Somerset House
Heritage Impact Assessment
352 Somerset Street West, Ottawa

Commonwealth Historic Resource Management

Version 4. JULY 2023

Commonwealth Historic Resource Management offers professional services related to conservation, planning, research, design, and interpretation for historical and cultural resources. A key focus of the practice is planning and assessment of heritage resources as part of the development process.

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, he is a 2023 recipient of Algonquin College Honorary Bachelor of Applied Studies and a board member of Algonquin College Heritage Trades Program.

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1.0 INTRODUCTION

The City of Ottawa has requested a Heritage Impact Assessment (HIA) to identify the cultural heritage resources and values that may be impacted by the proposed restoration of the Bank and Somerset Street facades and the stabilization and rehabilitation of the building. The three-storey brick building known as Somerset House was constructed in 1900-02. The west and north facades of the building will form the exterior a contemporary three-storey plus loft addition. The building is designated under Part V of the Ontario Heritage Act as part of the Centretown Heritage Conservation District (CHCD), which was designated by the City of Ottawa in 1997 (By-law 269-97).

This HIA follows the content outline recommended by the City of Ottawa for Heritage Impact Assessments. The following documents were used in the preparation of this report:

- Parts IV and V of the Ontario Heritage Act;
- Centretown Heritage Conservation District Study, (1996-1997) and Plan (2022);
- Centretown Community Design Plan (CCDP), Urban Strategies Inc., Delcan, ERA Architects, City of Ottawa. May 2013;
- Centretown Secondary Plan, Official Plan, City of Ottawa;
- Heritage Survey and Evaluation Form 352 Somerset Street West;
- Report to : Built Heritage Sub-Committee April 13, 2017, and Planning Committee April 25, 2017, and Council May 10, 2017, Submitted on March 28, 2017, File Number: ACS2017-PIE-RHU-0003 SUBJECT: Application to Alter the Somerset House, 352 Somerset Street West, a property designated under Part V of the Ontario Heritage Act and located in the Centretown Heritage Conservation District;
- 352 Somerset Street, Ottawa, Ontario. Brick Masonry Review and Testing Letter Draft. EXP Services Inc. June 6, 2019. (Appendix B);
- Art Engineering – 2019 Field Review Reports: #15, dated February 20; #16, dated April 19; #17 dated May 20; and #18, dated June 12. Comparative Field Review, dated November 15, 2021
- Peer Review of Engineering Reports Prepared by Art Engineering Inc. in Relation to the Building at 352 Somerset Street West in Ottawa. Ojdrovic Engineering, September 6, 2019 (Appendix C);
- 352 Somerset Street, Ottawa: Peer Review of Brick Masonry and Condition Analysis. 19 September 2019. Trevor Gillingwater, Conservation Services Inc. (Appendix D);
- Conservation Guidelines Somerset House 352 Somerset St. West, Ottawa, Ontario. Robertson Martin Architects, March 18, 2022;
- Ottawa Urban Design Review Panel Informal Consultation, October 10, 2019;
- Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010;
- Floor Plans, rendered perspectives, and elevations. CHMIEL Architects, Dated February 16, 2023, (Appendix A).
- City of Ottawa, Emergency and Protective Services Order, November 2021 notifying TKS Holdings Inc. of the Property Standards Order SR# 201818005-18

Owner and Contact Information

Address: 352 Somerset Street West, Ottawa, Ontario

Owner: TKS Holdings Inc. Atten: Tony Kue Shahrasebi
270 Catherine Street Ottawa K1R 5T3

Contact: Chmiel Architects, Richard Chmiel, 200-109 Bank Street, Ottawa, Ontario, K1P 5N5

1.1 Site Location, Current Conditions, and Introduction to Development Site

The property is located at the south-east corner of Somerset Street West and Bank Street within the Centretown Heritage Conservation District. The rehabilitation of the building has been a lengthy and at times contentious negotiation dating back over 15 years.

In 2005, a building permit was issued for extensive interior alterations to the building. Work proceeded on the project until October 2007 when the southeast wall of the 1912 addition suffered a partial collapse and work ceased. The building was braced, stabilized, and surrounded by a hoarding until the summer of 2016. By which time, the physical condition of the north wall of the 1912 addition had deteriorated to the point that the removal of the three most easterly bays, and the removal of the fourth bay of the north wall of the 1900-02 structure was determined to be necessary for health and safety reasons. In 2017, the partial demolition work of the 1912 addition and the fourth bay of the 1900-02 structure had been completed and an application filed that would allow the construction of an addition and the conservation and restoration of the remaining structure. The proposal submitted in April 2017, and formally approved by Council on May 10, 2017, was not acted on by the owner TKS Holdings Inc. The city building department would not accept a reduced seismic structural capacity (33%) and required the building to meet current code. This was not deemed possible by TKS and as such the project did not proceed. The building continues to be hoarded and enclosed from the elements.

In 2019 TKS Holdings retained EXP Services Inc. to perform some preliminary testing of the brick in accordance with CSA Standard A82-14 Fired Masonry Brick Made from Clay and Shale to determine if the existing original bricks can continue to perform in a new construction application (Appendix B). The approach assumed that the City would approve the dismantling and reconstruction of facsimile facades. Brick samples were taken from four (4) separate areas/locations within the exterior wall assembly in order to get an indication of the current performance criteria, with respect to absorption and compressive strength, for each of the three brick wythes and at different locations. A total of five (5) bricks were taken at the four locations and tested. All bricks tested with respect to the 24-hour cold water absorption test failed to meet the Standard, and fifty percent of the brick tested for compressive strength failed to meet the Standard the only exception being the exterior brick taken from the north elevation which met the standard.

The test results are specific to the proposal to demolish and reconstruct the building. Clearly, there are no issues with the absorption and compressive strength of the existing in-situ brick walls. If there were issues the brickwork would show more evidence of spalling, which is not the case even though the building has been vacant for the past 16 years.

In 2019, the City contracted with Ojdrovic Engineering (Appendix C) and Trevor Gillingwater (Appendix D) a materials conservator to undertake a peer review of the draft EXP Services test report, and the

engineering report prepared by ART Engineering. In summary, Ojdrovic noted *'the building should, as soon as possible, receive long overdue maintenance and suggested repairs - but there does not appear to be any reason for demolition.'* Gillingwater noted *"the actual condition of the brick and mortar composing the majority of the walls is felt to be in good serviceable condition. In fact, it is my opinion that this building, in general, is in as good a comparable preservation as countless other historic brick buildings of the same late 19th/early 20th vintage within the Ottawa City core that are composed of the same historic masonry materials".*

Based on the results of the limited testing program TKS Holdings had proposed to demolish the existing structure and salvage character defining features and exterior bricks to be incorporated into reconstructed facades extending along Bank and Somerset. This approach was not acted on.

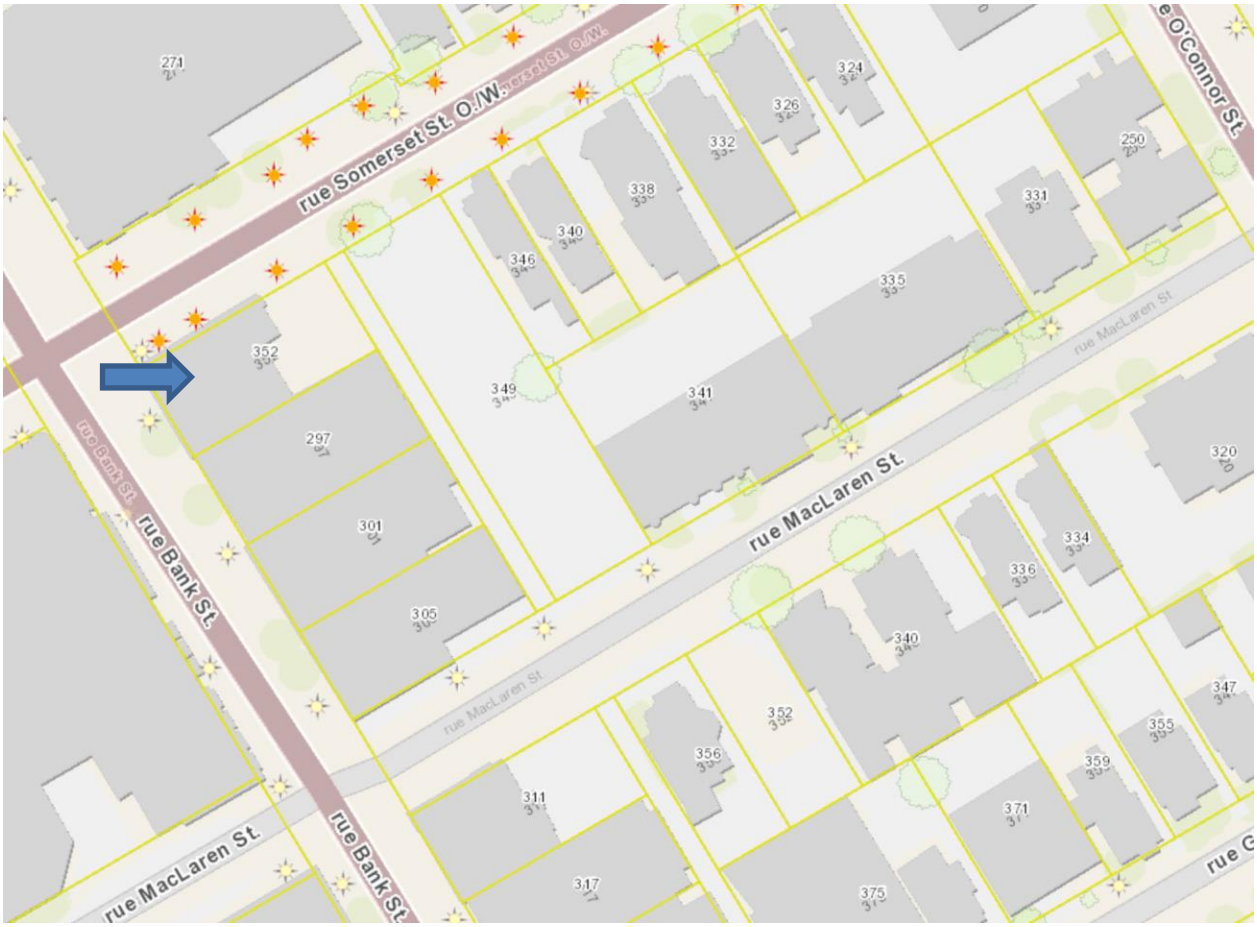


Figure 1: Block plan illustrating the built context surrounding the development site (Arrowed). Source: Geoottawa

Figure 2: 2018 Aerial view illustrating the built context within the block and adjacent to the development site. Source: Google Earth

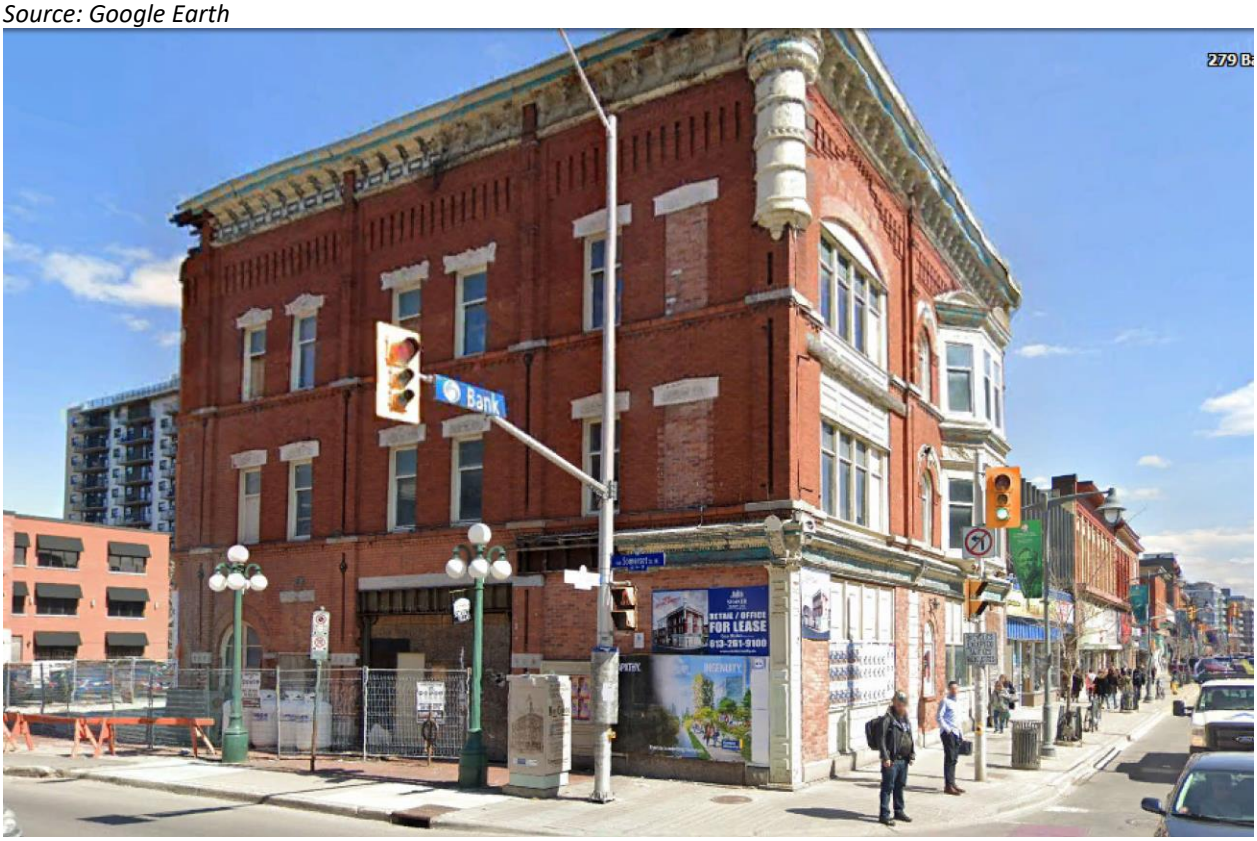


Figure 3: 2020 Street view illustrating the current built form of the Somerset House. Source: Google Earth

1.2 Built Heritage Context and Street Characteristics (Neighbourhood Character)

The built heritage form on the east side of Bank Street within the block bound by Somerset and MacLaren Streets is one of the more intact sections of the main street consisting of three-storey brick

buildings constructed in the first decade of the 20th century. The only exception is the adjacent building at 297 Bank to the south that was partially demolished and rebuilt in the 1970s.

1.3 Relevant Information from Council Approved Documents

Official Plan

The City of Ottawa includes provisions for Cultural Heritage Resources in Section 4.5 of the Official Plan.

Report to Built Heritage Sub-Committee April 13, 2017, and **Planning Committee April 25, 2017,** and **Council May 10, 2017, Submitted on March 28, 2017, File Number: ACS2017-PIE-RHU-0003 SUBJECT**: Application to Alter the Somerset House, 352 Somerset Street West, a property designated under Part V of the Ontario Heritage Act and located in the Centretown Heritage Conservation District. The proposal included the retention and the conservation, preservation, and restoration of the remaining sections of the building.

Centretown Secondary Plan

See the planning rationale for relevant information.

Centretown and Minto Park Heritage Conservation District Plan (2022)

The development site is within the boundaries of the Centretown HCD, which was designated under Part V of the OHA By-law 269-97. The 2022 Centretown Heritage Conservation District Plan is applicable to the assessment of the proposed development.

Official Plan Policies

The subject site is designated as a Traditional Mainstreet and is located within the Centretown Secondary Plan (Traditional Mainstreet / Heritage Building / Mid-rise Residential designation). The mid-rise designation allows for up to a nine (9) storey building. The site is also located within a heritage conservation district and will require approvals under the Ontario Heritage Act.

Property Standards Order SR# 201818005-18 and Conservation Guidelines,

The City notified the owner TKS Holdings that Robert Martin Architects was engaged to prepare stage 1 conservation guidelines for the rehabilitation of Somerset House at 352 Somerset St. West, Ottawa, Ontario. If approved by Council the intention will be to proceed with a work plan and drawings to undertake the conservation/rehabilitation.

2.0 HERITAGE RESOURCE DESCRIPTION AND HISTORY

2.1 Site Development History

Historical images relating to the development of the site follow.

