# CONSERVATION PLAN

December 11th, 2020

## ALEXANDER FLECK HOUSE DEVELOPMENT

593 LAURIER AVENUE, OTTAWA, ONTARIO

RMA PROJECT # 19094

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**Conservation Plan – Alexander Fleck House Development (593 Laurier Avenue)**

As part of the proposed development of the property at 593 Laurier Avenue, the existing residential heritage building on the site, the *Alexander Fleck House*, will be retained. The building is designated under *Part V* of the *Ontario Heritage Act (OHA)*. It is noted for being an excellent example of the Queen Anne style in the city as well as its contribution to the heritage character of the area, acting as a local landmark atop its prominent limestone ridge. Of particular interest are the features which are characteristic of the Queen Anne style. This includes its complex massing and multi-sloped cross-gable roof with decorative brackets and half timbering in the gable ends, the tall chimneys, the geometric motifs, the wooden oriel window, the stone porch with its gabled roof and wood columns, as well as the use of multiple materials, like brick, wood, and stone. Also of note are the variety of window shapes and treatments, including the Arts and Crafts inspired stained-glass work.

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, providing a general approach and recommendations for their conservation. The interior elements are not covered in this Conservation Plan, as these are not part of the heritage designation. Refer to attached façade drawings in concert with this textual description.

## 1. Conservation Approach

Overall, for the entire project, the main treatment for the proposed developed, 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 exterior of the existing heritage building would be considered one of *Preservation*.

*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.' A nine-storey addition is proposed for the site. This will require the demolition of the north-west annexes of the Alexander Fleck House. The small, one-storey east addition will also be removed. These interventions are considered to have minimal impact on the heritage character of the property.

*Preservation* should be the main conservation approach for the majority of the exterior heritage attributes for the areas to remain of the existing building. The *Standards and Guidelines* describe *Preservation* as involving '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 building will be preserved as well as its general massing and articulation. It should be noted that the interior spaces of the building are not covered in the present Conservation Plan.

*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 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. This documentation will also act as a comprehensive record, should the need arise for reinstatement of certain features or portions of the building in the future.

During all work on site, measures will be taken to ensure the building and its architectural elements are not damaged during both demolition and new construction. Certain elements, notably structural elements, may need to be repaired or consolidated before the commencement of demolition, to ensure the structural integrity of the building's facades 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. Massing*

The general massing of the building, with its complex and articulated rooflines and projections, should be retained and respected with any addition or intervention. It is recognized that the north-west and east additions will be removed as part of the proposed development; however, the loss of these elements is expected to have minimal impact on the original building's massing and do not detract from primary heritage character.

### *2.2. Stone foundation*

The exterior foundation wall consists of a rough-faced stone wall protruding approximately one meter above ground. Investigations would be required to determine the exact composition of the wall. The approach for the stone foundation wall is one of *Preservation*. The existing stone foundation should be repaired as required and maintained. This includes raking and repointing the mortar joints with a compatible (lime based) 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. If replacement is required, attention will need to be given to identifying the type of stone and sourcing the right replacement. The replacement stone should replicate the rough-face appearance of the original stones and be compatible in colour and physical properties.

Proper sloping and drainage should also be ensured around the base of the stone wall to avoid accelerated deterioration of the stone. The structural stability of the foundation wall should be ensured before demolition of the later annexes. Any major repairs to the stone foundation walls should also be undertaken before demolition.

Through demolition and construction work, attention should also be given to the areas where the annexes will be removed, and repairs to the stone masonry walls may be necessary depending on the condition of the original walls located behind these additions. Special attention should also be given to the connection joint between the existing stone wall foundation on the West façade with the new construction to ensure its compatibility.

### *2.3. Brickwork*

The exterior walls above the foundation are composed of red brick, with decorative brickwork on the south and east façades. Further investigations would be required to determine the exact composition of the exterior brick walls. The approach for the brickwork is one of *Preservation*. The brickwork should be repaired as required and maintained. This includes repointing with a compatible lime based mortar and repairing any cracks or fractures where necessary. If replacement of bricks is necessary, care 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. The decorative brickwork should be likewise be retained.

