

# **Cultural Heritage Impact Statement**

*593 Laurier Avenue, Ottawa*



***Report Prepared for: Project1 Studio***

***RMA Project No.: 19094***

***Date: August 10, 2020***

**Report Prepared by:**



**ROBERTSON MARTIN**  
ARCHITECTS

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***Annex A Design Drawings & 3D views (Revised - received on July 2, 2020)***

***Annex B Heritage Survey and Evaluation Forms***



## **A. Introduction**

Robertson Martin Architects (The Consultant) was retained in December 2018 by Project1 Studio Incorporated (the Client) to provide a *Cultural Heritage Impact Statement (CHIS)* for a proposed development at 593 Laurier Avenue in Ottawa (the Site).

Section 4.6.1 of the City of Ottawa Official Plan has policies that outline when a *Cultural Heritage Impact Statement (CHIS)* is required and provides the evaluation requirements for reviewing the impact of a proposed development on cultural heritage resources when development is proposed that has the potential to:

- Adversely impact the cultural heritage value of properties designated under *Part IV* of the Ontario Heritage Act (OHA); and
- Adversely impact the cultural heritage value of districts designated under *Part V* of the OHA.

In addition:

- A *CHIS* may also be required for development applications adjacent to or within 35 meters of designated buildings and areas; and
- A *CHIS* is required when demolition is proposed.

The proposed development involves partial demolition of the existing building on the site to ensure its connection to the new development. The consultant was tasked to evaluate the impact of the partial demolition and proposed development on the heritage character of the building site and surrounding area. It is to be noted that this CHIS is a revision of the original CHIS dated December 10, 2019. It has been updated to reflect the design modifications made by the Architect since the previous submission.

## **B. General Information**

The proposed development is located at the corner of Laurier and Bronson Avenues (northwest corner of intersection), involving one existing lot at 593 Laurier Avenue (see Figure 1). The building was designated under *Part V* of the *Ontario Heritage Act (OHA)*.

The planned development proposes the partial demolition of 593 Laurier Avenue (the address of Fleck House) at its northwest and southwest facades, retaining the majority of the building to integrate it alongside a new multi-unit residential building, which takes the form of an open L shape along the north and west property lines.



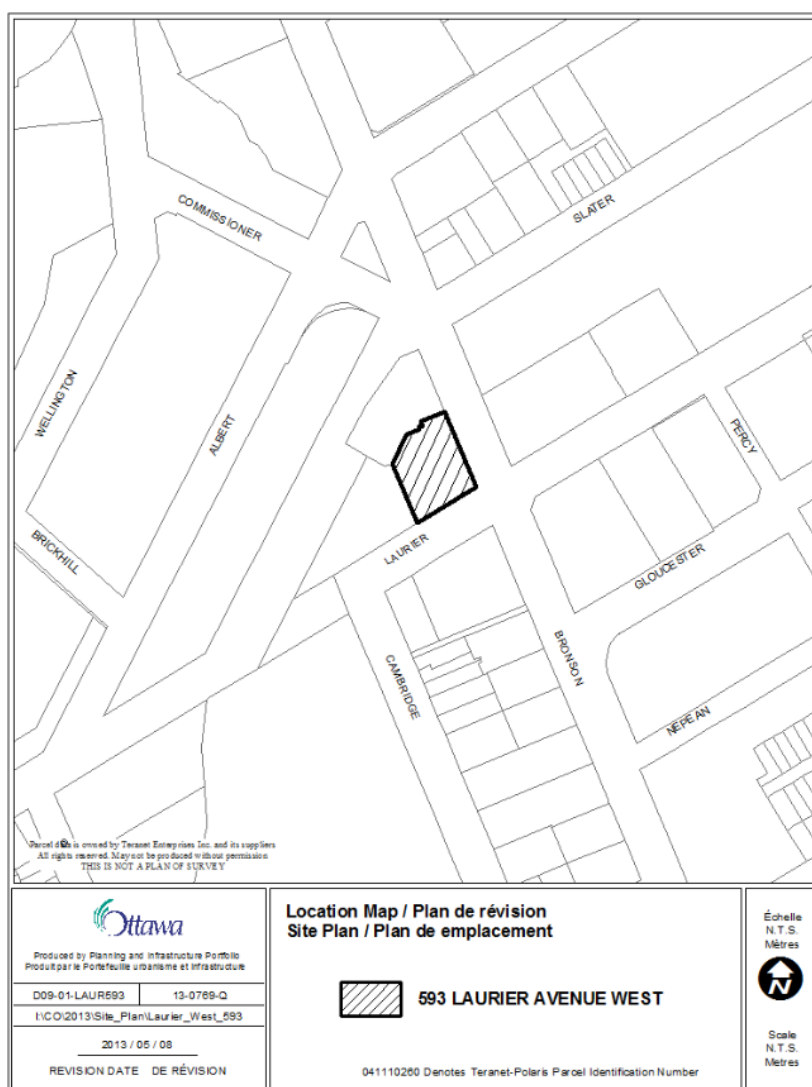
**Figure 1:** Detail of the property proposed for incorporation within the new development. (Google)