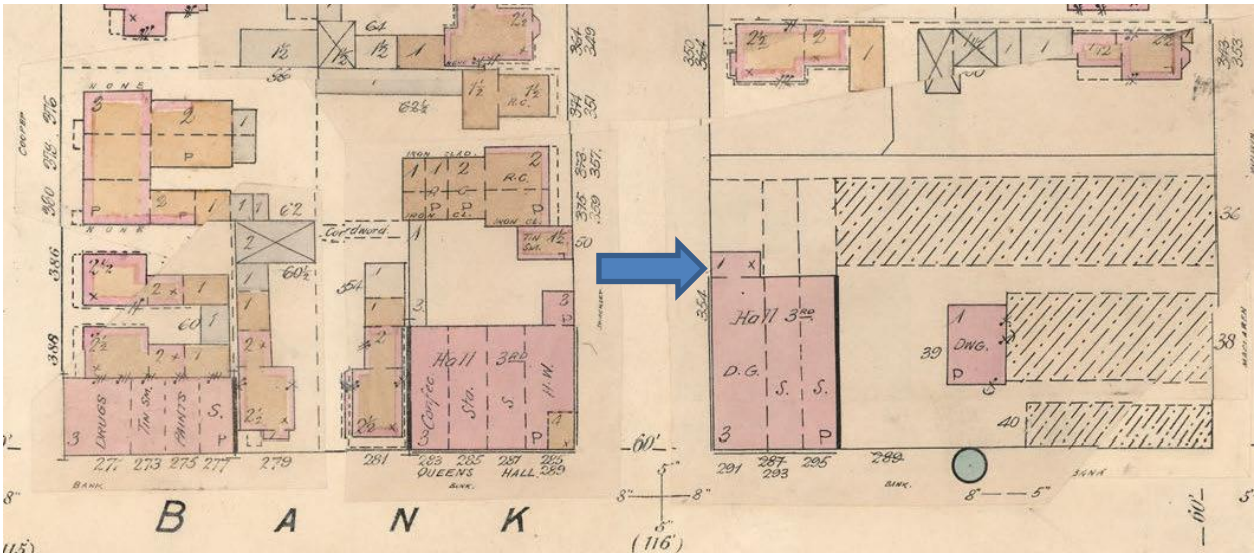


Figure 4: 1901 Fire Insurance Plan Detail Sheet 55. The plan illustrates the built form – a three-storey brick building with three storefronts including a dry goods store (Caruthers) fronting onto Bank with a third-floor hall. Note the three irregular bay widths fronting onto Bank Street that is reflected in the design of the façade of the building. Development site is arrowed. Note the lane and a lumber supply yard and planning mill to the south. (1898 Might Directory Street Listing 287 Bank Street). Source: Archives Canada

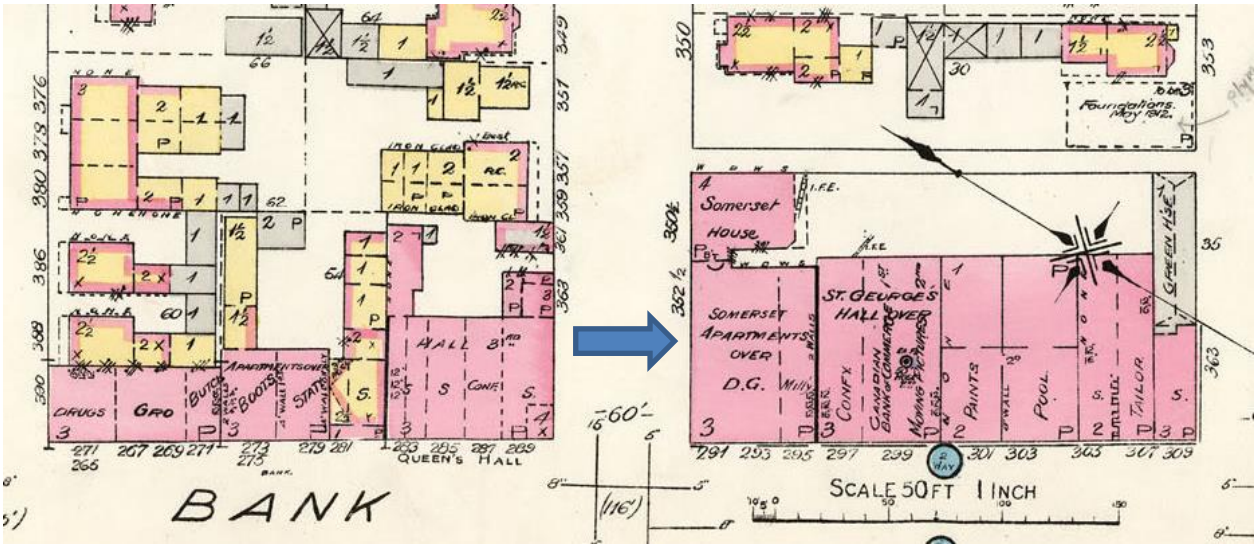
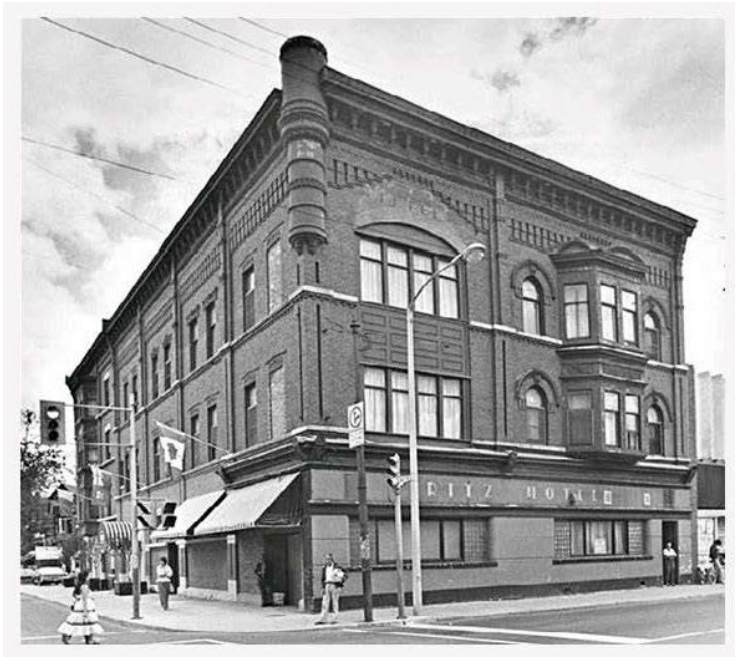


Figure 5: May 1912 Fire Insurance Plan Detail Sheet 55. The plan illustrates the built form in the block and context – a three-storey brick building with two storefronts on Bank (Caruthers Dry Goods) with apartments above and the Somerset House Hotel addition. Note the adjacent three-storey building to the south that was partially demolished and reduced to a two-storey building in the 1970s. Development site is arrowed. Source: Archives Canada



Figures 6 (left) and 7 (right): c. 1979 views of the Somerset House. Left – View of the 1912 four-storey addition abutting the fourth bay of the 1900-02 building, both demolished in 2017. Note the terracotta sill courses and window lintels at the second and third floor levels in the fourth bay of 1902 building. Right – Note the alterations to the ground floor storefronts competed c. 1935 when the Ritz Hotel occupied the building. The removal of the north two-storey balcony and the infill wall date to 1979. Source: Centretown Buzz: The Real Somerset House, Ottawa's First Apartment Building.

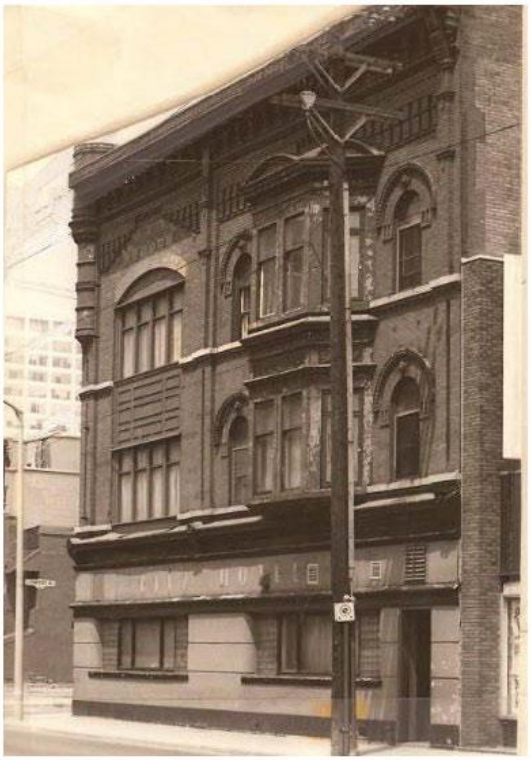


Figure 8: c. 1979 view of the Bank Street façade of the Somerset House. Terracotta elements – sill roll course and window lintels are not evident, instead gauged brick arches with formed pressed metal labels are used. Note the storefront cornice was retained during the c. 1935 alterations, and other original character-defining detailing remains. Source: Centretown Buzz.

Figure 9: c. 1912 - 1935 This is a useful view of the Somerset House. Note the original form and detailing including the north two-storey bay window, corner turret and storefront detailing. Source: Heritage Ottawa / Archives Ottawa.

Figure 10: Detail view of the second-floor sill course on the Somerset Street elevation. Note the rusticated terracotta sill (belt) course above the brick dentil band and the painted terracotta window lintels. Source: Heritage Ottawa / Archives Ottawa.

2.2 Chronology Site History

- *1898 Might Directory Street Directory 287 Bank Street Planning mill and lumberyard occupied the site and the west end of the block between Somerset and MacLaren Streets, confirming a construction date circa 1900-02.*
- *1900-02 Three storey brick building with terracotta and limestone detailing fronting onto Bank Street completed. Caruthers Dry Goods Store with a hall on the third-floor level.*
- *1912 Three bay four-storey east addition – Somerset House Hotel – completed and the original building converted to residential use – Somerset Apartments.*
- *C. 1935 Building converted to a hotel and rooming house - Ritz Hotel. Alterations to the ground floor storefronts were mainly cosmetic in nature, much of the original detailing including cornice and other elements were retained.*
- *1979 Removal of the north balcony and window and wall installed. Structural steel evident on the interior second floor level. Peer review photos.*
- *2005 A building permit was issued for extensive interior alterations to the building.*
- *2007 Work proceeded on the project until October when the southeast wall of the 1912 addition suffered a partial collapse and work ceased.*
- *2017 The partial demolition work of the 1912 addition and the fourth bay of the 1900-02 structure had been completed.*
- *April 2017 Application filed that would allow the construction of an addition and the conservation and restoration of the remaining structure.*
- *May 10, 2017, Submitted plans were formally approved by Council on File Number: ACS2017-PIE-RHU-0003 SUBJECT.*
- *June 6, 2019, 352 Somerset Street, Ottawa, Ontario. Brick Masonry Review and Testing Letter Draft. EXP Services Inc. (Appendix B).*
- *September 6, 2019, Peer Review of Engineering Reports Prepared by Art Engineering Inc. in relation to the Building at 352 Somerset Street West Ojdrovic Engineering, (Appendix C).*
- *September 19, 2019, Peer Review of Brick Masonry and Condition Analysis. Trevor Gillingwater, Conservation Services Inc. (Appendix D).*
- *October 10, 2019, Ottawa Urban Design Review Panel Informal Consultation.*
- *2020 2nd Revised set of drawings prepared by CHIEML Architects.*
- *2021 3rd revised set of design drawings prepared by CHIEML Architects.*
- *2022, March 8 Memorandum Structural Considerations for Seismic Upgrade Art Engineering.*
- *2022, March 18.* Conservation Guidelines Somerset House 352 Somerset St. West, Ottawa, Ontario. Robertson Martin Architects.

3.0 STATEMENT OF CULTURAL HERITAGE VALUE

The following Statement of Cultural Heritage Value identifies the primary heritage values and attributes of the CHCD. The cultural heritage values associated with the Somerset House have not been identified in any formal evaluation process to date. Source: CHCDP 2022.

3.1 Statement of Cultural Heritage Value

Both Centretown and Minto Park, as part of the City of Ottawa are built on un-ceded Algonquin Anishinabe territory. The peoples of the Algonquin Anishinabe Nation have lived on this territory for millennia. Their culture and presence have nurtured and continue to nurture this land.

The Centretown Heritage Conservation District (HCD) was designated in 1997 through By-law 269-97. It consists of the central core of the larger Centretown neighbourhood, located south of Parliament Hill. It grew from a few isolated houses and shops in the mid-19th century into a completely built-out neighbourhood featuring a mix of residential and commercial structures by the beginning of the First World War until 1940.

The District, a part of the much larger Centretown neighbourhood, includes over 600 properties, including 15 properties designated under Part IV of the Ontario Heritage Act and two National Historic Sites, the John R. Booth House, 252 Metcalfe Street and the Victoria Memorial Museum, 240 McLeod Street, (the Museum of Nature.) The policies and guidelines in this Plan apply to all buildings designated under Part IV of the Ontario Heritage Act , in accordance with Section 41 (2).

The cultural heritage value of the Centretown and Minto Park Heritage Conservation Districts lies in their role as early residential neighbourhoods within the larger area of Centretown with a mix of housing types including large architect-designed houses for the wealthy, primarily located along Metcalfe Street leading to the Victoria Memorial Museum (now known as the Canadian Museum of Nature), high style and vernacular detached dwellings, row houses, and apartment buildings constructed for the middle class, and small working class dwellings. In addition, its value is derived from its associated commercial corridors and institutions. The development of the Districts, primarily built from the 1870s until 1914, are closely linked to Parliament Hill and its functions. Their proximity to Parliament Hill and pleasant neighbourhood character resulted in them being the home of a number of prominent Canadians.

HERITAGE VALUE

The Centretown Heritage Conservation District is closely associated with the governmental character of Uppertown to the north. The Centretown developed as a desirable neighbourhood for the transient 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 Centretown HCD is generally square, bounded on the east by Elgin Street, on the south by Argyle and Arlington Streets, on the west by Kent Street and on the north by Lisgar Street. A finger delineating both sides of Bank Street extends north to Gloucester Street. The District's commercial areas are primarily located on Bank and Elgin Streets and the residential areas are focused on the east-west streets that transect the neighbourhood. The current boundaries of the HCD were determined when the district was designated and have not been altered as part of the 2022 Plan.

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. 100 Argyle differed in that it was a purpose-built office building. Along with flat roofed, medium density apartment buildings, it also played a strong role in defining the character of the District. In addition, 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.
CHCD Plan 2022.

Centretown's landscape is unified by historical circumstance. Both Stewart and the By Estates 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 ended. 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 a sensitive mirror of national politics.

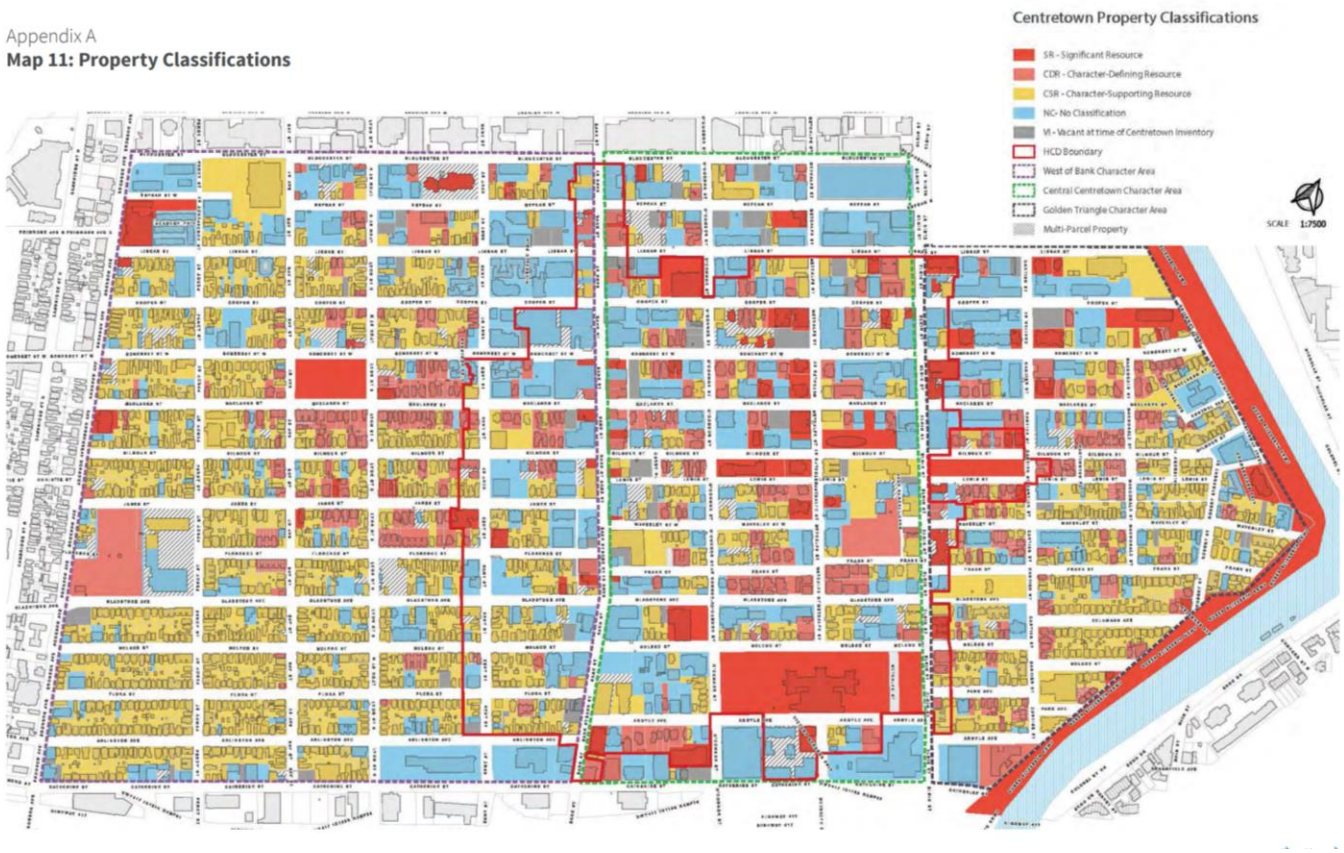


Figure 11: Plan of the CHCD and property classifications from the 2020 Centretown Heritage Inventory. For the purposes of the CHCD Plan, Contributing properties are those classified as Significant Resources, Character- Defining Resources and Character-Supporting Resources and are intended to be retained and conserved.
These properties were determined to contribute to the Districts' heritage character. There may be instances when a property classified as a Character-Supporting Resource may be considered for demolition as part of a project that meets other city-building goals." Approximate location of development site arrowed. Source: Image - Centretown Heritage Inventory, and Text - CHCD Plan 2022.