The structural stability of the brick masonry walls should be ensured before demolition of the annexing structures. Any major repairs to the exterior brick walls should be undertaken before demolition. Through demolition and construction work, attention should also be given to the areas where the annexes will be removed, and repairs to the masonry walls may be necessary depending on the condition of the original exterior walls located behind these additions. Special attention should also be given to the connection joint between the brickwork and the new structure, to ensure its compatibility.

A light cleaning should be performed on the brick at the end of construction, taking care not to use a very aggressive method that would result in more harm to the brick.

### *2.4. Porch*

#### *2.4.1. Stone base*

The base of the south porch consists of a stone wall that runs the perimeter of the porch. These low walls consist of rough-faced stone, topped with stone slabs. The porch, along with its elements, will be preserved. As with the stone foundation, the stone base of the porch should be retained, repaired as required and maintained. This includes raking and repointing the mortar joints with a compatible lime based mortar and repairing any cracks or fractures. Replacement should be done in-kind or with a compatible stone. Proper sloping and drainage should be ensured along the base of the porch to avoid water accumulation and the accelerated deterioration of the stone base.

#### *2.4.2. Wood columns*

The roof of the south porch rests on four wood columns, which in turn rest on the above-mentioned stone base. As with all elements of the porch, the approach for these columns is one of *Preservation*. The structural soundness

of the columns should be verified. The columns should be repaired as required using in kind materials and repainted with a compatible paint, as with all the woodwork described in the *Woodwork* section below.

*2.4.3. Millwork*

The wood railing and door opening on the east side of the porch are to be removed and infilled with stone. The selection of stone should be done in-kind or with a compatible stone. The infilled wall should be attached or keyed into the porch's existing stone wall.

*2.4.4. Porch Roofing and Flashing*

The porch's roof cladding should be replaced, as per the *Cladding* section below. Any possible underlying issues with the porch roof should be addressed. Likewise, all flashing should be replaced. New flashing should continue to ensure proper water management at the roof's peaks and valleys, as well as along its connection with the building's masonry walls.

*2.5. Woodwork*

*2.5.1. Decorative Woodwork*

The exterior woodwork should be preserved and maintained. This includes the vergeboards at the gable-ends, the wood corbels and brackets, the intricate porch gable end, as well as the bay window's wood cladding and panelling on the east façade.

The woodwork should be stripped, any damaged element restored and repaired if possible or replaced in kind if beyond repair, and repainted with compatible paint. Rotting or damaged wood, as seen at the east bay window, should be repaired through dutchmen repairs if possible, or replaced in kind and refinished to match. Proper drainage should be maintained from the roof to prevent the accelerated deterioration of the woodwork.

*2.5.2. Half-timbering*

The half-timbering at the gable-ends, the shed dormer, and the upper level of the turret is to be preserved. Repairs should be done as needed, and the wood elements should be stripped and repainted with as compatible paint, as per above. The intermediary roughcast stucco should likewise be repaired as required.

*2.6. Doors*

The wood door on the south façade will be preserved and should be repaired as needed and maintained. This includes refinishing the door faces with a compatible finish and replacing the weatherstripping, sealant and sill, as necessary. The sealant around the glass should be touched up or replaced, as necessary. The door hardware should be repaired as needed or replaced with a compatible unit.

### *2.7. Windows*

#### *2.7.1. Basement windows*

The basement level windows, which punctuate the stone foundation wall, are to be preserved. The wood frames are to be repaired as needed and maintained. This includes repairing deterioration and rot with dutchmen repairs if possible, or by replacement in kind of the damaged components. The frames should also be repainted, in accordance with the *Woodwork* section above. Sealant and weatherproofing around the windows and windowpanes should be touched up or replaced as necessary. Proper sloping and drainage should be ensured along the base of the windows, due to their close proximity to grade level, to avoid water accumulation at these locations and the accelerated deterioration of the wood window frames.

#### *2.7.2. Wood windows*

The windows consist of wood frames of various sizes and treatments. Many windows also have stained glass panels (see *Stained glass* section below). The approach for the wood windows is one of *Preservation*. The wood windows should be repaired as needed and maintained. This includes repairing deterioration and rot with dutchmen repairs if possible, or by replacement in kind of the damaged components. The frames should also be repainted, in accordance with the *Woodwork* section above.

The sealant and weatherproofing around the windows and windowpanes should be touched up or replaced as needed. Damaged or broken glass panes should be replaced in kind.