### **C. Current Conditions/ Introduction to Development Site**

The Alexander Fleck House is a two-and-a-half storey red brick residential building constructed in 1902 in the Queen Anne Revival style with a later two-storey addition on the western elevation. It is located at 593 Laurier Avenue West, at the corner of Laurier and Bronson Avenues just outside the western border of Centretown in the city of Ottawa (see Figure 2).

The Queen Anne Revival style of the building, which was popular in Canada from the 1880s until about 1910, is characterized by its irregular plan, multi-sloped cross-gable roof with decorative brackets and half timbering in the gable ends, tall chimneys, geometric motifs, wooden oriel window and stone porch with gabled roof and wood column. The use of various building materials (i.e. brick, roughcast stucco, wood and stone), multiple shape of windows, stone sills and lintels, as well as voussoirs is also characteristic of the Queen Anne Revival.

The use of brick and stonework, complex roof lines and massing, as well as the decorative stained glass on the building illustrates a high degree of craftsmanship. The Alexander Fleck residence preserved many of its original features; it has remained largely unchanged since construction in 1902 (except the additions to the west). In 1940, the residence was converted into apartments.



**Figure 2:** Zoning map of the properties. ([maps.ottawa.ca/geottawa/](http://maps.ottawa.ca/geottawa/)).

Under the City of Ottawa *Comprehensive Zoning By-Law* (2008-250), the development site currently falls along the boundary line of the *R4T – Residential Fourth Density Zone* that applies to inner-urban neighbourhoods (see Figure 3). It is understood that, as part of the proposed development, it is proposed to rezone the property to an *R5 – Residential Fifth Density Zone*. The *R5* zone category permits a wide range of residential building forms and densities (from detached to mid-rise apartment dwellings) as well as development which is compatible with existing land use patterns to maintain or enhance the character of a neighbourhood. This is in line with the *City's Official Plan* which treats these neighbourhoods as relatively stable and puts a greater emphasis on compatibility with the existing neighbourhood character. Intensification is supported in such neighbourhoods, provided it fits well with its context and enhances the desirable characteristics of these residential communities.

Within the context, the proposed development at 593 Laurier Avenue site is envisaged as a 9 storey high-rise obtuse 'L shape' tower connected to the heritage building at its western facade. The tower portion is located 1.3m from the front property line at the south, 1.2m from the western property line and 2.75m from the rear lot line at the north.



**Figure 3:** Zoning map of the properties. (maps.ottawa.ca/geoottawa/)

#### **D. Background Research and Analysis**

##### Research and Methodology

The methodology utilized in the preparation of this report included review and reference to the following:

- *Visits to the site and surrounding area;*
- *Heritage Survey and Evaluation Forms (593 Laurier Avenue), City of Ottawa, prepared by Carly Kastner, May 2013;*
- *The City of Ottawa Official Plan, May 2003;*
- *Zoning By-Law R4 (Residential Fourth Density) Zoning Review – Discussion Paper, November 2016;*
- *Standards & Guidelines for the Conservation of Historic Places in Canada, Second Edition, Parks Canada, 2010;*
- *Heritage consultation with the developer;*
- *Revised proposed development drawings prepared by Project1 Studio Incorporated, received on July 2, 2020; and*
- *Revised 3D views prepared by Project1 Studio Incorporated, received on July 2, 2020.*