List of Attributes of the Districts

The attributes that reflect the cultural heritage value of the Centretown and Minto Park Heritage Conservation Districts as neighbourhoods for all, the growth of which was influenced by Parliament Hill and the functions of the federal government, include:

- Their proximity to Parliament Hill and the traditional downtown core;
- The rich variety of architectural forms including:
    - Detached dwellings ranging from grand architect-designed houses for the wealthy to modest working-class structures, semi-detached and row houses,
    - The high concentration of pre-First World War apartment buildings;
    - **The flat roofed commercial structures on Bank and Elgin Streets that form a continuous street wall and typically feature commercial at grade and residential or offices above;**

  - The many churches that reflect the character of the community in the 19th and 20th century, such as: Église Unie St-Marc at 325 Elgin Street, Knox Presbyterian Church at 120 Lisgar Street and Dominion-Chalmers United Church at 355 Cooper Street.
- The buildings that illustrate its function as a neighbourhood in a national capital, including the Museum of Nature and its landmark setting, The Public Service Alliance of Canada (PSAC) Building, numerous embassies and national headquarters, and offices for non-governmental agencies;
- The neighbourhood's amenities including parks, churches and recreational and community spaces that reflect its function as a residential area;
- **The predominance of red brick as a building material for a range of building types, including both residential and commercial types;**
- The remaining street and park trees that serve as reminders of the former dense tree cover in the HCDs;
- The low-rise house-form buildings on McLeod and O'Connor Streets that form a strong urban edge and an attractive setting to the Museum, a beloved local institution;
- **Bank and Elgin Streets, the commercial heart of the neighbourhood, that continue to serve as traditional main streets; and**
- The groupings of similar houses that surround Minto Park that indicate the lot-by-lot development pattern in the HCD and the work of individual builders anxious to capitalize on the park when marketing their new houses.

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; and,
- Its historical role as a meeting place for governmental and community groups, clubs, and organizations.

COMMERCIAL AND MIXED USE / HISTORIC MAIN STREET BUILDING TYPES

The Centretown and Minto Park Heritage Conservation Districts are distinguished by two commercial main streets: Bank Street which runs through the core of the Centretown HCD and Elgin Street that defines the east boundary adjacent to Minto Park. Gladstone Avenue also has commercial buildings between Bank and Kent Streets.

Attributes associated with the commercial and mixed-use/ main street building type are:

- The flat-roofed commercial structures that feature retail at grade with up to three floors of commercial or residential above;
- The architectural details associated with the late 19thand early 20th main street structures, stylistically influenced by Edwardian Classicism and the Italianate style, with a particular emphasis on horizontal elements.
- Details include:
    - decorative parapets, cornices with details such as corbels and dentils,
    - stone lintels and brick voussoirs, decorative red brick detailing such as string courses,
    - channels, pillars, and pilasters,
    - regular fenestration patterns, oriel, and bay windows;

- The lack of front and side lot line Setbacks of the main street structures that create a one to four storey street wall on Bank and Elgin Streets, typical of commercial streets of the late 19th and early 20th centuries;
- Buildings that are either attached or immediately adjacent to one another;
- Vernacular commercial buildings with narrow frontages at regular intervals and larger commercial buildings featuring frontages divided into narrow bays;
- The remaining historic storefronts that generally feature central recessed entrances flanked by display windows, with the entrances to the upper floors alternating with the store entrances;
- The vertical rhythm of the commercial block facades, created by bands of vertically oriented windows; and
- Upper storeys characterized by a mix of window shapes including round arched and rectangular, that occupy 50 - 75% of the upper walls.

3.2 Somerset House Statement of Significance

The Somerset House is a robust example of an early 20th century brick commercial structure in its design, craftsmanship, quality of materials and context. It was constructed in two phases with the three storey, westerly portion of the building built from 1900-02 and a four-storey hotel addition added in 1912. The vernacular Romanesque Revival style building is characterized by round headed windows and doors, with an oversize brick dentil band and sheet metal cornice. The building features traditional storefronts with large plate glass windows with a metal cornice wrapping around the corner. The Heritage Survey and Evaluation form prepared in 1991 as part of the Centretown Inventory ranked the Somerset House as a category 1 building. Character-defining features of the building are summarized in the Conservation Guidelines prepared by Robertson Martin Architects and include:

- 3-storey flat-roofed commercial block typology, symbolic of early retail design in Ottawa;
- The tall floor heights and strong street presence along Bank and Somerset which embodies the public nature of the building and the important location at the corner of a key intersection;
- The retail function at grade with two or more stories above grade level;
- The red brick veneer with intricate Queen Anne style detailing including window surrounds, decorative brick and stone pilasters, dentils at each of the floor levels, and corbelling at the roofline;
- The decorative lintels with floral detailing on the north façade, and the arched lintels on the west façade with keystones featuring a lion motif;
- The two metal cornices at the first floor and the roof level with decorative frieze and mouldings;
- The bay windows and associated wooden panels including the reference to the original window at the northwest side that has since been removed;
- The original symmetry of the recessed upper-level bays, separated by brick columns;
- The remaining interior structural steel columns which align to the grid of the exterior bays; and
- The remaining elements of the corner turret and the ground floor cast iron column which marks the corner between Bank and Somerset.

Figure 12: Photogrammetric images that identify character defining features that will be retained and restored as part of the conservation plan. Source CHMIEL Architects 2019.

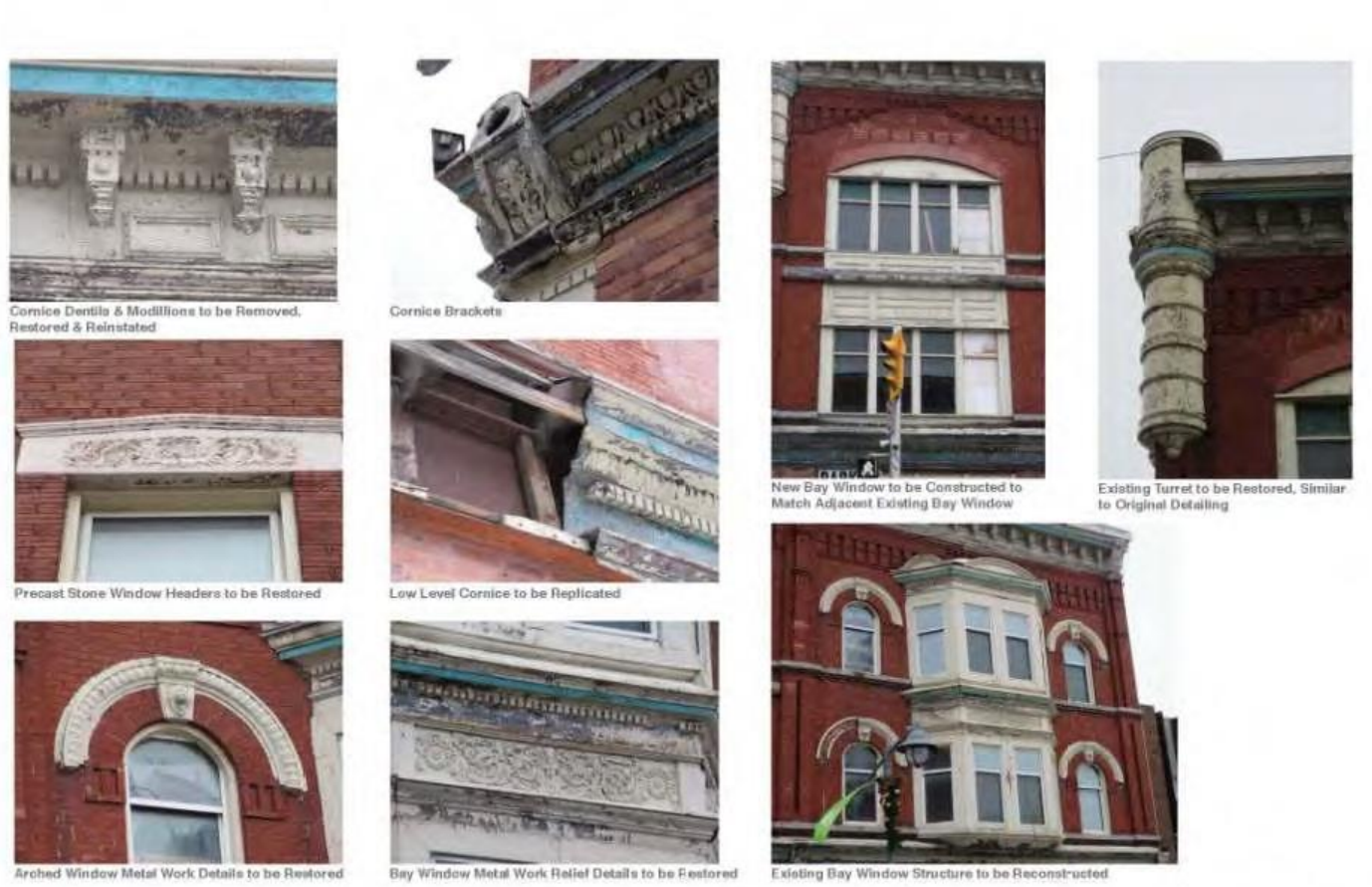


Figure 13: Photogrammetric detail images that identify character defining features that will be retained and restored as part of the conservation plan. Source CHMIEL Architects 2019.

4.0 DESCRIPTION OF PROPOSED DEVELOPMENT

4.1 Description of the Proposed Development

The proposal is to conserve and stabilize the remaining portions of the existing building and restore the Bank and Somerset Street facades to their original design, repointing, and as necessary using salvaged exterior brick, conserving limestone detailing and restoring and where necessary replicating character-defining features including the metal cornices, bay window enclosures, and corner turret. A contemporary addition will be constructed within the stabilized perimeter. The proposed development includes two floors of retail (ground and basement), and two floors of apartments with lofts.

The property owner proposes to restore a three-storey mixed-use development on a 592m^2 parcel of land located in the Somerset Ward, or Centertown neighbourhood of the City of Ottawa. The area is a Traditional Mainstreet area, at the corner of Somerset Street West and Bank Street. The municipal address is 352 Somerset Street West. The development will include retail, storage, and building services. The ground floor includes retail components and an apartment lobby, with two floors of renovated space on the second and third floors for apartments and a loft level.

The ground floor of the proposed building will have one principal entrance to the upper residential units fronting Bank Street. There is one and possibly two ground floor retail units prominently located at both ends of the site, one at the corner of Bank and Somerset and the second with a Somerset frontage. The entrance to the second and third floor apartments is located on Bank Street. There is no parking required for the development program proposed. There are no setbacks proposed along the two property lines or at the rear laneway.

In total the proposed development contains 14 residential apartment units in studio, one- and two-bedroom configurations, two ground floor retail units, and bicycle storage, apartment lockers and building services on the lowest level. In terms of vertical circulation, the building is serviced by two stairwells.

4.2 Design Intent

The proposed building is located at a prominent location ideal for an architectural expression that evokes a sense of corner landmark. The three-storey addition with a loft level adjacent to the lot line has no setbacks; it continues a sense of urban pedestrian scale in keeping with character of the Traditional Main street, and the existing street frontages along Somerset Street.

It is the intent of the developer to restore the building replicating missing elements of the existing heritage façades. The current planned approach for the rehabilitation of 352 Somerset is to seismically upgrade the building by restoring existing elements and by adding new structural elements to improve the lateral load path of the building and reduce load demands on existing elements. This approach outlined by Art Engineering Inc. has been discussed in principle with the City of Ottawa heritage and

building code services departments. All parties have tentatively agreed to a restoration approach in lieu of a demolish-and-rebuild approach, which would consist of seismically upgrading the building to achieve a "Life Safety Performance Level" as outlined in ASCE SEI-41.

The seismic upgrade would be designed for a target seismic performance equating to a 10% probable exceedance in a 50-year period. This approach significantly improves the lateral capacity of the original structure (refer to "Design Intent Document," prepared by AEI, dated August 8, 2017), however represents a lower performance level when compared to a newly designed Part 4 structure (as permitted by Part 11 of the Ontario Building Code for existing structures).

The ground floor of the building contains a large degree of storefront glazing, with the two retail storefronts having access from each of the two principal streets. Clad primarily in a red brick, the new addition of the building on Somerset maintains the continuity of expression.

4.3 Plans, Perspectives, and Elevations (2023)

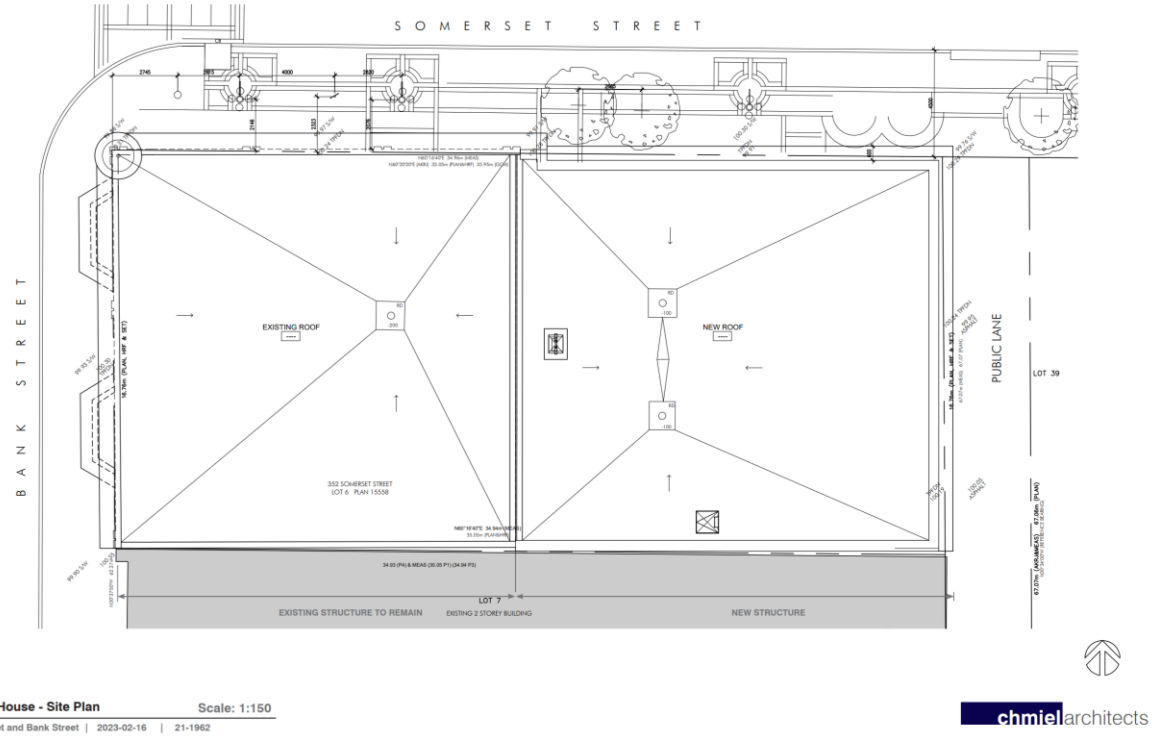


Figure 14: Site Plan of the proposed development. The original location of the entrance to the upper floor levels is maintained, as are the wrap around storefronts. Source: Chmiel Architects 2023

Figure 15: Rendered perspective view of the Bank and Somerset elevations illustrating the treatment of the commercial units with plate glass. The restoration of the 2nd and 3rd floor details bay windows, brick entablature, and metal cornices and corner turret. Source: CHMIEL Architects

Figure 16: Rendered perspective view of the Somerset Street façade of the proposed development featuring the glazed treatment of the new addition. Source: Chmiel Architects

Figure 17: Proposed north elevation. Source: CHMIEL Architects 2023

Figure 18: West and east elevations of the proposed development. Source: Chmiel Architects 2023

4.4 Description of the Proposed Conservation Work

The conservation guidelines prepared by Robertson Martin Architects provides a conservation approach for character-defining features and existing built form. A detailed survey and assessment of the current condition of the character-defining features noted is Section 3.0 provides an understanding of the scope and conservation approach.

Conservation drawings have been prepared for individual attributes (turret, bay windows commercial store front) along with an outline of specific conservation work based on the condition of the character-defining features. Heritage Grade had previously reviewed the features and has prepared a discussion paper outlining removal. This work was completed as part of the demolition reconstruction proposal and serves as a background paper only. Similarly, the Conservation Guidelines prepared for the City Of Ottawa by Robert Martin, Architect serve as a reference material. Both reports are included as Appendix B and Appendix C.

The Conservation Approach references Standards and Guidelines and is outlined below. The discussion is supported by working drawings prepared by CHMIEL Architects (See Appendix D)

4.5 Exterior Masonry

4.5.1 Brickwork

The exterior masonry walls are load bearing, three-wythe masonry construction. Per structural recommendations, temporary tiebacks were installed in February 2020, to tie the west wall to the south wall. The exterior masonry appears to be in fair condition with some areas of missing or deteriorated bricks, step cracks, fracturing, staining and some efflorescence. The mortar is generally in fair condition with some areas of poor condition. There is evidence of open and debonded joints. This is evident below protruding elements such as the cornice and around windows. Previous repairs can be observed at the mortar joints on all three façades. At the northwest corner the window openings have been infilled.

 Windows on the north façade infilled. The painted terracotta lintels seem to be in good condition. They will need cleaning and repainting	 Terracotta stringcourse with open joints with deteriorated brick dentils and previous repointing	 Open joints along the stringcourse with brick staining below. The pressed metal hood is a feature of the two small windows between the bay windows.

APPROACH - RESTORATION

Work Required

- The Infill at the two windows should be removed and the openings returned to glazed thermal units matching original windows.
- Previous brick patching and mismatched repointing should be dismantled and redone.
- Rake and repoint deteriorated joints to prevent moisture ingress and continued deterioration of the masonry. About 10-20% of the joints are expected to require rake and repoint.
- New red brick similar in size and colour will be used to construct the north and east facades of the planned addition.