#### *2.7.3. Aprons and Headers*

The stone aprons located at most window openings in the brickwork as well as the stone headers at a few openings on the south elevation should be repaired as needed and maintained. This includes repairing any cracks and deterioration and ensuring an adequate connection and seal with the surrounding brickwork and windows.

Likewise, the brick headers and window surroundings should be repaired as needed, repointed, and maintained.

#### *2.7.4. Stained glass*

The stained-glass windows should be preserved and repaired as needed. A qualified specialist should be hired to restore and repair the stained-glass. It is also recommended that the panes be removed and stored, or properly covered and protected, during construction work.

#### *2.7.5. Bay window*

The bay window on the east side of the building consists of three wood-framed windows, surrounded by painted wood cladding and trimming. The bay window should be preserved and repaired. Of note is the deterioration of the wood seen at the base of the central window. This, and other deterioration, should be repaired with dutchmen repairs or by replacement in kind of the damaged components if beyond repair. Further investigations should be conducted to ensure that no further damages have occurred and that the bay window remains structurally sound. The wood frames and surrounding woodwork and cladding should be repainted, as per the *Woodwork* section above.

### *2.7.6. Dormer windows*

The dormer windows are to be preserved and repaired as required. Deterioration or rot of the wood frame should be repaired with dutchmen repairs or the affected components should be replaced in kind. The wood frames should also be repainted, as per the *Woodwork* section above.

## *2.8. Roof*

### *2.8.1. Cladding*

As it appears to require significant repairs, the cladding on the main roof and porch roof should be replaced. Concurrently, any possible underlying issues with the roof should be addressed. The new roofing should be compatible with the heritage character of the building in colour, material, dimension, and pattern.

### *2.8.2. Flashing*

Along with the replacement of the roof, the flashings should be replaced with a compatible material. Attention should be given to ensure proper water management on the roof, notably at the junctions and valleys between different roof slopes. Additionally, water diverters (crickets) should be maintained at the junction of the roof with the chimneys as well as with the masonry walls to ensure proper water diversion away from these surfaces.

### *2.8.3. Chimneys*

The three tall brick chimneys, with their decorative chimney pots, will be preserved. These should be repaired as needed and maintained. The structural stability of the chimneys should be ensured before demolition begins. The brickwork should be repointed as necessary with a compatible mortar and any cracks or fractures should be repaired.

### *2.8.4. Dormers*

The approach for the dormers is one of *Preservation*. The 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, repairing and repainting the wood cladding as per the *Woodwork* section, repairing the windows as per the *Windows* section, and addressing leakage issues if they arise.