### Site Analysis and Evaluation

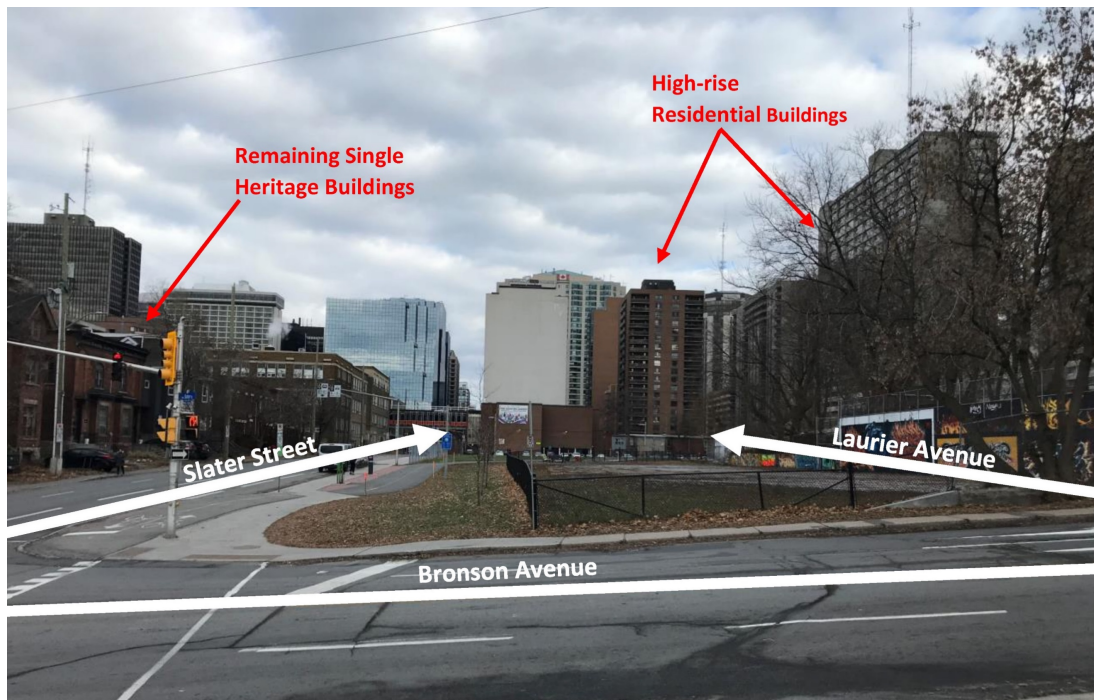
The site of the proposed development is situated on the corner of Laurier and Bronson Avenues. This neighbourhood underwent considerable densification through time. It consists of a mixture of low, medium and high-rise apartment buildings along Laurier Avenue with heights ranging between 11-24 storeys (see Figure 4). These new developments are mainly located to the south of Laurier Avenue, as the *Nanny Goat Hill Community Garden* occupies the area to the north of Laurier Avenue. However, the adjacent buildings to the development site do not exceed 4 storeys. Single residential units cannot be found at the immediate boundary of the development site; however, a few more modest single residential properties are located on Cambridge Street close to Laurier Street. Further north, similar heritage buildings are still preserved at the corner of Bronson Avenue and Slater Street (see Figures 4, 5 and 6).

The area of the development site is characterized by a simple modern style architecture. This urban setting provides an opportunity for development that is not required to adhere to a strict set of aesthetic guidelines. However, the remaining Queen Anne heritage building at 593 Laurier Avenue is unique and is the most prominent building in the neighbourhood. Accordingly, developers and designers should be sensitive to the impact of any new developments and strive for minimal impact on the heritage building.

Within the development context outlined by the *City of Ottawa's Official Plan*, the development has a unique opportunity to preserve/incorporate the heritage assets on the existing site while satisfying densification aims. Following good conservation practice, the new construction should be "of its own time" and compatible with the identifiable heritage character of the surrounding neighbourhood.



**Figure 4:** Height of surrounding buildings. (Google)



**Figure 5:** Character of the neighbourhood. (RMA)



**Figure 6:** Character of the neighbourhood. (RMA)

### **E. Statement of Significance**

The property on the proposed development site has architectural, historical and contextual values. It is unique in its composition and an excellent example of its architectural style (see Figures 7, 8, 9, 10 and 11). It is associated with the prominent Fleck family and contributes as well to understanding the historical socioeconomic evolution of the Centertown area.

