwork should be preserved and maintained. This includes the decorative wood trimmings and cladding located at the O'Connor façade pediment, as well as the wood moldings along the eaves of the roof. The woodwork should be repainted as necessary with a compatible paint. Any damaged element should be restored or replaced in kind if rotted or beyond repair. Proper drainage should be maintained from the roof to prevent the accelerated deterioration of the woodwork.

2.1.5. Doors

The two exterior doors on the O'Connor façade should be repaired as needed and maintained. This includes repainting the door faces and repairing or replacing the weatherstripping, sealants and sills as necessary.

2.1.6. Windows

2.1.6.1. *Wood windows*

The existing wood windows are generally not in good condition and are not original. It is proposed to replace the existing wood windows with a compatible contemporary alternative, notably to achieve better energy efficiency as per the building code. Replacement windows will need to match the existing units in appearance and proportions, using thin mullion profiles where applicable.

2.1.6.2. *Aprons and Headers*

The stone aprons and headers located at each window opening should be repaired as needed and maintained. This includes repairing any cracks or deterioration and ensuring an adequate connection and seal with the surrounding brickwork and windows.

2.1.7. Roof

2.1.7.1. *Cladding*

The cladding on the main roof and porch roof should be replaced. The new roofing should be compatible with the heritage character of the building. Special attention should be given to the areas where the existing roof will meet the new construction, to ensure that all connection points between the two structures are compatible. Notably, water management and drainage should be addressed at the proposed connection points with the new structure, with the use of proper flashing and sloping.

2.1.7.2. *Flashings*

Along with the replacement of the roof, the flashings should be replaced with a compatible material. Some alterations to flashings are recommended, such as water diverters (crickets) at the junction between roofs and masonry to project water away from wall surfaces.

2.1.7.3. *Chimney*

The brick chimney should be repaired as needed and maintained. Its structural stability should be ensured before demolition begins. The brickwork should be repointed as necessary with a compatible mortar and any cracks or fractures repaired.

2.2. 280 O'Connor Street

2.2.1. Stone Foundation

The existing stone foundation should be repaired as required and maintained. This includes raking and repointing the mortar joints with a compatible mortar. 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. The structural stability of the foundation walls should be ensured before the demolition of the rear additions. Special attention should be given to the connection joint between the existing stone foundation wall and the new construction, to ensure its compatibility.

2.2.2. Brickwork

The brickwork, notably the exterior walls, should be repaired as required and maintained. This includes repointing, where necessary, with a compatible mortar, and repairing any cracks or fractures. The structural stability of the brick masonry walls should be ensured before the demolition of the annexing structures. Special attention should be given to the connection joint between the brickwork and the new structure, to ensure its compatibility.

2.2.3. Porch

2.2.3.1. *Pillars*

The brick pillars around the porch should be preserved and maintained as per the *Brickwork* section above.

2.2.3.2. *Millwork*

The wood columns and pediment should be maintained as per the *Woodwork* section below. The wood porch should be repaired as required and maintained. This includes repairing or replacing in kind the broken latticework at the base of the porch and repainting it with a compatible paint in a matching color. The wood stairs and floor of the porch should likewise be stripped and repainted with a compatible paint. The structural integrity of the porch should be assessed and repaired as necessary. Proper drainage around the base of the porch should be maintained to ensure the protection of the lower wood elements from excessive exposure to moisture; any rotted wood should be replaced and painted to match.

2.2.3.3. *Porch roofing*

The roofing should be replaced as per the *Roof* section below. The flashings should be replaced with a compatible material and the water management reviewed and corrected. Some alterations to flashings are recommended, such as water diverters (crickets) at the junction between roofs and masonry to project water away from wall surfaces.

2.2.4. Woodwork

The woodwork should be repaired or restored as needed and maintained. This includes the wood railings, columns and pediment of the porch, the wood moldings along the top of the two bay windows, the decorative wood headers of all windows, as well as the moldings along the eaves of the roof. In areas where the paint is peeling, notably around the porch and the bay windows, the woodwork should be stripped and repainted with a compatible paint in a matching color. Any rotting wood should be repaired or replaced in kind, and proper drainage ensured, notably at the bay windows and porch.

2.2.5. Doors

The two exterior wood doors on the O'Connor façade should be repaired or restored as required and maintained. This includes repainting/refinishing the doors with a compatible finish and repairing or replacing the weatherstripping, sealants and sills as necessary.

2.2.6. Windows

2.2.6.1. *Basement Windows*

The basement window openings are presently boarded and covered with metal grids on the exterior. The basement windows should be reinterpreted to accommodate the new use. Any new window should be compatible with the existing.

2.2.6.2. *Wood Windows*

The existing wood windows are generally not in good condition and are not original. It is proposed to replace the existing wood windows with a compatible contemporary alternative, notably to achieve better energy efficiency as per the building code. Replacement windows will need to match the existing units in appearance and proportions.

2.2.6.3. *Dormer Windows*

The dormer windows are generally not in good condition. It is proposed to replace them with a compatible contemporary alternative, notably to achieve better energy efficiency. Replacement windows will need to match the existing units in appearance and proportions. Concerning the new dormer to be added to the O'Connor façade, the design of the new window should match those on the existing dormers.

2.2.6.4. *Aprons*

The stone aprons located at each window opening are to be preserved and maintained. This includes repairing any deterioration and ensuring an adequate connection and seal with the surrounding brickwork and the windows. The cracked stone aprons at the windows should be repaired where applicable.

2.2.7. *Metalwork*

The metal cresting located on top of the two bay windows on the O'Connor façade should be repaired as necessary and maintained. This includes replacing any missing or damaged elements, and ensuring adequate rust protection, notably with the application of a compatible rust resistant coating.

2.2.8. *Roof*

2.2.8.1. *Cladding*

The cladding on the main roof and porch roof should be replaced, as it is in poor condition. The new roofing should be compatible with the heritage character of the building. Special attention should be given to the areas where the existing roof will meet the new construction, to ensure that all connection points between the two structures are compatible. Notably, water management and drainage should be addressed at the proposed connection points with the new structure, with the use of proper flashing and sloping. The portion of the roof surrounding the proposed new dormer on the O'Connor façade should be similarly addressed to ensure proper water management around the new dormer structure.

2.2.8.2. *Flashings*

Along with the replacement of the roof, the flashings should be replaced with a compatible material. Some alterations to flashings are recommended, such as water diverters (crickets) at the junction between roofs and masonry to project water away from wall surfaces.

2.2.8.3. *Chimney*

The brick chimneys should be repaired as needed and maintained. Their structural stability should be ensured before demolition begins. The brickwork should be repointed as necessary with a compatible mortar and any cracks or fracture repaired.

2.2.8.4. *Dormers*

Three of the four dormers are to be retained as part of the new development. The retained dormers should be repaired as needed and maintained. This includes replacing the roof shingles as part of the roof replacement mentioned in the *Cladding* section above, repainting the wood trimmings as necessary, and addressing leakage issues if they arise. As part of the rehabilitation, it is proposed to add a new dormer between the two existing dormers on the O'Connor façade. The design of this new dormer should be sympathetic and compatible with the existing.