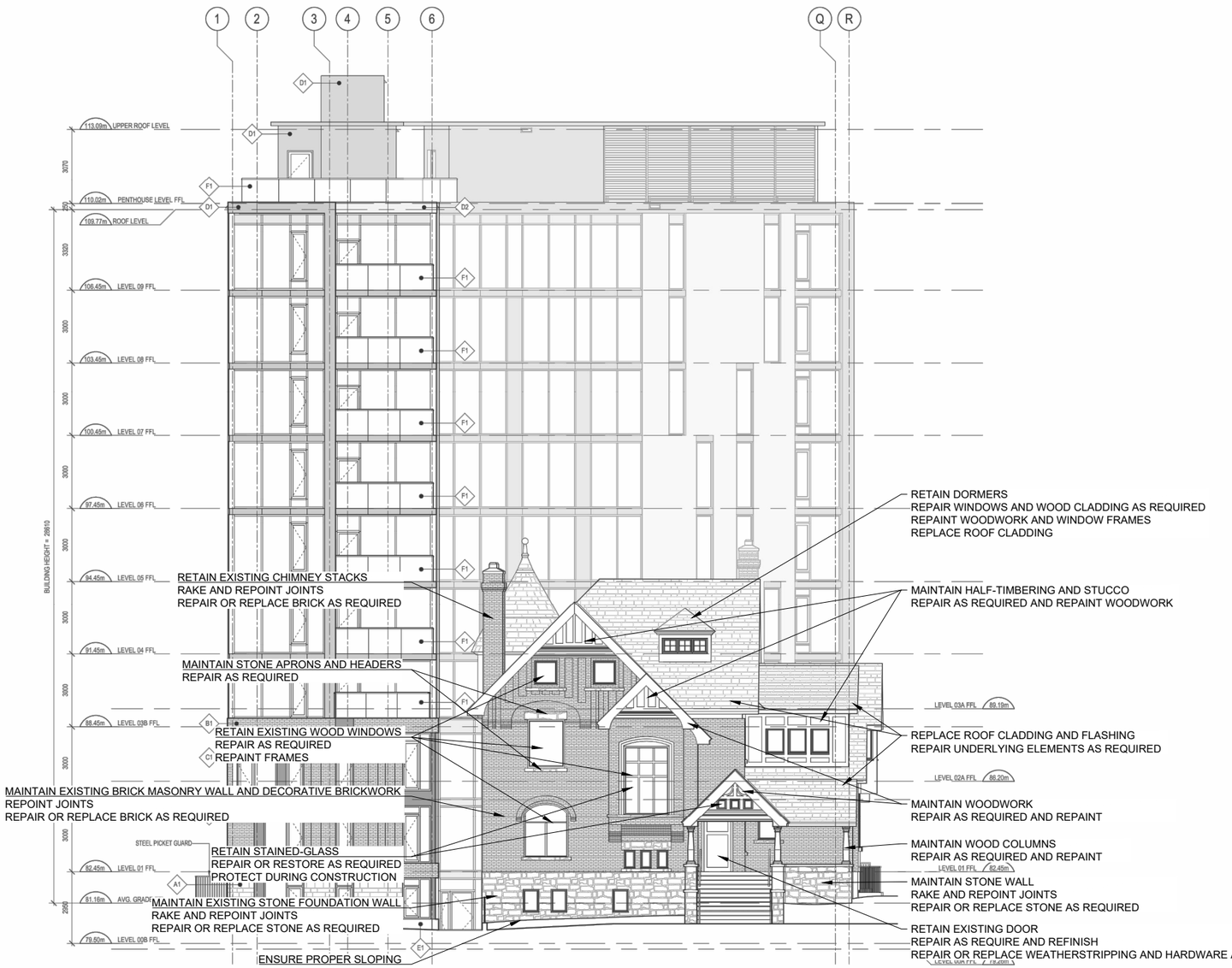
## *2.9. Connection with new structure*

As part of the proposed development, a three-storey glass entrance vestibule will be built along the West façade of the Alexander Fleck House, connecting with the new 9-storey structure. The vestibule will attach directly to the west exterior wall of the Alexander Fleck House.

The junction between the new and old structures will need to be physically compatible with the heritage fabric. The roof of the new structures should ensure that drainage diverts the water away from the historic brick masonry walls. The detailing of the connection points should aim at making the interventions as reversible as possible,