The following is extracted from the *Heritage Survey and Evaluation Form* produced by Carly Kastner during her review in 2013 (with a few updated notes), and the *Statement of Cultural Heritage Value* of the building.



#### Architectural value:

*The Alexander Fleck House was constructed in 1902 in the Queen Anne Revival style which was popular in Canada from the 1880s until about 1910. Many features of the house are characteristic of the style including: the irregular plan, multi-sloped cross-gable roof with decorative brackets and half timbering in the gable ends, tall chimneys, geometric motifs, wooden oriel window, the stone porch with gabled roof and wood columns, as well as the use of multiple materials (brick, roughcast stucco, wood and stone). The varied window shapes (round-headed, segmentally-arched, rectangular) and treatments (stone sills, lintels, voussoirs) are also characteristic of the Queen Anne Revival yet have an added Arts and Crafts element in the original stained glass work.*

*As an example of the Queen Anne Revival style, the Alexander Fleck House illustrates a high degree of craftsmanship in its architectural elements. This includes the intricate brick and stonework, complex roof lines and massing, as well as the decorative stained glass.*

#### Historical Value:

*The building at 593 Laurier Ave. West is directly associated with Alexander Fleck Jr. who was the proprietor of the Alexander Fleck Limited, Vulcan Iron Works at 426 Wellington St. (currently the Garden of the Provinces). Fleck Jr. took over the general machine shop and foundry from his father Alexander Fleck Sr., a Scottish immigrant who moved his business to Ottawa from Montreal in 1867. The company was involved in many important projects including the Cornwall canal where they installed electric appliances and made all the gates and iron works for the locks. They also supplied the Ottawa Street Railway Company with mechanical parts, car motors and generators, and they held the contract to make all the castings used by the Canadian Atlantic Railway until its amalgamation with the Grand Trunk Railway. They later focused on the manufacturing of machinery for the lumber industry. The Vulcan Iron Works remained in the Fleck family until the 1950s when the Wellington Street property was expropriated by the federal government. Operations were integrated into the Beach Foundry in Hintonburg in 1955 but the Fleck family remained active in the company's management.*

*Alexander Fleck Jr. and his wife lived in the Laurier Ave. (Maria Street until 1904) house until his death in 1923. They had no children. His widow Maude Fleck (nee Booth, first cousin once removed of J.R. Booth) continued to reside there until 1940 when the house was bought by Russell R. McCord, another local Ottawa businessman. He converted the house into apartments, and it stayed in his family for over 50 years*

*The Flecks were a prominent Ottawa family in both their business and their social connections. Alexander Jr. ran the foundry and his older brother, Andrew Fleck (of 500 Wilbrod), was the Secretary-Treasurer of the Canadian Atlantic Railway for 21 years. Andrew married Gertrude Booth, the eldest daughter of the local lumber magnate J.R. Booth. They were both heavily involved in charity work and Gertrude founded the Ottawa Day Nursery (now Andrew Fleck Child Care Services) in honour of her late husband. Thomas Ahearn, a local electrical innovator, was married to Alexander Jr. and Andrew's sister Liliias and then to the elder sister, Margaret, a few years after Liliias' death.*

#### Contextual value:

*The building is considered as a neighbourhood landmark for its location at the corner of Laurier and Bronson Avenues and its prominent location on a limestone ridge. This part of Uppertown (now generally known as Centretown) was known as Ashburnham Hill beginning in the 1840s, named for Colonel John By's daughter Esther Ashburnham. The area was originally part of By's estate and was developed in the mid to late 19th century as an early upper middle class neighbourhood that featured lumber baron mansions, churches and the Ottawa Ladies College.*

*The Alexander Fleck House and its conversion to apartments in the 1940s contributes to understanding the Uppertown community's historical socioeconomic evolution from an originally upper class neighbourhood - distinguished from the working classes of Lowertown - to its change to a more mixed socioeconomic character in the second half of the twentieth century. In 1902 the house, located on the west end of Uppertown, was a late addition to the affluent residential community which occurred in the latter half of the nineteenth century.*

*The conversion of the Alexander Fleck House into apartments exemplifies the trend in the interwar years of the community's move towards middle class housing as evidenced by the many apartment buildings immediately surrounding the property today.*