4.5.2 Stonework Detailing

Generally, the stonework (stone lintels on the north façade, stone base course on north façade, the string courses, pilaster bases, and ground floor pilasters on the west façade) appear to be in good to fair condition and it does not appear that they would require significant replacement work, although open

joints are noted throughout. A close-up, hands-on review from a lift would be required to determine if there are any issues not visible from the ground.

4.5.3 Terracotta

At the second-floor rusticated terracotta sill belt course above the brick dentil band and the painted terracotta window lintels are defining features.

The decorative lintels on the north façade appear to be in fair condition, with expected levels of wear and tear according to their age. There is evidence of water infiltration into the building through the skyward facing joints at the stone windowsills. Flashings should be introduced at the stone windowsills to ensure that the water is directed away from the windows. The joints of the sill (belt) course above the brick dentil band needs repointing. (See Figure 10.)

Work Required - Restoration

- Painted terra cotta lintels should be cleaned loos paint removed and repainted to match the existing colour.
- Joints at the windowsills should be fully repointed, and caped. (Lead "T" flashing caps could be used for this purpose. R. Martin)
- Open joints (such as at the string courses, or pilasters) should be repointed.
- Any cracks or fractures in the terra-cotta should be pinned or epoxide depending on the condition.

4.6 Decorative Elements

4.6.1 Metal Cornices and Metal Details (See Figure 12)

The metal detailing along the west and north façades is in various stages of deterioration, ranging from relatively good (e.g., some of the arched lintels on the west façade) to poor condition with a number of missing elements. There is paint pealing and some corrosion throughout. Generally, the corrosion appears to be limited, although there are some areas where large holes are present.

The metal corner turret and decorative metal details at the bay window are in poor condition with evidence of peeling paint and separation from the exterior wall. On the north façade, a section of the metal cornice and frieze over the ground floor are missing. The decorative brackets at the northwest corner are in poor condition, and show signs of rusting, peeling paint and separation between the metal brackets and the pilaster. A large number of brackets are missing on the east section of the north façade. The majority of these appears to have been lost within the last decade.

It would appear that the top cornice is fastened directly to the masonry and to the roof rafters, with minimum wood structure in between. For the frieze over the ground floor, a wood substructure is visible where the metal cornice has been lost. The wood has been left exposed and is in poor condition, and it is expected that it has significant areas of rot.

APPROACH – Preservation/Restoration

Work Required –

- Stabilize all the loose and detached metal elements.
- Determine the present condition of the exterior metal and wood components.
- Remove and repair the cornice off-site. Remove paint, clean rust, repair (including repairing and filling in all holes) and repaint existing metal components.
- Repairs to the wood substructure as required.
- Replicate and reinstate missing elements and missing sections.
- At the bay windows, after documenting dismantle and reconstruct the substructure and finishes in conjunction with the replacement windows, cornice details and interior wall.
- Replace flashings.

4.7 Turret

The turret, minus the upper portion appears to be in fair condition. The client has indicated he is prepared to reconstruct as necessary.

APPROACH - RECONSTRUCTION

Work Required

- The entire feature will be repaired, reconstructed, and repainted off-site and reinstall based on historical documentation and other examples of similar vintage.

4.8 Windows and Doors

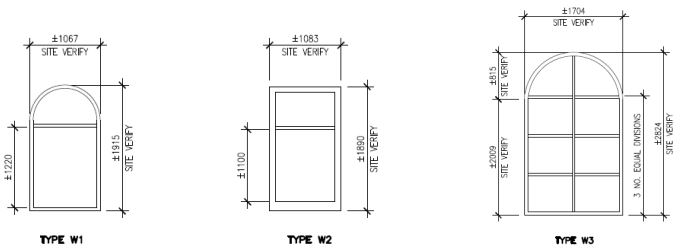
4.8.1 Upper-Level Windows

The current windows at the second and third floor are not original, and have been replaced with vinyl windows, inset into the existing wood frames. The wood frame surrounding are in poor condition, with some areas of rot , (e.g., at the muntins of the former bay window on the west façade), peeling paint, and separation at the joints. The bigger issue is the window's connection to the masonry at the interior, as the finishes has been removed and with the structural movement, sometimes the frames are starting to separate from the masonry.

APPROACH - Rehabilitation

Work Required

- Perform repairs to deteriorated woodwork (e.g., sills, wood frames). Perform Dutchmen or epoxy repairs for any rotten/damage wood. Repaint/touch-up paint.
- Install new thermal units based on the profile of the original windows documented in earlier photographs.
- Ensure the joint between the windows frames and the masonry is sealed tight.



4.8.2 Large Bay Windows on the Bank St. Façade.

The two large, fixed bay windows on the west façade with wood panels beneath the glazed openings. These windows are in poor condition with exposed studs and missing insulation and deteriorated wooden panels. The bay window on the west façade is being supported on the interior by steel cables.

APPROACH - Rehabilitation

Work Required

- Dismantle and record the existing window and use detailed features as a template for the reconstruction of the two bay windows including decorative cornices, wooden panels, and new thermal windows.

Insert elevation and cross section

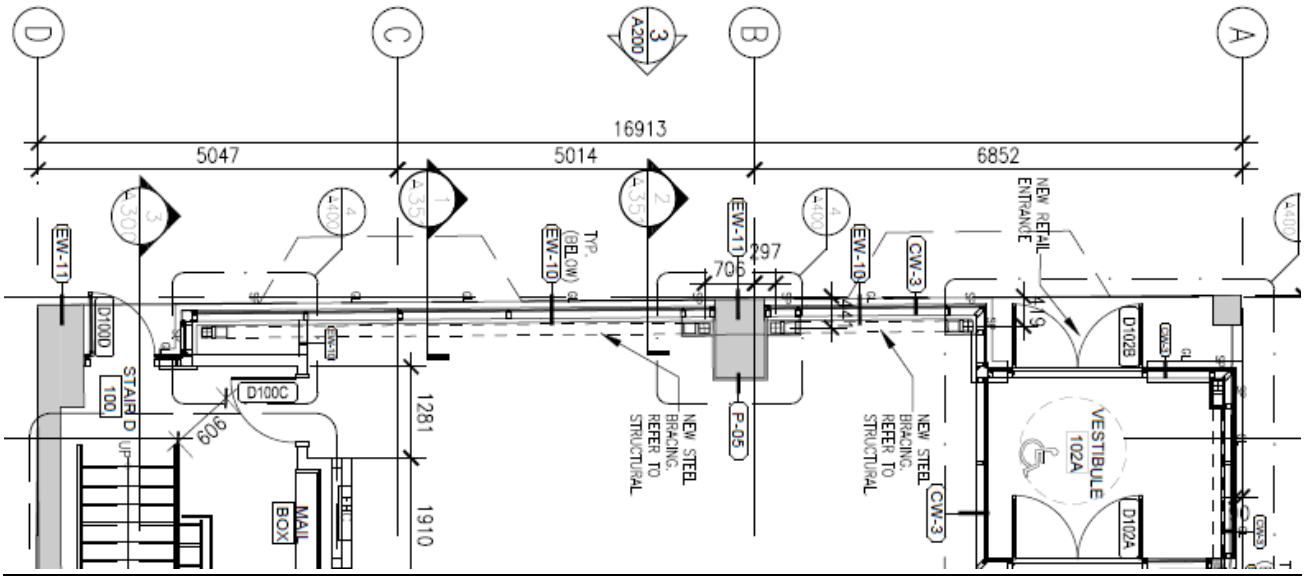
4.8.3 Storefronts and Ground Floor Openings

The ground floor has been modifications throughout the years. The building originally featured large glass storefronts facing Bank Street and turning the corner around Somerset, punctuated by the Baldwin Ironworks cast iron column.

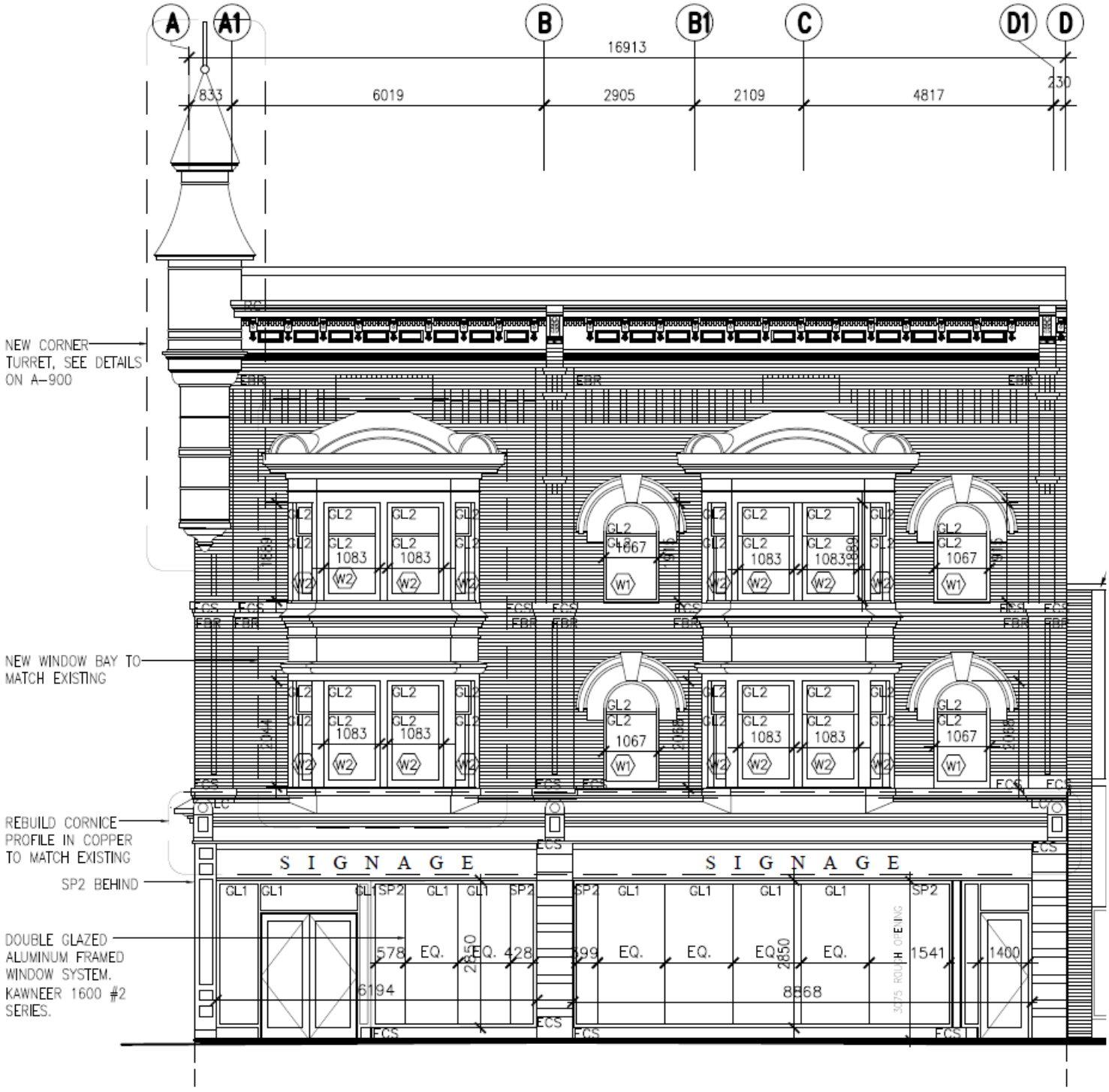
APPROACH - Restoration and Rehabilitation

Work Required

- Restore the masonry and store front decorative metal cornice.
- The cast iron column should be cleaned to bare metal, all rust removed, a corrosion inhibitor applied, and the column repainted.
- Undertake a replacement of the commercial storefront incorporating where possible the stone and brick and stone pillars, the decorative metal cornice (discussed above), the stone plinth on Somerset side, the cast iron corner column, and some of the brick work at the E portion of the NORTH façade (including the one surviving stone lintel).



PLAN OF BANK STREET STOREFRONT



BANK STREET ELEVATION DETAILING THE CORNER TURRET, THE TWO BAY WINDOWS AND THE GROUND FLOOR COMMERCIAL SHOPFRONT. Source; CHMIEL Architecture. 2023.

Existing top metal cornice (modillions, dentils, dentil band... Etc.) to be restored and repainted as per original record colours or white. Blue metal side to be repainted as shown in picture below and 3d view.

All existing windows at Level 2 and Level 3 to be replaced as per original window frame colour or white in aluminum. Existing window colours are not original. Window sill flashing to be added to avoid water infiltration. All existing decorative terracotta lintels to be restored and repainted as per historical record intent or white. Refer to HIA by John Stewart.

Existing windows and terracotta lintels at 3rd level.

Existing windows and terracotta lintels at 2nd level. Existing window masonry brick infill to be removed and replace with new window.

Existing metal corner turret and decorative details to be restored and repainted as per historical record. Top portion to be reconstructed as per historical record. Refer to HIA by John Stewart.

Existing cast iron column to be cleaned and restored as per original record intent. Refer to HIA by John Stewart.

The restoration include the existing cast iron column trademark at the lower side of column, it reads "Baldwin Ironwork - Ottawa"

Somerset Apartments - General Scope of Work Description

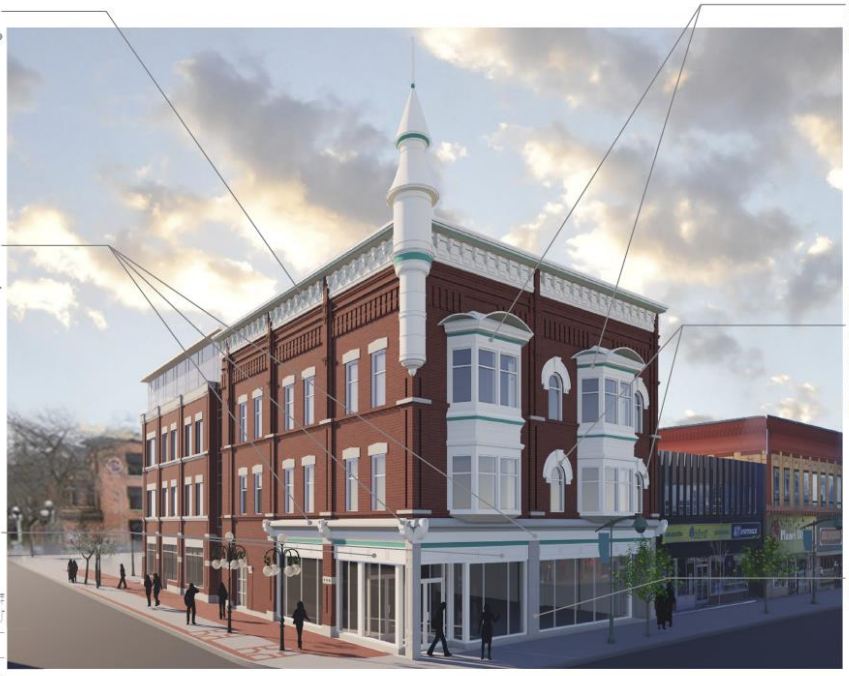
Somerset Street and Bank Street | 2023-07-10 | 21-1962

chmiel architects

Existing arched window on ground level to be replaced with new window. Frames to be painted as per original window frame colour or white in aluminum. Masonry brick to be restored.

Low level metal cornice and brackets to be restored/reconstructed with new material and repainted as per historical records intent or white. Blue metal side to be repainted as shown in picture below and 3d view.

New metal panel for sign board for the mercantile area at ground level. Refer to A-200 Architectural Elevations.



New large bay windows and decorative details to be completely reconstructed and painted as per historical record intent or as shown below in picture and 3d view. Refer to HIA by John Stewart.

Existing arched windows to be replaced as per original window frame colour or white in aluminum. Window sill flashing to be added to avoid water infiltration. All existing decorative arched terracotta lintels to be restored and repainted as per historical record intent or white. Refer to HIA by John Stewart.

Existing stone block walls on Bank Street to be cleaned and repaired. Existing stone window sill to remain.

Somerset Apartments - General Scope of Work Description

Somerset Street and Bank Street | 2023-07-10 | 21-1962

chmiel architects

New white aluminum frame curtain wall clear glazing with spandrel panels.

New windows with clear glazing and white window frames including window sill flashing to be added to avoid water infiltration.
New precast stone window lintel to be provided. Historical records show stone lintel at demolished building area (currently new addition).

New masonry brick to complement existing brick colour.

Original bay window to be reconstructed to match historical record intent as described above.

New aluminum storefront clear glazing to be installed as shown in 3d view to allow for additional source of natural light.

Somerset Apartments - General Scope of Work Description

Somerset Street and Bank Street | 2023-07-10 | 21-1962

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5.0 IMPACT OF THE PROPOSED DEVELOPMENT

This section specifically addresses the impacts of the development proposal on the cultural heritage values of the Centretown Heritage Conservation District (CHCD). The policies and guidelines contained in 2022 HCD Plan are used to assess the impacts. The development proposal is also reviewed using the Standards and Guidelines for the Conservation of Historic Places in Canada. The heritage attributes and character-defining features of the CHCD, and Somerset House are itemized in Section 3.0.

5.1 Narrative Summary

The policies and guidelines for the conservation and restoration of commercial heritage properties is outlined in Sections 6.0, and 7.0 the CHCD Plan. The guidelines address the street level storefronts and the upper stories of commercial properties. All of the guidelines have been met in the proposed development. The ground floor incorporates large plate glass windows set into the restored storefront facades. Features such as the galvanized metal cornice and other original detailing including the metal and limestone pillars separating storefronts provides articulation. The storefronts are articulated in a similar fashion to the original building. The original entrance to the upper floors is retained and a corner entrance provides access to the proposed ground floor retail / commercial. The restored building maintains the rhythm of the streetscape in its existing form. The floor-to-floor height of the ground floor retail is being retained. The proposed design maintains the street walls along both streets.