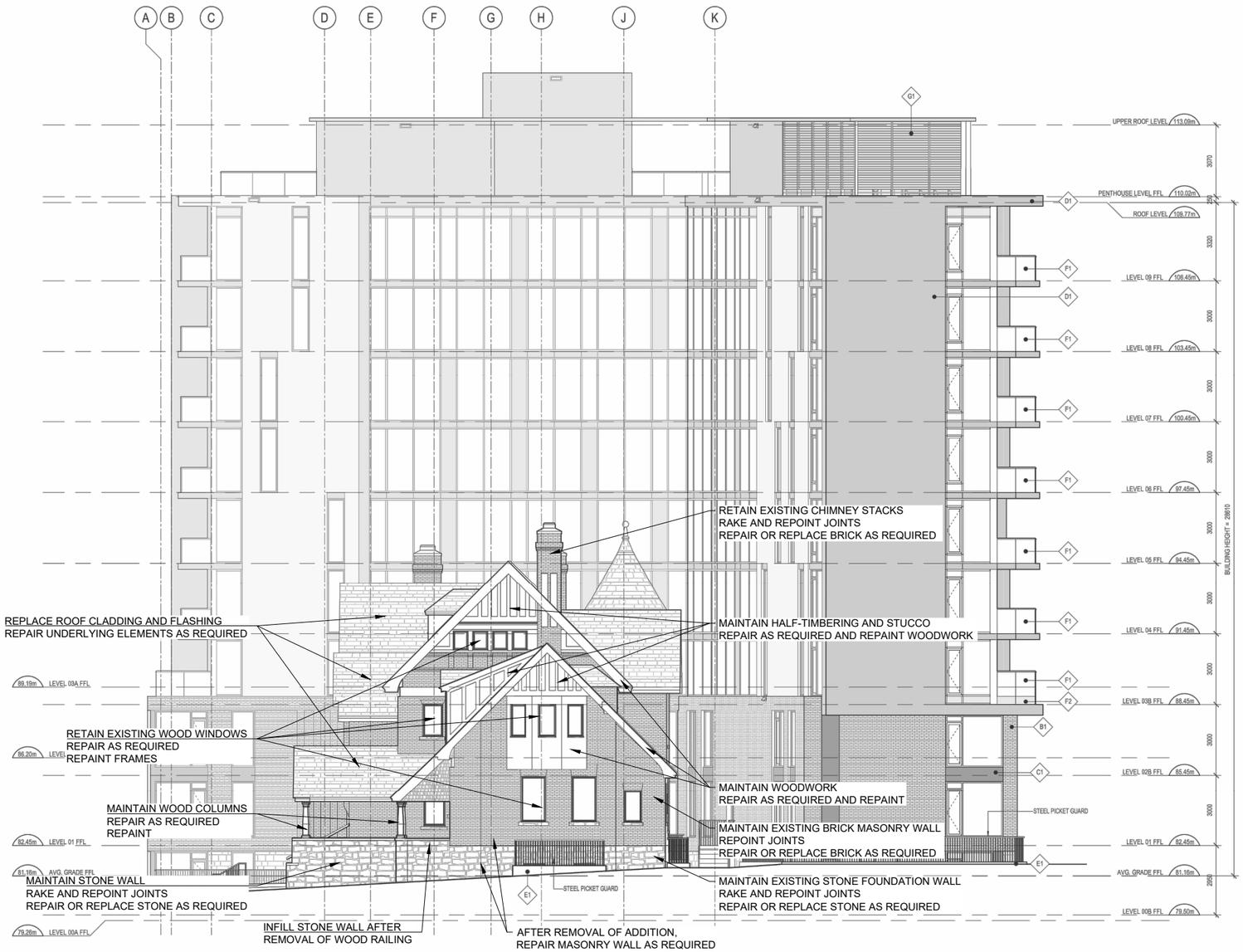
causing the least damage to the heritage fabric should the vestibule be removed or modified in the future. The materials of the new elements should likewise be visually and physically compatible with the historic structure.

Where the previous additions are to be removed on the north-west and east side of the building, particular attention should be given to the masonry walls located behind them. Depending on the condition of these walls, various repairs may be required as per the *Brickwork* section above. Openings in the brick walls that need to be infilled should be done with a compatible brick and mortar. The continuity of other elements of the building envelope should also be ensured at these locations.