**Figure 7:** 593 Laurier Avenue, front (south) façade of existing building. (Google)



**Figure 8:** 593 Laurier Avenue, corner (south and east) façades of existing building. (Google)



**Figure 9:** 593 Laurier Avenue, side (south-west) façade of existing building. (RMA)



**Figure 10:** 593 Laurier Avenue, front and side (south and west) façades of existing building. (RMA)



**Figure 11:** 593 Laurier Avenue, rear (north) façade of existing building. (<https://bennettpros.com/>)

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

- *Complex, steeply pitched, cross-gable roof with half timbering and decorative brackets in the gable ends;*
- *Tall chimneys with decorative chimney pots;*
- *Turret located at the rear to take advantage of the views to the Gatineau Hills;*
- *Wooden oriel window;*



- *Decorative brickwork;*
- *Varied window shapes (round-headed, segmentally-arched, rectangular) and treatments (brick and stone lintels, sills, voussoirs);*
- *Use of multiple materials and finishes (brick, roughcast stucco, stone, half-timbering, wood shingles);*
- *Stone porch with gabled roof and wood columns;*
- *Geometric and floriated motifs (decorative brick and woodwork, stained glass window designs);*
- *Wide, plain vergeboard with curved cornice returns;*
- *Stone retaining wall on Bronson Avenue.*

## **F. Description of the Proposed Development**

As part of the design process, the Architect updated his drawings (*received July 2, 2020*) based on the comments received from RMA and others. As such, the Architect has produced a design more in harmony with the datum lines and the character of the existing building.

Accordingly, the revised proposed development retains the primary structure of the building at 593 Laurier Avenue, as well as its primary heritage elements. The exterior of the building at 593 Laurier Avenue will be retained and the building will continue to serve as a multi-unit residential building. However, the later additions at the west will be removed creating space for the new 9 storey multi-unit residential building.

The new building, consisting of an obtuse L-shape 9 storey block, is proposed to be added and to surround the existing building at the west and north-west. The new 9 storey construction will provide around 6 units per floor making a total of 57 residential units in addition to 6 units within the heritage building.

The obtuse shape does not obscure the visibility of the heritage building viewed from the north, south and east. Its only physical connection point with the historic building is the glass vestibule at the west, in the notch between the existing building and the new construction, which serves as the primary entrance to the new development; the entrance to the existing building will remain intact.

The façades of the new development have a contemporary design compatible with the prevailing character of the area; it enhances the preserved parts of heritage buildings and reflects the character of existing buildings on adjoining and facing properties. It notably appears to mimic the materiality and linear forms of the heritage building and the remaining buildings in the area with the use of similar red brick and stone masonry for the podium of the new construction. The façade of the new tower that looks toward the future public library's Main Branch location plays with elements of verticality and horizontality to create an interesting and dynamic design. The design of the projecting façade next to the existing building is very simple, highlighting the horizontal division between the different storeys.

The new development does not include underground parking; only two parking spaces will be offered in front of the main entrance of the heritage building at Laurier Avenue. However, it will offer a storage space for 38 bicycles on the ground floor of the new tower. A penthouse is introduced on the rooftop to accommodate mechanical equipment.



**Figure 12:** Model of the proposed development from the southeast. (Project1 Studio Incorporated)

### **G. Impact of Proposed Development**

Our assessment attempts to identify any positive and negative impacts the proposed development may have on the heritage value of cultural heritage resources. Assessment is made by measuring the impact of the proposed works on the significance and heritage attributes defined in the attached *Heritage Survey and Evaluation Forms 2013 (Annex B)*.

Extracted from the City of Ottawa's CHIS guidelines, characteristic positive impacts of a development on cultural heritage resources typically include, but are not limited to: (items in bold have been deemed most relevant to this proposal)

- **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;**
- **Access to new sources of funds to allow for the ongoing protection and restoration of the cultural heritage resource.**

Negative impacts may include, but are not limited to: (items in bold have been deemed most relevant to this scenario)

- Demolition of any, or part of any, heritage attributes or features;
- **Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building or structure;**
- Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape;

- Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship;
- Obstruction of significant identified views or vistas within, from heritage conservation districts;
- A change in land use where the change affects the property's cultural heritage value;
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.

In this context, the most relevant standards from the *Standards and Guidelines* are:

**Standard 1:** Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.

**Standard 4:** Recognize each historic place as a physical record of its time, place, and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.