The three-storey brick of the proposed addition incorporates the retention of restored facades of the remaining structure with an addition to the east extending along Somerset. The new addition design incorporates a cornice line corresponding to the cornice line of the existing building as well as repeating the rhythm and proportions of the fenestration pattern on the first and second floor levels of the existing building.

The conservation approach respects the heritage building as it will not involve the demolition of the facades and inevitable loss of original assemblies, detailing and materials including - metal, limestone, terracotta, and brick components that are character-defining features. The proposed addition is distinguishable, and of sympathetic contemporary design repeating various design elements from the reconstructed facades including the third-floor cornice line. The fenestration pattern and limestone detailing of the original façade are repeated on the first and second floors of the addition.

The proposed addition respects the building setbacks, cornice lines, horizontal and vertical articulations, opening sizes, proportion, and rhythm, and building materials. The design respects and reflects the current urban grain and scale, visual relationship, and materials of the adjacent façade of the Somerset House.

5.2 Centretown Heritage Conservation District Plan Policies and Guidelines

A heritage conservation district Plan as defined in the Ontario Heritage Act was completed in 2022. The development proposal (March 2023) is assessed using the policies and guidelines contained in the plan. The following sections of the HCD plan are applicable to the assessment of the development proposal: The policies and guidelines contained in Section 6.0 Conservation and Repair Contributing Properties has been addressed in the Conservation Guidelines prepared by Robertson Martin Architects completed in March 2022. The proposed development is considered and assessed as an Addition within the context of the CHCD Plan. The policies and guidelines contained in the following sections of the HCD Plan are used to assess the proposed development:

Section 6.6 Commercial and Mixed Use: Storefronts; and,
Section 6.7 Commercial and Mixed Use: Upper Storeys.
Section 8.1 Additions to Existing Properties (Contributing and Non-contributing)
Section 8.2 Additions to Contributing Commercial or Mixed-Use Buildings

Section 6.6 Commercial and Mixed Use: Storefronts; Policies and Guidelines are in *italic.*

1. Conserve remaining historic components, including stone, brick and cast-iron columns, historic plate glass windows with metal or wood bulkheads/kickplates, original or early doors and transoms, decorative wood, or metal first floor cornices.

Response: The ground floor incorporates large plate glass windows set into the restored storefront facades. The galvanized metal cornice and other original detailing including the metal and limestone pillars separating storefronts are being conserved. The storefronts on the addition are articulated in a similar fashion to the original building. Refer to the Conservation Guidelines prepared in March 2022 by Robertson Martin Architects for specifics.

2. Conserve the historic arrangement of storefronts (recessed store entrances, secondary doors, cornices, sign bands, etc.), when historic materials and signs have been removed and replaced

Response: The location of the original entrance to the upper floors is retained and a corner entrance provides access to the proposed ground floor retail / commercial. The arrangement of the elements of the storefront including the cornice and signboards of a traditional storefront are being reinstated where they have been removed and replaced.

Section 6.7 Commercial and Mixed Use: Upper Storeys. Policies and Guidelines are in *Italic.*

1. Conserve remaining historic components, including stone, brick, and cast-iron columns, decorative brickwork, stone trim and stringcourses, historic window openings and trim, bay windows and decorative wood or metal cornices

Response: All of the remaining historic components in the upper storeys, including exterior brick work, brick string courses, brick corbeling and dentil work, limestone windowsills and decorative detailing, terracotta window lintels, window openings and trim, two storey metal clad bay windows, and original detailing are being conserved, Refer to the Conservation Guidelines prepared in March 2022 by Robertson Martin Architects for specifics.

Section 8.1 Additions to Existing Properties (Contributing and Non-contributing): Policies and Guidelines are in *italic.*

1. New additions will be physically and visually compatible with, subordinate to, and distinguishable from the existing Contributing property.

Response: The addition is physically compatible in its three-storey scale, three bay form, proportions, massing, and location on the lot to the exiting contributing building. The addition is visually compatible in its use of materials (red brick, pre-cast concrete lintels and sills), architectural characteristics (fenestration pattern, restrained brick detailing, design of windows, doors, storefronts, and datum lines - vertical and horizontal elements) with the façade of the existing building. The addition is subordinate to the existing building in its simplified glazed cornice band although rising above the cornice level of the contributing building, and in the restrained level of detailing (brick and limestone). The addition is distinguishable from the original building in its more restrained level of detailing, and the vertical glazing that separates the two buildings along the Somerset façade as well as the east elevation that is visible from the street.

2. New additions will be designed to be compatible with surrounding Contributing properties, particularly properties within or across the street from an intact streetscape.

Response: The design of the addition is compatible with the remaining portions of the contributing building forming an intact streetscape along Somerset.

3. New additions will respect the following: » The scale, form, proportions, and massing, height, and location on the lot of the building to which they are being added. Materials and architectural characteristics such as fenestration patterns, the design of windows and doors, datum lines and other vertical or horizontal reference points of the subject property and surrounding buildings.

Response: The addition respects the scale, form, proportions, massing, and location within the lot of the existing contributing building. The addition respects the materials and architectural detailing – fenestration pattern, and in the design (form, and size of windows and doors) and horizontal and vertical datum lines of the existing contributing building. The addition maintains the rhythm of the streetscape in its three bay forms separated by brick pilasters. The floor-to-floor height of the ground floor retail is being retained and the horizontal datums of the storefront of the contribution building although simplified in its form. The addition maintains the street wall along Somerset Street.

4. New additions will contribute to and not detract from the defined cultural heritage value and attributes of the District.

Response: The addition contributes to the mixed use commercial and residential streetscape a character defining feature of the Bank and Somerset Street.

5. In general, additions will most often be located in the rear yard. Exceptions may be considered for flat roofed buildings and in those cases, will meet the intent of the policies and guidelines in Section 8.2.

Response: The proposed addition is located within the footprint of the original building with the exception of the Somerset Street façade where the exterior wall encroached onto City property. The exterior wall face of the new addition is set on the property line resulting in the addition wall being slightly out of alignment with the original building wall forming an oblique angle.

The design response is a distinct clean edge at the junction of the two walls. A small brick return at the edge of a brick pilaster on the original brick wall meets the vertical glazing at the junction of the two walls visually mitigating the misalignment and separating the original building from the addition.

6. Applications for new additions must account for the retention and protection of trees as outlined in the Tree Protection By-law.

Response: Refer to the landscape plan. There are no trees located on the property.

Section 8.2 Additions to Contributing Commercial or Mixed-Use Buildings: Policies and Guidelines are in *italic.*

1. Small and large roof top additions must be located sensitively to limit visual impacts and ensure that the heritage attributes of the building and streetscape are conserved.

2. In cases where a large rooftop addition (i.e., over two storeys) is proposed, it is critical that the

proposal does not necessitate dismantling and reconstructing existing heritage resources.

Response: The addition is three stories in height matching the height of the remaining wall sections of the existing contributing mixed-use building. No rooftop additions to the contributing mixed-use building are being proposed. The heritage attributes of the contributing building and streetscape are being conserved. No dismantling or reconstruction of the existing contributing mixed-use building is being proposed.

3. Consider the location, materials, and other design measures to mitigate negative impacts on the HCD and the existing building.

Response: The addition is located within the footprint of the demolished portions of the contributing mixed-use building with the exception of the prior encroachment onto City property along Somerset Street.

4. The overall height and massing of a rooftop addition must be carefully considered to avoid disrupting the proportions of the existing building. If located on a corner lot, consideration should be given to how additional massing can be mitigated on the side façade.

Response: Not applicable.

5.4 Heritage Overlay Section 60

Section 60 of the zoning by-law refers to the heritage overlay, which affects the subject property. The intention of this section is to protect the character of heritage areas and significant heritage buildings. **No Relief** from section 60 is being requested.

5.5 Standards and Guidelines

The "Standards and Guidelines for the Conservation of Historic Places in Canada" were adopted by City Council in 2008 and are used to evaluate all applications under the Ontario Heritage Act. Conservation includes all actions or processes aimed at safeguarding the character-defining elements of an historic place to retain its heritage value and extend its physical life and may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes. Definitions follow:

Preservation involves protecting, maintaining, and stabilizing the existing form, material and integrity of an historic place or individual component, while protecting its heritage value;
Rehabilitation involves the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value;
Restoration involves 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.

The General Standards contained in the Standards and Guidelines for Conservation of Historic Places in Canada are useful to determine impacts on the character-defining features

As per the General Standards (all projects)

1. *Conserve the heritage value of an historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements.*
   The character defining elements of the building are itemized in Section 3.0 and include:

Response: The remaining portions of the Somerset and Bank Street facades are intact and repairable using recognized conservation methods as recommended in the two peer reviews undertaken by Ojdrovic Engineering and Trevor Gillingwater.

The Conservation Guidelines prepared in March 2022 by Robertson Martin Architects identifies what interventions are needed to protect the heritage character of the remaining portions of the building. There is an outstanding Property Standards Order related to the heritage attributes for this property and the City is proceeding with enforcement of the Order. The intent is that the interim repair and construction work should centre on Preservation and potentially Restoration treatments with a focus on repairing, stabilizing, and protecting the heritage character-defining elements. As noted in the report an architectural survey and assessment of the building's heritage fabric and features, and an assessment of their condition is required in order to define the program of conservation work for character-defining

features. It is the owner's intention to carry out the work in accordance with the guidelines and this HIA. A conservation Plan will be provided at the Site Plan submission stage.

Standard 11. Conserve the heritage value 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.
Response: The new addition conserves the heritage value and heritage attributes of the Somerset House. The addition is physically and visually compatible with the historic building in terms of massing and scale. In addition, the strong horizontal expression of the brick elements reflects the horizontal articulation of the original building, as does the three bay form and articulation.

Standard 13. *Repair rather than replace character-defining elements from the restoration period.*
Response: The Conservation Guidelines completed in March 2022 prepared by Robertson Martin Architects will guide the conservation of the existing contributing building and character-defining features noted in Section 3.0.

Guideline 26, "Additional guidelines for Restoration Projects" recommends:
Recreating missing features of the exterior form ...based on physical or documentary evidence.
Response: A conservation plan will outline the approach to recreating missing features.

5.5 Development Impacts

Positive impacts of the proposed development on the cultural heritage values of the Centretown HCD
The following are from the City of Ottawa HIA template, positive impacts of a development on cultural heritage resources typically can include, but are not limited to (highlighted in bold those items deemed most relevant for consideration in this HIA):

- **Restoration of a building or structure, including replacement of missing attributes,**
- **Restoration of an historic streetscape or enhancement of the quality of the place,**
- **Adaptive re-use of a cultural heritage resource to ensure its ongoing viability,** and
- Access to new sources of funds to allow for the ongoing protection and restoration of the cultural heritage resource. Given the scope of the work it is the owners intention to apply for funding through the City's Community Improvement Plan.

Others specific to Somerset House include:

- Arriving at a solution that retains and restores the two facades including the bay windows and the metal trim is a very positive outcome for the city of Ottawa and the Centretown community.
- The form and materiality of both the Bank Street and Somerset facades will be retained, and a conservation plan outlining stabilization, repairs to the brickwork and selective, dismantling, storage, and reassembly of architectural components in need of conservation.
- The new development provides a sense of stability to the east side of Bank Street something that for a number of years has been threatened. As the corner element on the south side of Bank and Somerset it supports the streetscape revitalization and re-establishes the southwestern edge of Somerset West Village.

Adverse impacts of the proposed development include:
There are no negative impacts except for the time required to arrive at a conservation and adaptive reuse solution.

6.0 ALTERNATIVES AND MITIGATION STRATEGIES

6.1 Alternatives

This HIA represents the culmination of at least three development proposals and design evolutions, for which a number of people have provided input, made comments, and issued assessments including City Heritage staff, City Councillor, the client, and the project architect.

Many of the design strategies that allow this development proposal to minimally impact the heritage resource are the result of previous alternatives and mitigation strategies outlined in the previous version of this HIA from 2017. These earlier mitigation strategies and design suggestions are listed in the chronology of events documenting the evolution of the property in section 2.2.

The following alternatives should be considered to improve the integration of the restored facades with the proposed addition. The alternatives apply primarily to the Somerset Street façade.

- The remaining stub wall at the east limits extending beyond the pilaster defining the last remaining bay could be removed back to the east edge of the last pilaster. The integration of the existing brick with new brick that forms the wall of the new infill would be more successful and eliminate any mismatch in colour, size etc.

- The restoration of the fourth bay in brick along Somerset Street should be considered to maintain the proportions and massing of the original building.

- The proposed addition design incorporates brick as the dominant material and repeats the fenestration pattern of the exiting three bays on the first two floors of the new wing that is clad in brick. The design also incorporates the dominant horizontals at the cornice level. A new glazed entrance extending through two floors is being proposed in the fourth bay.

- The original design incorporates round headed windows and doors on the ground floor level of Somerset Street façade, which could be repeated in the reconstructed fourth bay.

6.2 Mitigation measures

All those recommendations outlined in Conservation Strategy, should be implemented to help preserve the character defining elements of the building.

6.3 Conclusions

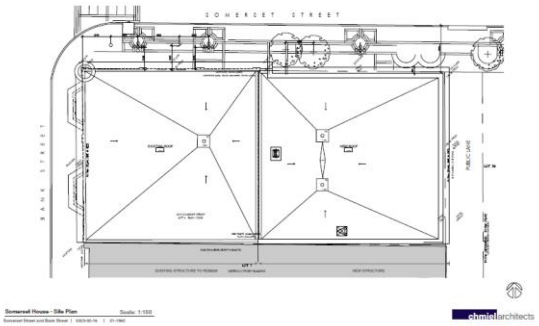
The proposed restoration and rehabilitation approach is in keeping with Standards and Guidelines and will have much less impact on the original assemblies and materials than the alternate proposal to demolish and reconstruct Somerset House.

Care will need to be taken and detailed drawings prepared to determine the extent of damage and what elements will need conservation.

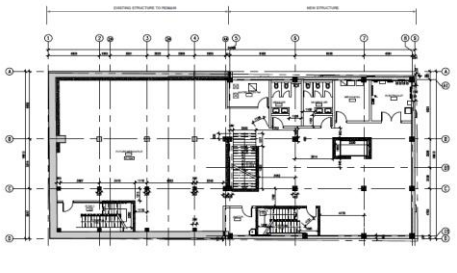
The Architect has produced a design in keeping with the character of the overall neighbourhood and in-line with the *Centertown Heritage Conservation Study*. The exterior appearance and scale of the building from both Somerset and Bank Streets will be maintained; with the interior spaces reconfigured for integration as residential units on upper floors and retail activity at the ground level. The new section carries the materiality and linear forms of the restored portion throughout the new construction with the use of similar red brick and glazing proportions.

Somerset House is a significant built heritage component of the Centretown Heritage Conservation and a landmark feature at the corner of Bank and Somerset Streets. Upgrading and introducing new activity at this gateway will be a positive reinforcement of efforts to revitalize Somerset Village.

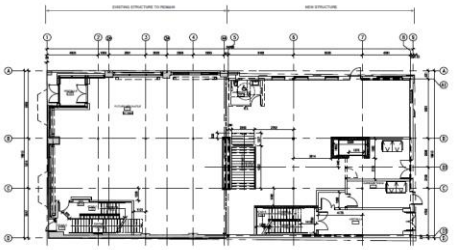
APPENDIX A: PLANS AND DRAWINGS CHMIEL ARCHITECTURE.



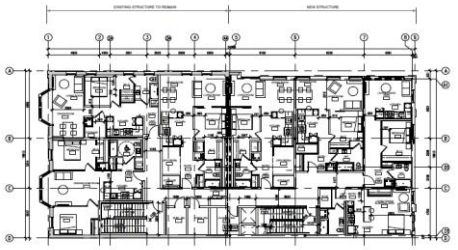
Somerset House - Site Plan Scale: 1:100



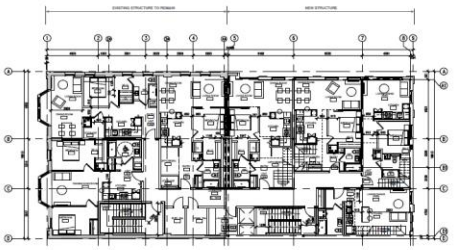
Somerset House - New Basement Plan Scale: 1:100



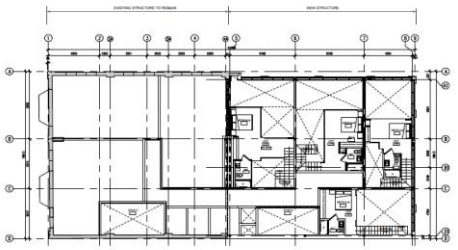
Somerset House - New Ground Floor Plan Scale: 1:100



Somerset House - New 2nd Floor Plan Scale: 1:100



Somerset House - New 3rd Floor Plan Scale: 1:100



Somerset House - New Mezz. Floor Plan Scale: 1:100


View from Somerset Street


View from interseotion at Bank & Somerset Streets


View from Bank Street


Existing struoture at Somerset Street

Somerset House - Existing Building Photos

Somerset Street and Bank Street | 2023-05-16 | 21-1960

chmielarchitects


Cornice Dentils & Modillions to be Removed, Restored & Reinstated


Cornice Brackets to be restored


New Bay Window to be Constructed to Match Adjacent Existing Bay Window


Existing Turret to be Restored and extended Similar to Original Detailing


Precast Stone Window Headers to be Restored


Low Level Cornice to be Replicated


Existing Bay Window Structure to be Reconstructed


Arched Window Metal Work Details to be Restored


Bay Window Metal Work Relief Details to be Restored

Somerset House - Existing Heritage Features for Restoration/Replication

Somerset Street and Bank Street | 2023-05-16 | 21-1960

chmielarchitects


Aluminum Curtain Wall Framing with Vertical Structural Silicone Joints - Existing Building Storefronts (off white frame) & New Construction (off white frame)


Precast Stone (window heads, sills, wall bands) - New Construction


Existing Brick - New Construction Brick to match Existing Material.