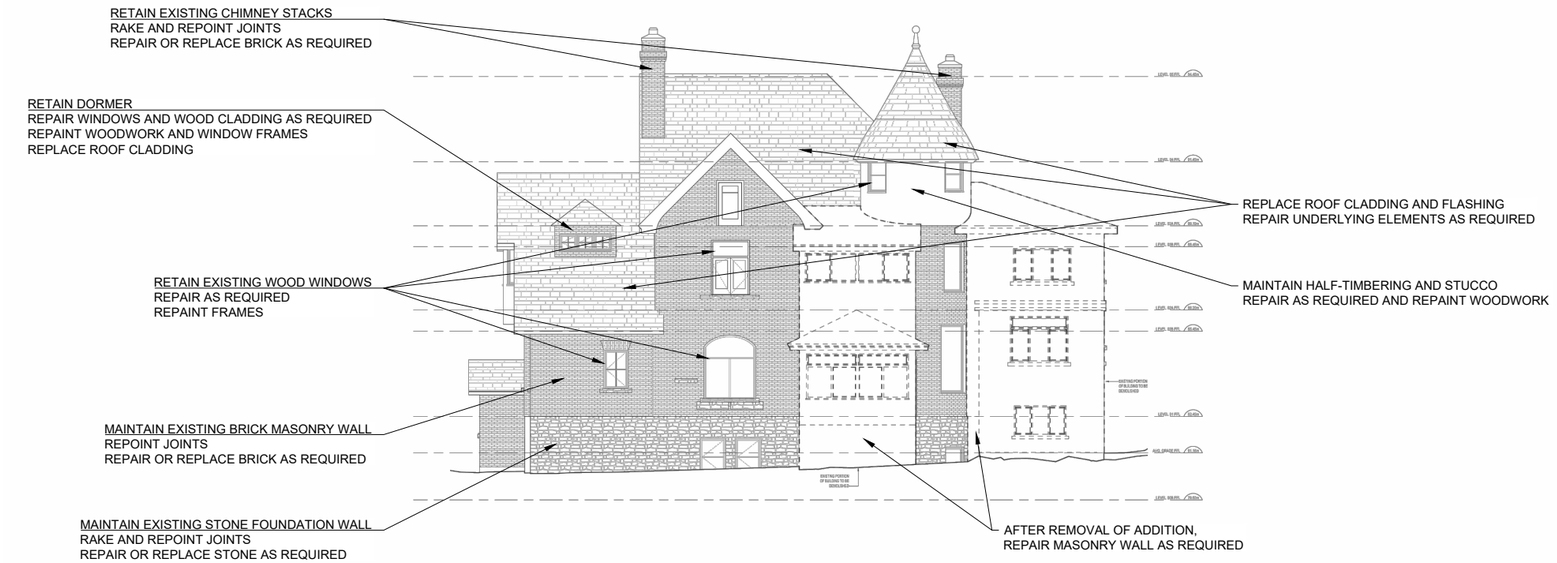

**SOUTH ELEVATION**

***Base drawing supplied by Project1 Studio**



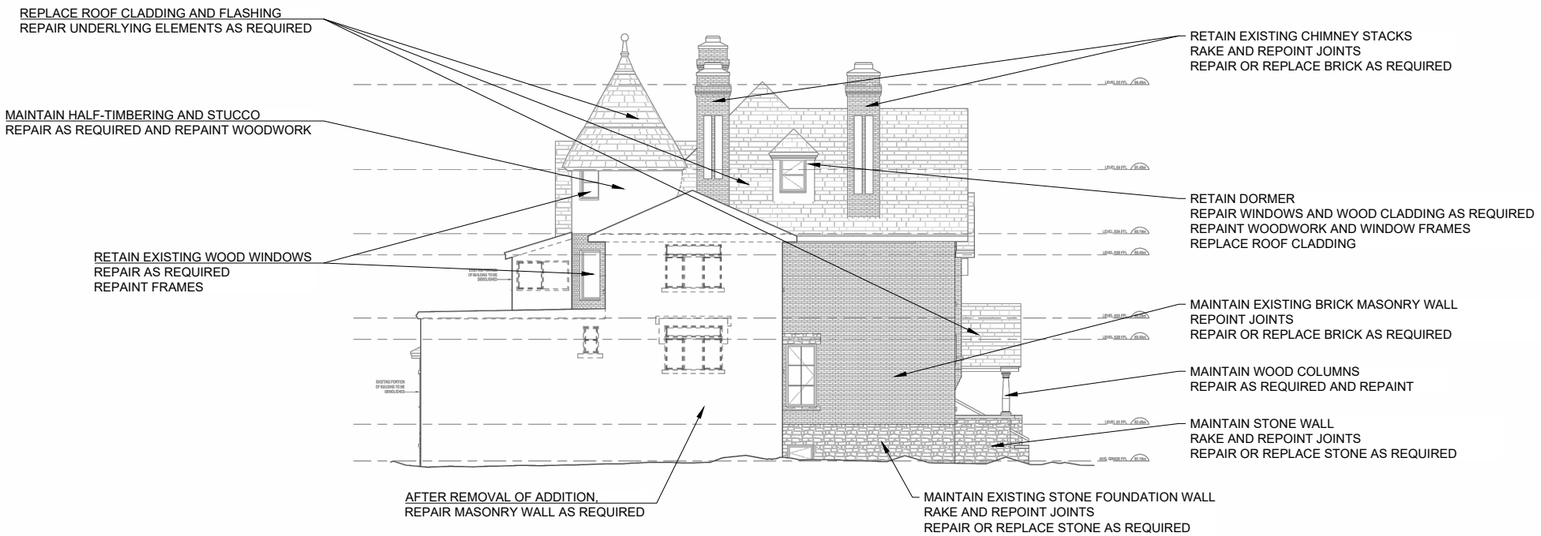

**EAST ELEVATION**

***Base drawing supplied by Project1 Studio**




**NORTH ELEVATION**

***Base drawing supplied by Project1 Studio**




**WEST ELEVATION**

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