**Standard 8:** Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

**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.

#### **For the proposal:**

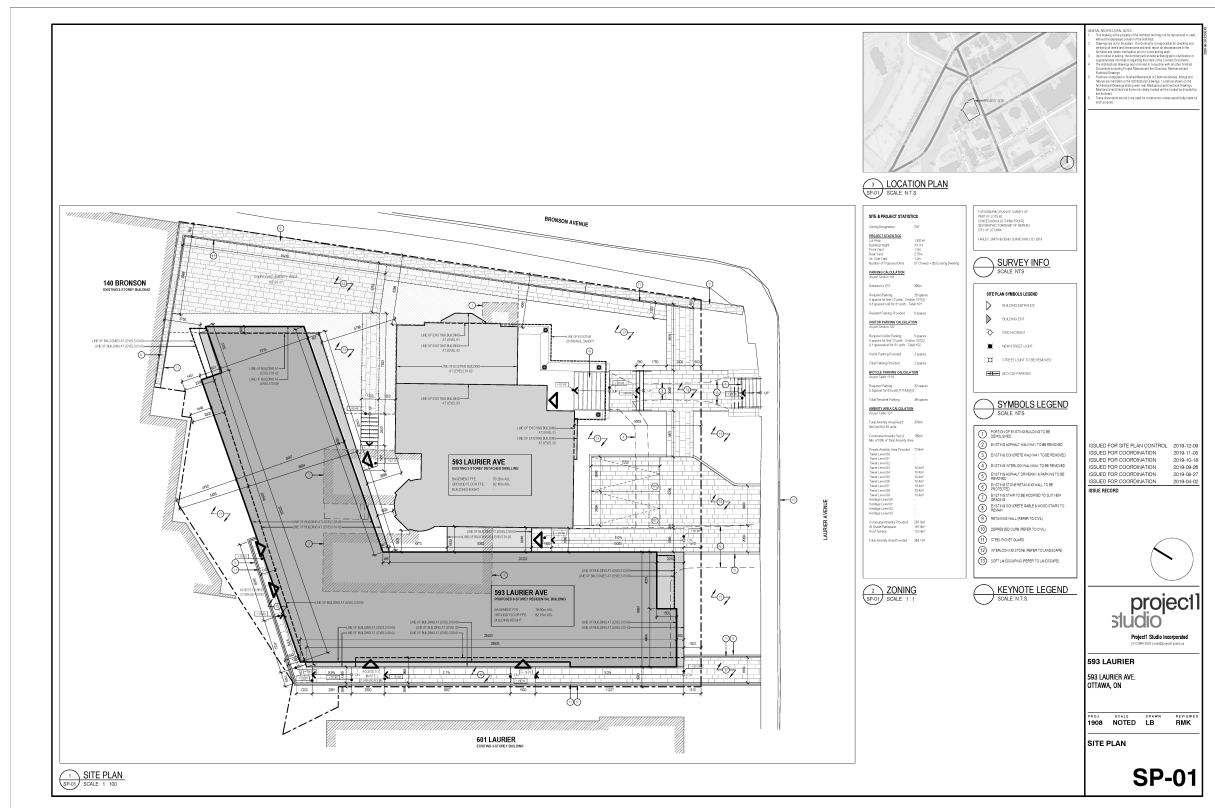
The principal benefit of this proposal is the integration of the 593 Laurier Avenue Fleck Residence into a new contemporary development that will ensure the survival of the historic building character and allow it to continue to participate in the streetscape and the vitality of the changing city for generations to come.

In general, the proposal exhibits well-executed design decisions, including:

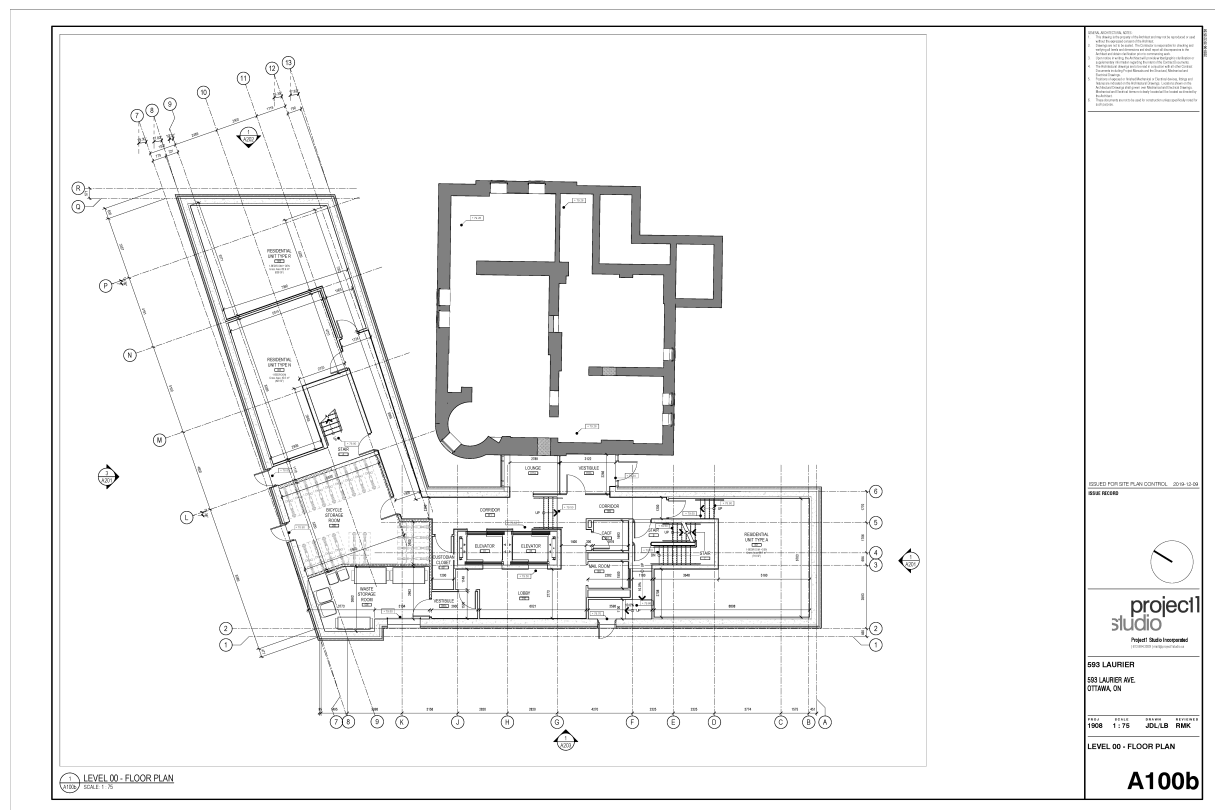
- Continued function as a multi-unit residential complex;
- Preserving the original structures of the building and respecting the building's form, massing, and materiality, as well as restoring its integrity through the planned work;
- Compatibility of the proposed development in form, materiality, and glazing with the character of the remaining heritage buildings in the neighbourhood;
- Compatibility of the proposed development in maintaining the primary urban views of the signature heritage asset;
- Use of contemporary materials which distinguish the old and new constructions, yet remain compatible with the established colour palette and character of the remaining heritage buildings in the area;
- Thoughtful use of materials of the podium to recall the mass and form of the existing building;
- The design of the podium's south façade seeks harmony with the heritage building in terms of key datum lines and proportions, such as at stone foundation base and at roof eaves.
- Increased number of residential units that will assist in consolidating residential use in the area.

Inversely, there are some aspects of the development that could negatively impact the site and overall heritage character of heritage building, which include:

- The tower mass is fairly close to the heritage building at the west. The distance between the facades at the connection of the new and the existing building is relatively narrow and becomes narrower at the Turret;



**Figure 13:** Site plan of the proposed development. (Project1 Studio Incorporated)



**Figure 14:** Plan of entrance level. (Project1 Studio Incorporated)





**Figure 15:** Model of the proposed development from the south. (Project1 Studio Incorporated)



**Figure 16:** Model of the proposed development from the south. (Project1 Studio Incorporated)



**Figure 17:** Model of the proposed development from the east. (Project1 Studio Incorporated)



**Figure 18:** Model of the proposed development from the north. (Project1 Studio Incorporated)

## **H. Alternatives and Mitigation Strategies**

The *CHIS* must assess alternative development options and mitigation measures in order to avoid or limit the negative impact on the heritage value of identified cultural heritage resources.