Paint Colour 1 - Reconstructed Metal Work Exterior Facade Details

Paint Colour 2 - Accent Paint Colour for Reconstructed Metal Work Exterior Facade Details


Prefinished Aluminum Fixed Windows - New Construction


Glazing colour

Somerset House - Materials & Finishes

Somerset Street and Bank Street | 2023-05-16 | 21-1960

chmielarchitects

APPENDIX B: HERITAGE GRADE RESTORATION QUOTE

HERITAGE GRADE
ARCHITECTURAL RESTORATION SERVICES

Part 5: (Corner column x1 unit)
1. Survey corner column components and record as found conditions
2. Remove corner column from structure
3. Protect corner column elements and transport to shop/storage facility
4. Part 5 Quotation Amount $ 3,145.50

Part 6: (Upper and lower cornices, brackets, etc... x2 levels)
1. Survey cornice details and record as found conditions
2. Remove cornice components from structure and hoist to ground level
3. Crate cornice elements and transport to shop/storage facility
4. Part 6 Quotation Amount $ 49,234.50

Quotation Total **$ 77,898.00 + Taxes**
Quotation rounded down to the nearest dollar

Notes

1. Quotation assumes, water, power, sanitary services, heat and scaffolding to work area to be supplied by client
2. Quotation assumes scope of work is approved in its entirety
3. Protection, shoring, stabilization and removal of surrounding elements by others prior to removal of heritage elements
4. Heritage Grade is not responsible for damages caused during removal process
5. Storage costs for restored elements at HG facility to be charged on a monthly basis at a rate of $3.00/sqft for exterior storage
6. Quotation is valid for a period of 30 days

If you have any questions regarding this quotation, please contact me directly at walid@heritagegrade.com

Regards,

Walid Zaibak, APTI
Project Manager
walid@heritagegrade.com
Cell: 613-255-7321

100-2280 Stevenage Drive, Ottawa, Ontario, K1G 3W3
Phone (613) 728-3971, Fax (613) 228-1019
www.HeritageGrade.com
A Division of Asbex Ltd.

HERITAGE GRADE
ARCHITECTURAL RESTORATION SERVICES

Chmiel Architects Inc.
109 Bank Street
Ottawa, ON. K1P 5N5

June 20th, 2019

Attn: **Richard Chmiel – Principal**

Re: SH, 352 Somerset St, Heritage Restoration Quotation

Heritage Grade is pleased to provide you with a quotation for the scope of work described below for the restoration of Somerset House, located at 352 Somerset St.

Scope of Work

Base Costs:
1. Mobilization and demobilization from site
2. Project management and coordination
3. Base Costs Quotation Amount $ 5,467.50

Part 1: (Stone Lintels x12 units)
1. Perform initial survey of stone lintels as found conditions
2. In-situ light microabrasion
3. Part 1 Quotation Amount $ 1,215.00

Part 2: (Corner Turret x1 unit)
1. Survey corner turret and record as found conditions
2. Remove corner turret elements and hoist down to ground level
3. Crate turret elements and transport to shop/storage facility
4. Part 2 Quotation Amount $ 8,329.50

Part 3: (Arch Details x4 units)
1. Survey arch details and record as found conditions
2. Remove arch components from structure and hoist to ground level
3. Crate arch elements and transport to shop/storage facility
4. Part 3 Quotation Amount $ 2,811.38

Part 4: (Bay Window x2 units)
1. Survey bay window metal components and record as found conditions
2. Remove bay window metal components from structure and hoist to ground level
3. Crate bay window elements and transport to shop/storage facility
4. Part 4 Quotation Amount $ 7,695.00

100-2280 Stevenage Drive, Ottawa, Ontario, K1G 3W3
Phone (613) 728-3971, Fax (613) 228-1019
www.HeritageGrade.com
A Division of Asbex Ltd.

APPENDIX C: Conservation Guidelines (Robert Martin)

Conservation Guidelines

Somerset House

352 Somerset St. West, Ottawa, Ontario

RMA Project No.: 21153

Date: March 18th, 2022

Report Prepared by:

CONTENTS

1. INTRODUCTION

This project mandate is to identify what interventions are needed to protect the heritage character of Somerset House, located at 352 Somerset St. West, Ottawa, Ontario until the overall building rehabilitation takes place.

1.1 Background

After a partial collapse during renovations in 2007, Somerset House still has not been repaired and the owner has not proceeded with a redevelopment project. On May 10, 2017, City Council approved the rehabilitation plan for the building and the issuance of a heritage permit with a two-year expiry. There has been little restoration or repair work done since then.

The City of Ottawa and the community is concerned by the loss of the building's heritage fabric and features and the risk of further inaction further damaging these character-defining elements. There is an outstanding Property Standards Order related to the heritage attributes for this property and the City is proceeding with enforcement of the Order.

Following the Standards and Guidelines for the Conservation of Historic Places in Canada, conservation activities and the decision-making process follows a sequence of actions: Understanding, Planning and, finally, Intervening. The process typically determines a Primary Treatment for the building's conservation: Restoration, Preservation or Rehabilitation, or a combination of these Treatments.

As the final use of the building and its rehabilitation configuration is unknown at this time, the intent is that the interim repair and construction work should centre on Preservation and potentially Restoration treatments with a focus on repairing, stabilizing and protecting the heritage character-defining elements.

The City would like to approach enforcement in two stages, as follows:

Stage 1- Understanding and Planning

1. The City will supply all background studies, surveys, historic information etc. to the Consultant.
2. Perform an architectural survey and assessment of the building's heritage fabric and features.
3. Perform a preliminary assessment of the building's heritage fabric condition.
4. Define and Recommend a Program of Work to repair, stabilize and protect heritage fabric and features.
5. Preliminary estimates of construction costs for the above, along with soft costs to engage sub-consultant engineering requirements as required.

City heritage staff will present this approach to senior management and City Council. In the event that this approach is authorized, and at the conclusion of Stage 1, the next stage would include:

Stage 2- Intervening

1. Engaging and coordinating a consulting team to design and manage the work that will be defined in Stage 1 to repair, stabilize and protect heritage fabric and features.
2. Providing customary stages of architectural project delivery, including Schematic Design, Design Development, Construction Documentation, Tender Phase services and Construction Phase services.
3. This work will require lift access to provide close-up survey of heritage elements. This may require a construction contractor to assist with temporary road closure (perhaps on weekend) lift and permits etc.

4. Updated estimates of construction costs for the above.
5. Construction project management will be handled by the City, subcontracted to specialty trades and contractors as required.

Robertson Martin Architects (the Consultant) was engaged by the City of Ottawa to prepare Conservation Guidelines as part of Stage 1.

1.2 Methodology

The Consultant Team received a series of background documents from the City, including letter reports, a brick testing report and a laser scan of the building. Documents related to the Centretown Heritage Conservation District were also reviewed.

1.2.1 List of Documents Reviewed

- Art Engineering – Field Review Reports 15, dated February 20, 2019
- Art Engineering - Field Review Reports 16, dated April 19, 2019
- Art Engineering - Field Review Reports 17, dated May 20, 2019
- Art Engineering – Field Investigation Report, dated June 12, 2019
- Art Engineering – Comparative Field Review, dated November 15, 2021
- EXP - Brick Masonry Review and Testing Report, dated June 6, 2019
- Ojdrovic Engineering – Peer Review of Engineering Reports Prepared by Art Engineering Inc., dated September 6, 2019
- Ojdrovic Engineering – Peer Review of Engineering Reports Prepared by Art Engineering Inc., dated November 23, 2021
- Trevor Gillingwater, Conservation Services Inc - Peer Review of Brick Masonry and Condition Analysis, dated September 19, 2019
- City of Ottawa, Emergency and Protective Services Order, dated October 01, 2018
- Laser scan
- Centretown Heritage Inventory, prepared by Era, dated May 1, 2020
- Centretown Heritage Conservation District Study, prepared by Julian Smith & Associates et co., Dated Winter 1996-1997
- Heritage Survey and Evaluation Form, City of Ottawa, dated Fall 1995

1.2.2 Site visit

The Consultant performed an on-site survey on November 9th, 2021. The team conducted visual reviews of the interior and exterior spaces and site. No exploratory openings or investigations were performed. The review focussed on the building envelope and the condition of interior and exterior elements. The exterior conditions were assessed from the ground level and the interior structure was assessed from all interior floor levels.

Potential additional invasive investigative openings and tests have been identified in the body of the report. Such investigations are outside of the scope of this project but are recommended to fully understand the composition or condition of certain building elements.

2. BACKGROUND

2.1 History of Interventions

Somerset House was originally constructed in 1896 at the corner of Bank and Somerset Streets in Ottawa to serve as a department store for the Crosby, Carruthers Company. It is a three-storey red brick building constructed in the Queen Anne Revival style with Italianate detailing around the windows and at the cornice, which originally featured a large sheet metal turret on the northwest corner.

The building has a long history of interventions, starting in 1902 with the addition of a four-storey flat roofed lodging house along Somerset Street. This function proved to be more lasting than the original commercial intent, and in the 1930's the entire building was renovated to become the Ritz Hotel. This alteration was inspired by the art deco style and included the addition of a basement lounge, concealing of original structural elements, and renovating the ground level shop windows and stone facing at the Bank Street façade. At some point the bay window at the corner of the building was also removed due to aerial encroachment over the sidewalk, and it was replaced with a flat window, with simplified panelling above, reminiscent of the original bay window. Historic photos from this time period show that the turret has been removed, but the exact date of this change is unknown (refer to Figure 2 below).

In the late 1970's the building was in poor condition, and was renovated again to house a jazz club in the basement and two pubs above. The exterior was also cleaned, the threshold along Bank Street was removed, and the cast iron details were uncovered. In 2007, construction in the basement of the addition damaged one of the columns and led to a partial collapse. At this point, the City determined that the building was structurally unsound. After consultations with John G. Cooke & Associates, the 1902 addition was demolished with the exception of the Somerset Street façade which was retained and stabilized with steel bracing. However, the building remained vacant and continued to deteriorate until 2016 when the City reluctantly agreed to an application to demolish the remaining unstable masonry façade along Somerset Street due to the health and safety risk. As of the date of this report, only the three westernmost bays of the original portion of the building remains, and the opening has been covered with Tyvek (see Figure 5 below).

Figure 1: Department Store

Figure 2: Ritz Hotel

Figure 3: Somerset House after 2007 partial demolition

Figure 4: 2007 Steel Bracing

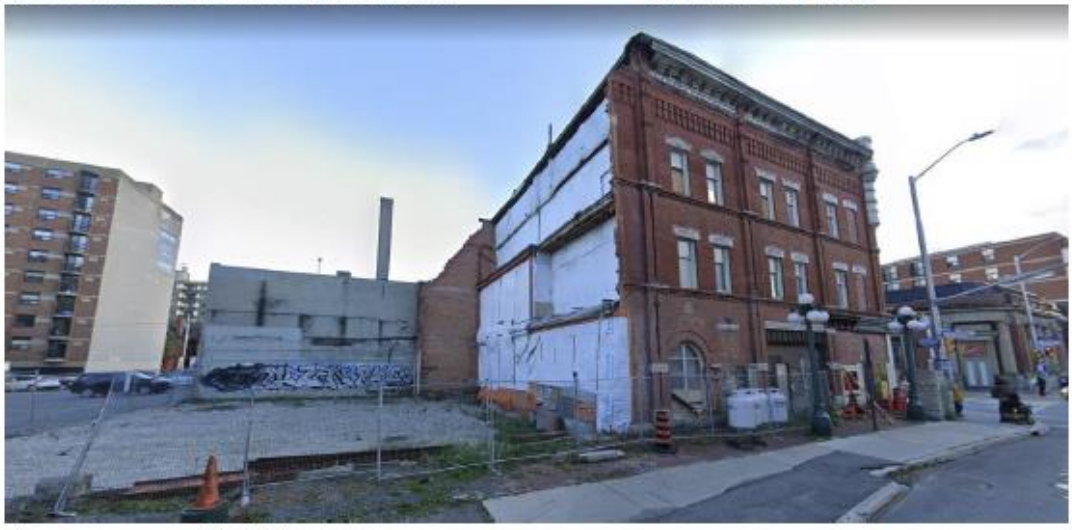


Figure 5: Current state of the building

2.2 Character-Defining Elements

While not individually designated, the subject building is located in the Centretown Heritage Conservation District, and is designated under Part V of the Ontario Heritage Act. Somerset House is a strong example of the Queen Anne revival style that is emblematic of commercial and residential architecture at the turn of the 20th century. As described in an Ottawa Citizen article from 2007 titled The House They Called Home, *"Somerset House… defines the street, marks the corner and tells you which is the main street and which is the cross street, by the size, placement and form of its windows and doors. This type, not style, of building is the ideal of much planning and zoning. It embodies the New Urbanism goals of street-making, mixed-use and ground-oriented retail with offices or apartments above."* Despite the history of renovations, the building remains very compatible with the surrounding heritage of the residential environment of the Centretown neighbourhood.

Based on the 1996-1997 *Centretown Heritage Conservation District Study*, the 2020 *Centretown Heritage Inventory*, the City of Ottawa *Heritage Survey and Evaluation Form*, and the Consultant's experience with similar building, the following are understood as being the main Character-Defining Elements for the building. These items should be protected during future work, and should be kept in mind for any future redevelopment of the property.

- 3-storey flat-roofed commercial block typology, symbolic of early retail design in Ottawa;
- The tall floor heights and strong street presence along Bank and Somerset which embodies the public nature of the building and the important location at the corner of a key intersection;
- The retail function at grade with two or more stories above grade level;
- The red brick veneer with intricate Queen Anne style detailing including window surrounds, decorative brick and stone pilasters, dentils at each of the floor levels, and corbelling at the roofline;
- The decorative lintels with floral detailing on the north façade, and the arched lintels on the west façade with keystones featuring a lion motif;
- The two metal cornices at the first floor and the roof level with decorative frieze and mouldings;
- The bay windows and associated wooden panels including the reference to the original window at the northwest side that has since been removed;
- The original symmetry of the recessed upper-level bays, separated by brick columns;
- The remaining interior structural steel columns which align to the grid of the exterior bays; and
- The remaining elements of the corner turret; and
- The ground floor cast iron column which marks the corner between Bank and Somerset.

3. CONDITION ASSESSMENT – PREAMBLE

As noted in section 1.2, the understanding of the condition of the building is based on a review of existing documentation (including reports and a laser scan) as well as visual investigations, completed by the Consultant Team in 2022.

3.1 Condition Categorization

The components of the building have been inspected, evaluated and given a condition rating to describe the state of the element at the time of inspection. The condition terminology has been defined below.

- **Unknown:** The element is likely present but unable to be inspected (physically hidden from view or inaccessible)
- **Critical:** Very advanced deterioration of the element and / or an immediate threat to life safety. The material / element has reached or passed the end of its designed lifecycle. The condition of the element is such that immediate attention / resolution of the identified problem is required.
- **Poor:** Advanced deterioration of the element or a potential threat to life safety will result if repairs are not made. The component has lost its integrity, presents very significant issues and/or has reached/is nearing the end of its designed lifecycle. The condition of the element is such that repair / resolution will be required in the near future to prevent critical damage from occurring. Failures in the component have a high risk of affecting other assemblies, operations, and/or health and safety.
- **Fair:** The component is showing evidence of moderate damage or deterioration but there is no threat to life safety. The age of the element is at the midpoint or is nearing the end of its designed life cycle, requiring comprehensive maintenance. Failures regarding this component have a moderate risk of affecting other assemblies and/or operations.
- **Good:** The component is intact and is at minor risk of damage or deterioration, requiring only regular maintenance with minor risk of failure affecting other building components and operation, and there is no threat to life safety. Changes to the element may be suggested as improvements or preventative, to extend the usable life of the elements, but will not be required.

3.2 Priority Descriptions

This report and the cost estimate were focused on identifying primarily the work that is critical for preserving the integrity of the building, and which should be carried out before the end of 2023.

Recommendations have been categorized based on urgency:

- **Urgent:** Conditions that present immediate health and safety risks or where the integrity of the asset is deemed to be at immediate risk. Work must be scheduled as soon as labour and materials are available. Work should be complete before winter 2022.
- **Short Term**: Conditions that present risk to the asset or seriously affect the condition of the building. May have moderate health and safety implications. Failure to address within the set timeline may present health and safety risks, significant damage to asset, or additional costs. Work should be complete before the end of 2023.
- **Long Term**: Considerations that will need to be kept in mind to preserve the asset in the future. Deferral of work into later time period does not pose risk to asset and allows other higher priority work to take precedent. Does not pose health and/or safety concerns. Work to be performed under future projects.

3.3 Cost estimate

The cost estimate is designed to identify and budget for the work to be carried out over the next two years (2022-2023).

The recommended scope of work should be undertaken by specialized trades, particularly as it relates to work required on heritage elements (i.e., masonry and historic woodwork or metalwork). The costs included reflect the higher costs associated with the use of such specialized trades.

The cost estimate is based on historical cost data for similar work, adjusted for such factors as: effect of inflation, location, risk, quality, size and time. Such an estimate is strictly an indication (rough order of magnitude) of the projects' total cost, with an expected degree of accuracy of 20 to 35%. The estimated costs included within the report are in 2022 dollars and include a 15% contingency and an allowance for project soft costs (access, general requirements, administration and profit). As actual scopes of work for a number of repairs have not been defined yet, it is difficult to assess the exact costs for each recommendation. In cases where exact scope of work is currently unclear, ranges have been provided.

It should also be noted that, generally speaking, the general requirements and administrative requirements will be higher for performing multiple small projects for each individual item, as opposed to grouping multiple items into one larger project. For the purpose of the cost estimate, it was assumed that all work under year 2022 will be performed at once, under one project, and the same for year 2023.

Please note that risks related to COVID-19, supply chain issues and/or effects on construction materials costs and availability are a known but unquantifiable project risk at this time. Actual costs for work recommended may vary significantly based on current market conditions. The costs presented are based on a typical competitive tender with 3-5 qualified bidders. We note that we have been seeing significant variation in tender prices in recent months due to supply chain issues and material availabilities. It is possible these may continue in the coming months. As such, it would be prudent for the City to carry a more significant contingency than the 15% listed in the estimate.

The cost estimate in 0 – Summary of Recommendations.

4. CONDITION ASSESSMENT – ARCHITECTURAL

4.1 Exterior Masonry

4.1.1 Brickwork

Condition

The exterior masonry walls are load bearing, three-wythe masonry construction. The partial demolition in 2016 included removal of the last bay of the north façade. As such, after demolition, there was no party wall left to protect the building from the elements. The remaining opening has been temporarily covered by a combination of tarps and fibreboard covered in Tyvek. While it appears that the majority of the "wall" is now covered with the fibreboard and Tyvek membrane, there are still areas covered only in tarps (such as the portion right below the roof). It should also be noted that membranes such as Tyvek are ultimately meant to be used inside wall assemblies and not to be left exposed to the elements for years (typically manufacturers recommend that these not be left exposed for more than 4-5 months), as such their durability and watertightness has likely been deteriorating since they were installed.

- Perhaps the most critical issue for the exterior masonry is the exposed edges of the masonry at the east side of the building, where part of the building was demolished and the masonry was left as is. This is facilitates water ingress into the walls and in time will contribute to "washing out" of the rubble core that holds the masonry wall together.
- The northeast corner is suffering from advanced deterioration due to the exposed conditions following the partial demolition.
- The east portion of the north wall shows signs of deterioration, including debonding of the wythes and continuous vertical cracks on the North façade, especially near the windows and pilaster.
- Similar to the north wall, the east edge of the south wall also shows deterioration at the exposed end, where the remainder of the wall was dismantled. However, this area could not be reviewed up close.
- Per structural recommendations, temporary tie-backs were installed in February 2020, to tie the west wall to the south wall.
- The remainder of the exterior masonry appears to be in fair condition with some areas of missing or deteriorated bricks, step cracks, fracturing, staining and some efflorescences. The mortar is generally in fair condition with some areas of poor condition. There is evidence of open and debonded joints that have caused moisture damage to the adjacent masonry and allowed water infiltration into the building. This is especially prevalent below protruding elements such as the cornice.
- The brickwork on the south wall appears to be in good to fair condition. The outline of where the roof of the neighboring building used to be is visible on the brick wall, and there appear to be some cracks at the locations where the two buildings previously connected. A close-up inspection should be performed to confirm conditions. Limited rake and repointing or brick repairs may be required in some instances.
- Previous repairs can be observed at the mortar joints on all three façades.
- Some of the previous window openings have been infilled over time with newer brick masonry, which is not entirely compatible with the existing brickwork and is aging differently.

Figure 6: Brick efflorescence and debonded joints above the window on the north facade.

Figure 7: Incompatible previous repair above north façade door and deteriorated brick corbelling above.

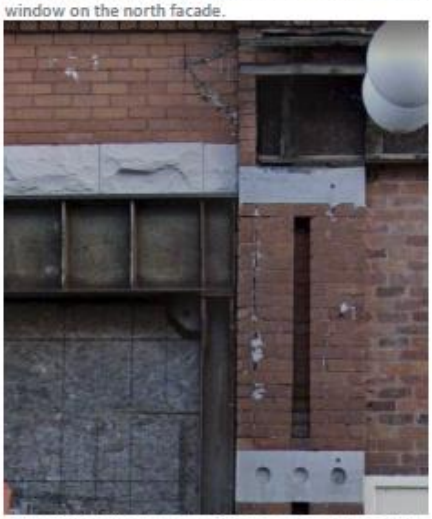


Figure 8: Cracking and open joints on the north façade.

Figure 9: Exposed masonry at east end of north façade.

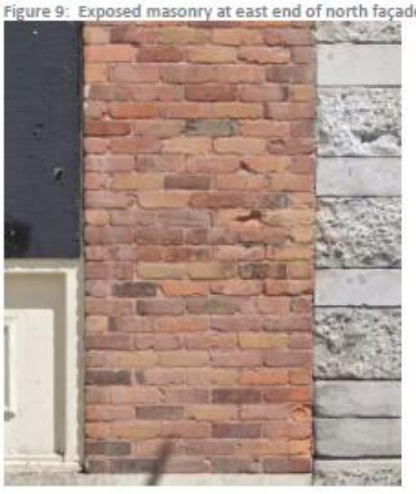


Figure 10: Infilled windows at the corner of the north façade.

Figure 11: Brick erosion on the west façade.

Figure 12: Moisture staining below window lintels

Figure 13: Open skyward facing joints on the stone stringcourse with stained and eroded brick dentils below.

Figure 14: Deteriorated brick above previous location of bay windows on the west façade.

Recommendations

Urgent

- A detailed review of the overall building should be performed to inspect the floor to wall connections and the lateral stability of the building. While the exterior brick and stonework are generally in fair condition, it is the structural aspects of the building that pose both the biggest risks, and the biggest challenges. Refer also to Section 4.5 below for more discussion and to the Ojdrovic reports. A structural engineer that specializes in historic masonry buildings should be engaged to perform the analysis, prepare a design and supervise its implementation.
- The exposed east end edges of the north and south walls should be capped as a priority to prevent further deterioration. While this work is meant to provide temporary protection, it should include properly detailed membranes and flashings, designed in such a way as to be removable at a later date with minimum impact to the brickwork, while preventing further moisture ingress into the wall. The masonry should also be repaired and strengthened as necessary at these locations. An up-close review from a lift would likely be required to determine the full scope of work for repair.

- It is difficult to make recommendations for the east wall. Most importantly, the weather needs to be kept out of the building. The tarps at roof level appear to be insufficient at doing the job and Tyvek covered fiberboard which has been up for years is both deteriorating and an eyesore. At a minimum, a weathertight enclosure that better protect the inside of the building, while also providing a cleaner aesthetic to the general public should be considered. Implementing this will require careful coordination with the structural elements of the building, and will need to consider the extensive backfill present in the basement of the building on the east side.
- At a minimum, and as a priority, the portion below the roof needs to be properly sealed off and protected from the elements. Any other areas within the tarps/fiberboard that allow water ingress should be properly sealed off.
- Further investigation is recommended for the larger cracks, specifically for the south and the west walls.

Short term

- In conjunction with interior structural repairs, perform repairs to the exterior brick masonry (e.g. at step crack locations above arched windows, cracking above 2nd floor windows on the N façade or cracking at the decorative brick pilasters). Some limited dismantle and rebuilding may be necessary.
- Rake and repoint deteriorated joints to prevent moisture ingress and continued deterioration of the masonry. About 10-20% of the joints are expected to require rake and repoint.
- Replace missing/deteriorated bricks (including at any test locations, if not previously infilled). It is anticipated that there may be sections with loose bricks that will need to be removed and reset with stainless steel anchors.

Long term

- On the longer term, it is recommended that the brick over the arched window on the north façade be redone in a more compatible manner, and tied in to the existing brickwork. Similarly, in conjunction with the new openings for the ground floor, the infill at the previous window opening on the north façade (below the one remaining stone sill) should either be redone to match the surrounding brickwork, or the window opening should be reinstated.

4.1.2 Stonework Detailing

Condition

Generally, the stonework (stone lintels on the north façade, stone base course on north façade, the string courses, pilaster bases, and ground floor pilasters on the west façade) appear to be in good to fair condition and it does not appear that they would require significant work at this time, although open joints are noted throughout. A close-up, hands-on review from a lift would be required to determine if there are any issues not visible from the ground.

- The decorative lintels on the north façade appear to be in fair condition, with expected levels of wear and tear according to their age.
- There is evidence of water infiltration into the building through the skyward facing joints at the stone window sills.

Recommendations

Short Term

- Flashings should be introduced at the stone windowsills to ensure that the water is directed away from the windows.
- At a minimum, the skyward facing joints at the window sills should be fully repointed, and perhaps caped. Lead "T" flashing caps could be used for this purpose as they are minimally disruptive from a visual point of view while providing substantially increased and more durable protection for the skyward facing joints.
- Open joints (such as at the string courses, or pilasters) should be repointed.
- Any cracks or fractures in the stone should be pinned.
- If the stones present any loose or friable material, the loose material should be carefully removed by a historic mason, and the stone dressed back as required.

4.2 Decorative Elements

4.2.1 Metal Cornices and Metal Details

Condition

- The metal detailing along the west and north façades is in various stages of deterioration, ranging from relatively good (e.g. some of the arched lintels on the north façade) to poor condition with a number of missing elements. There is paint pealing and likely some corrosion throughout. Generally, the corrosion appears to be limited, although there are some areas where large holes are present.
- The metal corner turret and decorative metal details at the bay window are in poor condition with evidence of peeling paint and separation from the exterior wall.
- On the north façade, a section of the metal cornice and frieze over the ground floor are missing. The decorative brackets at the northwest corner are in poor condition, and show signs of rusting, peeling paint and separation between the metal brackets and the pilaster.
- A large number of brackets are missing on the east section of the north façade. The majority of these appears to have been lost within the last decade.
- The condition of the substructure for the various metal components could not be sufficiently determined from a ground-review only. It would appear that the top cornice is fastened directly to the masonry and to the roof rafters, with minimum wood structure in between. For the frieze over the ground floor, a wood substructure is visible where the metal cornice has been lost. The wood has been left exposed and is in poor condition, and it is expected that it has significant areas of rot.

Figure 15: Missing section of first floor cornice and frieze.

Figure 16 : General deteriorated condition of first floor cornice.

Figure 17: Peeling paint, open soffit, and general deteriorated condition of corner turret.

Figure 18: Separated fascia, deteriorated cornice and frieze.

Figure 19 : Missing cornice brackets, and general deteriorated condition on the north façade.

Figure 20: Missing arched metal lintel on west façade.

Recommendations

Urgent

- Stabilize all the loose and detached metal elements.
- Perform a detailed tactile assessment to determine the present condition of the exterior metal and wood components.
- Install a temporary end cap to the cornice on the north façade at the roof level, to prevent further water ingress and wildlife access.
- At the northeast corner of the ground floor, install a temporary cap and repair the wood structure that was left exposed after the metal cornice was removed. The wood in this area is expected to be rotten and/or severely deteriorated.
- Ensure that all joints are watertight. Install temporary caps as required.

Short Term

- Remove debris and organic growth from the cornices and turret.
- Remove paint, clean rust, repair (including repairing and filling in all holes), and repaint existing metal components. It is likely that the cornice will need to be removed and repaired off-site.
- Allow for repairs to the wood substructure as required.
- Replicate and reinstate missing elements and missing sections.
- At the bay windows, assess the substructure and conduct any necessary repairs in conjunction with the windows and interior wall.
- Repair or replace flashings based on condition to ensure water tightness.

4.2.2 Turret

Condition

- The turret could only be reviewed from the ground as such its detail condition could not be assessed. Outside of significant paint deterioration (and the fact that its upper portion was lost decades ago), the turret appears to be in fair condition. It is expected that the repairs required for the turret would be similar to those described for the other decorative elements. A new cap detail may be required for the top of the turret to protect it from further deterioration.

Recommendations

Urgent

- Perform a detailed tactile assessment to determine the present condition of the exterior metal and wood components.
- Perform repairs similar to those described above for other decorative elements.
- A new cap detail may be required for the top of the turret to protect it from further deterioration.

Long Term

- In the long run, consideration should be given to recreating and reinstalling the top part of the turret based on historical documentation and other examples of similar vintage.

4.3 Windows and Doors

4.3.1 Upper Level Windows

Condition

- The current windows are not original, and have been replaced with vinyl windows, inset into the existing wood frames. Their exact condition cannot be determined without a closer, hands-on assessment.
- While the replacement windows appear to be in fair condition, the wood frame surrounding them appear to be in poorer condition, with some areas of rot noted, (e.g. at the muntins of the former bay window on the west façade), peeling paint, and separation at the joints. The bigger issue is the window's connection to the masonry at the interior, as the finishes has been removed and with the structural movement, sometimes the frames are starting to separate from the masonry.
- At a number of the window sashes the glass has been replaced with plywood.
- The structural support cables installed to help stabilize the building, run below the sashes between a couple of the windows on the 3rd floor; as such, the windows cannot fully close.
- There are two large, fixed windows on the west façade with wood panels beneath the glazed openings. Some of the glazed openings have been covered up with fibreboard. From the interior side, these windows are in poor condition with exposed studs and missing insulation, and the wooden panels appear to be deteriorated.
- The bay window on the west façade is being supported on the interior by steel cables. The base framing of these windows appears to be detached from the second-floor level. It is understood that strengthening of the bay window joist connections has been previously completed.

- A significant portion of insulation is missing from between the wooden studs, leaving the bay window exposed. The studs appear in deteriorated condition but could not be reviewed in detail due to access limitations. The windows are sagging to one side with cracks and separations in the wood frame and sill, and peeling paint on the interior side.

Figure 21: Openings on the west façade.

Figure 22: Exterior of the bay window on the west façade.

Figure 23: Exterior of the large, fixed windows on the west façade.

Figure 24: Interior of the large, fixed windows on the west façade.

Figure 25: The interior of the bay window on the first floor with steel cable supports.

Figure 26: Detached base framing of the bay window on the second floor.

Figure 27: Interior side of the first floor bay window.

Figure 28: Separated joints and condition of interior finishes at the bay window.

Figure 29: west façade window blocked with fiberboard.

Figure 30: Interior of arched window on the north façade.

Figure 31: Interior of third floor windows on the north façade.

Figure 32: Infilled window on the second floor of the north façade.

Figure 33: Interior of second floor windows on the north façade.

Figure 34: Interior of third floor windows on the north façade.

Recommendations

Urgent

- A detailed tactile review for each window is recommended to determine full scope of repairs required.
- Review the interior structure at the bay windows with a structural engineer specialized in historic buildings. The cables supporting the bay window on the second floor appear to be loose.

Short Term

- Perform repairs to deteriorated woodwork (e.g. sills, wood frames) to prevent further deterioration. Perform Dutchmen or epoxy repairs for any rotten/damage wood. Repaint/touch-up paint.
- Ensure the joint between the windows frames and the masonry is sealed tight.
- Provide a more durable, and more aesthetically compatible solution for keeping the weather out at the locations where the structural cables run through the windows. (e.g. install wood blocking, cut to size, with neoprene gaskets around the cables).
- To ensure weather-tightness, durability, and to clean-up the look of the building, it is recommended to remove the plugs and reinstall the missing glass panes.

Long Term

- Consider reinstalling the bricked-off windows. Alternatively, a more permanent, compatible solution should be implemented.

4.3.2 Storefronts and Ground Floor Openings

Condition

The ground floor has suffered many modifications throughout the years. The building originally featured large glass storefronts facing Bank Street and turning the corner around Somerset, punctuated by the Baldwin Ironworks cast iron column. The next two remaining bays on Somerset (the ones that remain today, as the very last bay has been lost during the partial demolition) featured single hung window with a stone lintel, similar to the one remaining lintel that can still be seen on the Somerset façade today. The very last bay featured a large, rounded arch window (similar to the one that can be seen today, one bay over) followed by a slightly smaller rounded arch doorway. The majority of these opening have been modified over the years, with new openings introduced and removed and several portions of the walls bricked in. The store fronts have been replaced with other, somewhat smaller storefronts, and a new rounded arch window and side doorway were introduced to the Bank Street façade. More recently, the storefronts, and some of the openings been covered in painted plywood, likely to prevent access to the inside of the unoccupied building and to protect from vandalism. On Somerset, a large previous opening on the middle bay and part of the former doorway to the E have been covered in fiberboard for over a decade.

Recommendations

Short Term

- On the short run, the fiberboard covers should be replaced with painted plywood and ensure that any temporary protections or enclosures are properly sealed and weathertight to prevent further moisture ingress into the building.
- Work to the masonry and decorative metal cornice should be performed as discussed elsewhere in this report.
- The cast iron column should be cleaned to bare metal, all rust removed, a corrosion inhibitor applied, and the column repainted. Some repairs to the ironwork may be required, which will only be fully visible after the paint and rust has been removed.
- With respect to the storefronts, as mentioned previously, all openings that face Bank Street have been covered in plywood and recently painted. While not ideal, this at least helps keep the building protected, and the weather out, while providing a somewhat more "clean" visual than the exposed fiberboard, tarps or Tyvek membranes seen elsewhere on the building. The plywood covers should be reviewed to ensure they are fully weathertight and properly sealed.

Long Term

With the exception of the stone and brick and stone pillars, the decorative metal cornice (discussed above), the stone plinth on Somerset side, the cast iron corner column, and some of the brick work at the E portion of the N façade (including the one surviving stone lintel), the remainder of the ground floor elements have been modified numerous times and are not seen as particularly contributing to the character of the building. With the various storefront modifications and reconfiguration of the main entrance, in time the building has effectively "turned its back" to Bank Street, as a Main Street. It is recommended that future work consider this in the redevelopment and look for ways to restore the relationship between the building and Bank Street as a main, commercial thoroughfare.

4.4 Roof

Due to access constraints, the roof could not be reviewed in detail. The condition of the roofing material and parapets is currently unknown.

Condition

- Given the removal of the eastern portion of the building, the roof framing is supported on the three exterior walls and the structure appears to be in poor condition, with stability issues.
- As noted above, the tarps do not appear to fully enclose the area right below the roof on the E side.
- There is evidence of water infiltration though the roof drains into the building. It is understood that this had been causing significant issues with water infiltration, but that repair work to address this item was performed in April-May 2021.
- The areas around the roof parapets and the roof edge are in poor condition due to the water infiltration. However, these could not be reviewed in detail.

Figure 35: Roof condition

Figure 36: Roof drains

Recommendations

Urgent

- It is recommended to review the roof framing and its structural stability as it is only supported by three of the four original walls.
- As well, a detailed review of roofing, parapets, flashings, and roof penetrations is recommended, as mentioned also in the Ojdrovic engineering report. This review would need likely need to be performed from a lift to ensure proper, safe access to all areas of concern.
- Following the roof review, design and implement repairs to the roofing system, parapets, flashings, roof drains and penetrations to prevent further water ingress into the building.
- The east side of the roof and any roof openings should be covered to enclose the space and to prevent water infiltration.

4.5 Interior Masonry

4.5.1 Upper levels

Condition

A significant amount of the interior structure has been removed, or affected by the partial collapse and subsequent demolition. Temporary structural supports, including steel cables have been installed to stabilize the structure. Refer also to the Ojdrovic and Art Engineering Reports for additional information on the structure and interior masonry.

- A pile of debris inside the building hides most of the wall openings on the ground floor.
- On the ground floor, deteriorated bricks and mortar were observed on the north and west walls.
- The ground floor west wall brick piers show pronounced signs of deterioration. The west end of the structural steel floor beam is supported by shoring.
- Significant cracks can be noted on the ground floor walls.
- The interior walls appear to be in deteriorated condition, with frost damage and cracks between the bond layers of the brick, leading to debonding of the wythes.
- Water staining was observed on the interior walls and in the center of all the floors from roof drain.
- On the second floor, a steel rope connecting the brick pier between two windows to the steel beam on the third floor appears to be loose.
- Major cracks with visible exterior light were observed at the southwest corner on the third floor.

Figure 37: Deteriorated brick pier.

Figure 38: Openings on the ground level.

Figure 39: Interior of northeast corner.

Figure 40: Debonded brick wythes.

Figure 41: Steel cable at northwest corner

Figure 42: Steel cable between brick pier and window.

Figure 43: Vertical structural crack at the southwest corner.

Figure 44: Interior condition of second floor walls.

Figure 45: east wall supports on the third floor.

Figure 46: Deteriorated brick on interior of third floor with debonded wythes, frost damage, and surface damage.

Recommendations

Urgent

- A review of the structural lateral stability of the interior walls and floors is recommended to determine the need for additional support to protect the wall openings from sagging. Inspect floor to wall connections, and floor diaphragm construction. Refer to Ojdrovic 2021 and 2019 reports for more detailed recommendations. Following the detailed structural review and analysis, design and implement any temporary repairs required. As noted by Ojdrovic, implementing this work should be performed after the remedial work on foundation walls has been completed.
- All the existing supports should be inspected to ensure the tightness of the loose tiebacks and the other supports.

Short Term

- After ensuring the structural stability of the building, perform repairs to the interior masonry walls as required. This may include limited areas of dismantle and rebuild, extensive areas of repointing, and replacement of areas of deteriorated or saturated brick.
- Further studies are recommended to assess the building envelope for both watertightness and weathertightness. Insulation and other wall elements should also be individually evaluated to maintain the integrity of the envelope and protect the interior environment from extreme weather conditions.
- Brick testing should be redone, using brick from a more protected location to determine the overall quality of the bricks. As mentioned in the Ojdrovic report, the brick tested previously was located in areas exposed to

increased water infiltration and freeze thaw cycles and may not be fully representative of the condition and quality of all the brick in the walls.

Figure 47: Second floor steel beam is supported at the edge of the wall.

Figure 48: Gaps around the window.

4.5.2 Basement walls

Condition

- The original stone foundation wall was designed and built as a two-wythe stone wall with a rubble core.
- Overall, the foundation walls are in poor condition. Where visible, the north, west, and south foundation walls have significant voids where the rubble core has deteriorated. The north wall is not fully visible due to backfill material.
- Temporary foundation wall lumber braces have been installed along the north foundation.
- Shoring towers have also been installed, jacked tight to the ground floor beams to support the structure.
- According to the Ojdrovic engineering report, the washing out of the rubble core makes the two stone wythes act independently. It also increases the slenderness of the two wythes and reduces their stability under the

axial loading. Further, per the Ojdrovic report, the voids in rubble core foundation walls increase the possibility of sudden collapse.

- There is a large opening on the ground floor on the north façade. Due to the amount of debris covering the area it is unclear whether there is a door sill present. However, it appears that the sidewalk is sloping towards the wall, thus directing the water into the building, and contributing to the washing out of the rubble core of the masonry.

Figure 49: Deteriorated condition of the north foundation wall.

Figure 50: Cracks in the concrete foundation wall.

Figure 51: Backfilling at the previous east wall and voids in the south foundation wall.

Figure 52: Deteriorated condition of mortar and voids in the stone foundation.

Figure 53: Backfilled location of previous addition, sloping towards the remainder of Somerset House.

Recommendations

Urgent

- Debris should be removed from the whole building, including the basement.
- Perform a detailed structural review of the basement walls by a structural engineer specializing in historic masonry buildings. Review and redesign the structural shoring as required.
- Investigative openings should be performed to confirm the condition of the foundation wall.
- In conjunction with the structural shoring, perform repairs to basement masonry walls. Work will likely involve additional temporary shoring and areas of dismantle and rebuild to address the deteriorated condition of the rubble masonry.
- A temporary curb should be built full length of the opening on the north wall in order to prevent water from flowing into the foundation walls. This should be done as soon as possible.

Short Term

- A wall should be constructed on the east side, at the very least at the basement level to enclose the building and to prevent further deterioration.
- Additional work may be required around the foundations to ensure proper water management. It is likely that, once the building is stable, some exterior work to the masonry foundation walls will also be required. As part of this work, the reinstated sidewalk should be designed to slope away from the building.

4.6 Final Recommendations

For work that relates to the character-defining elements of the building, a heritage architect should be engaged to perform the additional investigations and reviews required, prepare construction documents and oversee the work. All work pertaining to the masonry walls stability, and building structure (e.g. roof, floor to wall connections) should be performed under review of a structural engineer specializing in historic masonry buildings.

Work on the brick masonry and stonework should be performed by qualified historic masons. Similarly, for repairs to other character-defining elements, the work should be performed by specialized sub-trades with experience on projects of similar scope and scale.

All work should be done in a manner that maintains the design, colour, texture and other distinctive features of the heritage attribute. Wherever possible, repairs and replacements should be performed using the same types of material as the original. Where the same type of material as the original material is no longer available, alternative materials should be compatible, and to the largest extent possible, replicate the design, colour, texture, grain or other distinctive features and appearance of the original material.

Item No.	Repair	cost		category	2022	2023
	GENERAL					
1	Detailed structural review of the building to inspect lateral stability and floor to wall connections. Including design of repairs	$25,000 - $45,000		urgent	$25,000 - $45,000	
2	Hire Conservation Architect to perform detailed hands-on review and prepare scope of work for elements listed under urgent and short-term work.	$35,000-$55,000		urgent	$35,000-$55,000	
3	Perform a lift review (Heritage Architect & Engineer) to determine full condition of all elements, and determine scope of work. Cost for lift, operator, traffic control and permits for 1 week. Cost for Consultant fees included in items 1 & 2 above.	$ 10,000.00		urgent	$ 10,000.00	
	EXTERIOR MASONRY					
	Brickwork					
4	Additional investigation for larger cracks.	Included under Item 1		urgent	Included under Item 1	
5	Implement repairs to the structure and masonry based on structural engineering findings	$200,000 - $750,000		urgent	$200,000 - $750,000	
6	Implement other (non-structural) repairs to masonry elements based on hands-on survey - Other than items noted below	$15,000 - $35,000		short term	$15,000 - $35,000	
7	Cap exposed east end edges of north and south walls. Include flashings and membranes. Repair masonry as required.	$ 5,000.00		urgent	$ 5,000.00	
8	Updated weathertight enclosure on the E wall (including at the roof)	$ 40,000.00		short term		$ 40,000.00
9	Seal tarps at the roof on the E wall, and at other locations as required.	$ 1,000.00		urgent	$ 1,000.00	
10	In conjunction with interior structural repairs, perform repairs to exterior brick masonry (e.g. at step crack locations above arched windows, cracking above 2nd floor windows on the N façade or cracking at the decorative brick pilasters). Some limited dismantle and rebuilding may be necessary.	$ 15,000.00		short term		$ 15,000.00
11	Rake and repoint deteriorated joints to prevent moisture ingress and continued deterioration of the masonry. About 10-20% of the joints are expected to require rake and repoint.	$ 25,000.00		short term		$ 25,000.00
12	Replace missing/deteriorated bricks (including at any test locations, if not previously infilled). It is anticipated that there may be sections with loose bricks that will need to be removed and reset with stainless steel anchors.	$ 4,000.00		short term		$ 4,000.00
	Stonework Detailing					
13	Add flashings to windowsills (or lead "I" flashing caps at skyward facing joints)	$ 5,000.00		short term		$ 5,000.00
14	Repoint open joints at string courses	Included under Item 11		short term		Included under Item 11
15	Pin cracks and fractures	$ 6,000.00	allowance	short term		$ 6,000.00
16	Dress back loose and friable material	$ 3,000.00	allowance	short term		$ 3,000.00
	DECORATIVE ELEMENTS					
	Metal Cornices and Metal Details and Turret					
17	Stabilize all the loose and detached metal elements (including at the turret) - Stabilization only no repairs	$ 2,000.00		urgent	$ 2,000.00	
18	Perform a detailed tactile assessment to determine the present condition of the exterior metal and wood components (including turret)	Included in Items 2-3 above		urgent	Included in Items 2-3 above	
19	Perform additional repairs to metal elements, flashings, or substructure, as revealed by tactile assessment	$10,000 - $25,000	allowance	short term		$10,000 - $25,000
20	Install a temporary end cap to the cornice on the north façade at the roof level, to prevent further water ingress and wildlife access.	$ 750.00		urgent	$ 750.00	
21	At the northeast corner of the ground floor, install a temporary cap and repair the wood structure that was left exposed after the metal cornice was removed. The wood in this area is expected to be rotten and/or severely deteriorated.	$ 5,000.00		urgent	$ 5,000.00	
22	Ensure that all joints are watertight. Install temporary caps as required (including at the turret)	$ 2,500.00	allowance	urgent	$ 2,500.00	
23	Remove debris and organic growth from the cornices and turret.	$ 500.00		short term		$ 500.00
24	Remove paint, clean rust, repair (including repairing and filling in all holes), and repaint existing metal components. It is likely that the cornice will need to be removed and repaired off-site. (including at the turret)	$ 15,000.00		short term		$ 15,000.00
25	Allow for repairs to the wood substructure as required. (including at the turret)	$ 12,000.00	allowance	short term		$ 12,000.00
26	Replicate and reinstate missing elements and missing sections.	$ 40,000.00	allowance	short term		$ 40,000.00
27	At the bay windows, assess the substructure and conduct any necessary repairs in conjunction with the windows and interior wall.	$5,000 - 15,000		short term		$5,000 - 15,000
28	Repair or replace flashings based on condition to ensure water tightness. (including at the turret)	$ 12,000.00	allowance	short term		$ 12,000.00
29	Allow for new cap at the top of the turret to protect it from further deterioration - temporary installation	$ 2,000.00	allowance	urgent	$ 2,000.00	
	WINDOWS AND DOORS					
	Upper Level Windows					
30	Perform a detailed tactile review for each window to determine full scope of repairs required.	Included in Items 2-3		urgent	Included in Items 2-3	
31	Review the interior structure at the bay windows with a Structural Engineer specialized in historic buildings.	Included in Item 1		urgent	Included in Item 1	
32	Implement repairs to the interior structure based on Structural Engineering findings	Included in Item 5		urgent	Included in Item 5	
33	Perform repairs to deteriorated woodwork (e.g. sills, wood frames) to prevent further deterioration. Perform Dutchmen or epoxy repairs for any rotten/damage wood. Repaint/touch-up paint.	$ 15,000.00	allowance	short term		$ 15,000.00
34	Ensure the joint between the window frames and the masonry is sealed tight.	Included in Item 33		short term		Included in Item 33
35	Provide a more durable, and more aesthetically compatible solution for keeping the weather out at the locations where the structural cables run through the windows. (e.g. install wood blocking, cut to size, with neoprene gaskets around the cables).	Included in Item 33		short term		Included in Item 33
36	To ensure weather-tightness, durability, and to clean-up the look of the building, it is recommended to remove the plugs and reinstall the missing glass panes.	$ 5,000.00	allowance	short term		$ 5,000.00

Rough Order of Magnitude

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	Ground Floor					
37	Replace fiberboard covers with painted plywood and ensure that any temporary protections or enclosures are properly sealed and weathertight to prevent further moisture ingress into the building.	$ 2,000.00		short term		$ 2,000.00
38	The cast iron column should be cleaned to bare metal, all rust removed, a corrosion inhibitor applied, and the column repainted. Some repairs to the ironwork may be required, which will only be fully visible after the paint and rust has been removed.	$ 5,000.00		short term		$ 5,000.00
39	Review plywood covers to ensure they are fully weathertight and properly sealed.	$ 500.00		short term		$ 500.00
	Roof					
40	Review the roof framing and its structural stability as it is only supported by three of the four original walls.	Included in Items 1 + 3		urgent	Included in Items 1 + 3	
41	Perform a detailed review of roofing, parapets, flashings, and roof penetrations.	Included in Items 1-3		urgent	Included in Items 1-3	
42	Following the roof review, design and implement temporary repairs to the roofing system, parapets, flashings, roof drains and penetrations to prevent further water ingress into the building.	$10,000 - $25,000		urgent	$10,000 - $25,000	
43	Cover the east side of the roof and any roof openings to properly enclose the space and to prevent water infiltration.	Included in Items 8&9		urgent	Included in Items 8&9	
	Interior Masonry					
	Upper Walls					
44	A review of the structural lateral stability of the interior walls and floors is recommended to determine the need for additional support to protect the wall openings from sagging. Inspect floor to wall connections, and floor diaphragm construction.	Included in Items 1 + 3		urgent	Included in Items 1 + 3	
45	Following the detailed structural review and analysis, design and implement any temporary repairs required. As noted by Ojdrovic, implementing this work should be performed after the remedial work on foundation walls has been completed.	Included in Item 5		urgent	Included in Item 5	
46	All the existing supports should be inspected to ensure the tightness of the loose tiebacks and the other supports.	$ 5,000.00		urgent	$ 5,000.00	
47	After ensuring the structural stability of the building, perform repairs to the interior masonry walls as required. This may include limited areas of dismantle and rebuild, extensive areas of repointing, and replacement of areas of deteriorated or saturated brick.	$15,000 - $50,000		short term		$15,000 - $50,000
48	Further studies are recommended to assess the building envelope for both watertightness and weathertightness. Insulation and other wall elements should also be individually evaluated to maintain the integrity of the envelope and protect the interior environment from extreme weather conditions.	Included in Item 2		short term		Included in Item 2
49	Brick testing should be redone, using brick from a more protected location to determine the overall quality of the bricks. As mentioned in the Ojdrovic report, the brick tested previously was located in areas exposed to increased water infiltration and freeze thaw cycles and may not be fully representative of the condition and quality of all the brick in the walls.	$ 5,000.00		short term		$ 5,000.00
	Basement Walls					
50	Remove debris from the whole building, including the basement.	$ 2,500.00		urgent	$ 2,500.00	
51	Perform a detailed structural review of the basement walls by a Structural Engineer specializing in historic masonry buildings. Review and redesign the structural shoring as required.	Included in Item 1		urgent	Included in Item 1	
52	Investigative openings should be performed to confirm the condition of the foundation wall.	$ 10,000.00		urgent	$ 10,000.00	
53	In conjunction with the structural shoring, perform repairs to basement masonry walls. Work will likely involve additional temporary shoring and areas of dismantle and rebuild to address the deteriorated condition of the rubble masonry.	Included in Item 5		urgent	Included in Item 5	
54	Build a temporary curb along the full length of the opening on the north wall in order to prevent water from flowing into the foundation walls. This should be done as soon as possible.	$ 5,000.00		urgent	$ 5,000.00	
55	Construct a wall on the east side, at the very least at the basement level to properly enclose the building and to prevent further deterioration.	$5,000 - $15,000		short term		$5,000 - $15,000
56	Additional work may be required around the foundations to ensure proper water management. It is likely that, once the building is stable, some exterior work to the masonry foundation walls will also be required. As part of this work, the reinstated sidewalk should be designed to slope away from the building.	$15,000	allowance	short term		$ 15,000.00
	Subtotal				$335,750.00- $940,750.00	$275,000.00- $365,000.00
	Scaffolding, hoarding and access				$ 30,000.00	$ 30,000.00
	O&P			10%	$36,575.00- $97,075.00	$30,500.00- $39,500.00
	Permits				$ 15,000.00	$ 15,000.00
	Contingency			15%	$62,598.75- $162,423.75	$52,575.00- $67,425.00
	Total				***$479,923.75- $1,245,248.75***	***$403,075.00- $516,925.00***

1. Costs are for labour and materials to complete work based on the consideration that various works are combined together. Access costs are separate.