As extracted from the City of Ottawa *CHIS* template, methods of minimizing or avoiding a negative impact on a cultural heritage resource(s) include but are not limited to: (we have highlighted in bold those items that may be relevant for consideration in this *CHIS*)

- **Alternative development approaches that result in compatible development and limit negative impacts;**

- **Separating development from significant cultural heritage resources to protect their heritage attributes including, but not limited to, their settings and identified views and vistas;**
- Limiting height and density or locating higher/denser portion of a development in a manner that respects the existing individual cultural heritage resources or the heritage conservation district; and
- Including reversible interventions to cultural heritage resources.

**For the proposal:**

Based on professional assessment of the overall heritage and urban context along Laurier and Bronson Avenues, we are in agreement with that the proposed development can fit well in its context. With its placement on the escarpment, the 9 storey addition will not affect the heritage building's presence, prominence and visibility in the urban context.

Previous recommendations to the Consultant included the following:

- *More effort needs to be invested to improve the design of the new building in terms of rhythm, proportions, datum lines and materiality to make the two structures 'talk' to each other.*
- *As projected, the new development is dominating the existing building; a more visually quiet, simple contemporary expression is required to make the new tower as the 'foil' to the heritage asset.*
- *The grey podium stone base is not in line with the datum line and materiality of the existing building. A contemporary red brick podium base on gray stone foundation could better match the existing building. The stone could be the same colour but a contemporary material, finished slightly differently.*
- *The 'gasket' connection between the new and existing is weak; better integrating the turret in the new design and preventing the formation of narrow impractical spaces in-between should be further explored.*

The submitted architectural package on July 2, 2020 has been revised by the architect to provide a design that minimizes the impact of the proposed addition on the heritage character of the existing building. The Consultant has assessed the revised drawings of the proposed development. The previously recommended mitigation strategies have been implemented in the updated architectural package, creating a development that is more compatible with its historic context.

**I. Conclusion**

The overall conclusion of this CHIS is based on measuring the impacts of the proposal on the heritage asset, as defined by the City of Ottawa, as well as from an assessment of the proposal as part of a densifying urban area. The revised proposed design (provided on July 2, 2020) is assessed as compatible with the City's Official Plan and the immediate context of the site. The retention of the heritage building, its continued residential use, and its integration into the new development, which will reinvigorate the streetscape and the historic structure, is to be commended.

With respect to 593 Laurier Avenue building, the proposal, in general, conforms with the requirements of the *Standards & Guidelines for the Conservation of Historic Places in Canada (2<sup>nd</sup> edition)* as well as the heritage character as outlined by the City of Ottawa. The signature heritage building, which is to be fully retained, has been integrated alongside a larger residential development in such a way that it will continue to contribute positively to the heritage character of the area and the remaining heritage properties of the neighbourhood.

Through the application of materials, massing, form, 'datum line' and 'gasket' connection with the heritage building to remain, the Architect seeks to achieve a well-balanced design. The use of a simple elegant podium has the best chance of allowing the heritage building and its rich texture to remain as the focal point and to retain its visual primacy to the greatest degree possible.

The Consultant is of the opinion that the updated architectural design of the development project dated July 2, 2020, has generally addressed concerns related to the treatment of the podium façade in terms of height, massing, datum lines and materiality.

Please do not hesitate to contact the undersigned should you have any questions or wish to discuss any aspect of this assessment.



**Robert Martin** OAA, MRAIC, CAHP, LEED AP



## **J. Glossary**

**Adversely Impact:** A project has the potential to “adversely impact” the cultural heritage value of a project if it; requires the removal of heritage attributes, requires the destruction of a cultural heritage resource, obscures heritage attributes, is constructed in such a way that it does not respect the defined cultural heritage value of a resource.

**Built Heritage:** Includes buildings, structures and sites that contribute to an understanding of our heritage and are valued for their representation of that heritage. They may reveal architectural, cultural, or socio-political patterns of our history or may be associated with specific events or people who have shaped that history. Examples include buildings, groups of buildings, dams and bridges.

**Cultural Heritage Resources:** Includes four components: Built Heritage, Cultural Heritage Landscapes, Archaeological Resources, and documentary heritage left by people.

**Cultural Heritage Landscape:** Any geographic area that has been modified, influenced, or given special cultural meaning by people and that provides the contextual and spatial information necessary to preserve and interpret the understanding of important historical settings and changes to past patterns of land use. Examples include a burial ground, historical garden or a larger landscape reflecting human intervention.

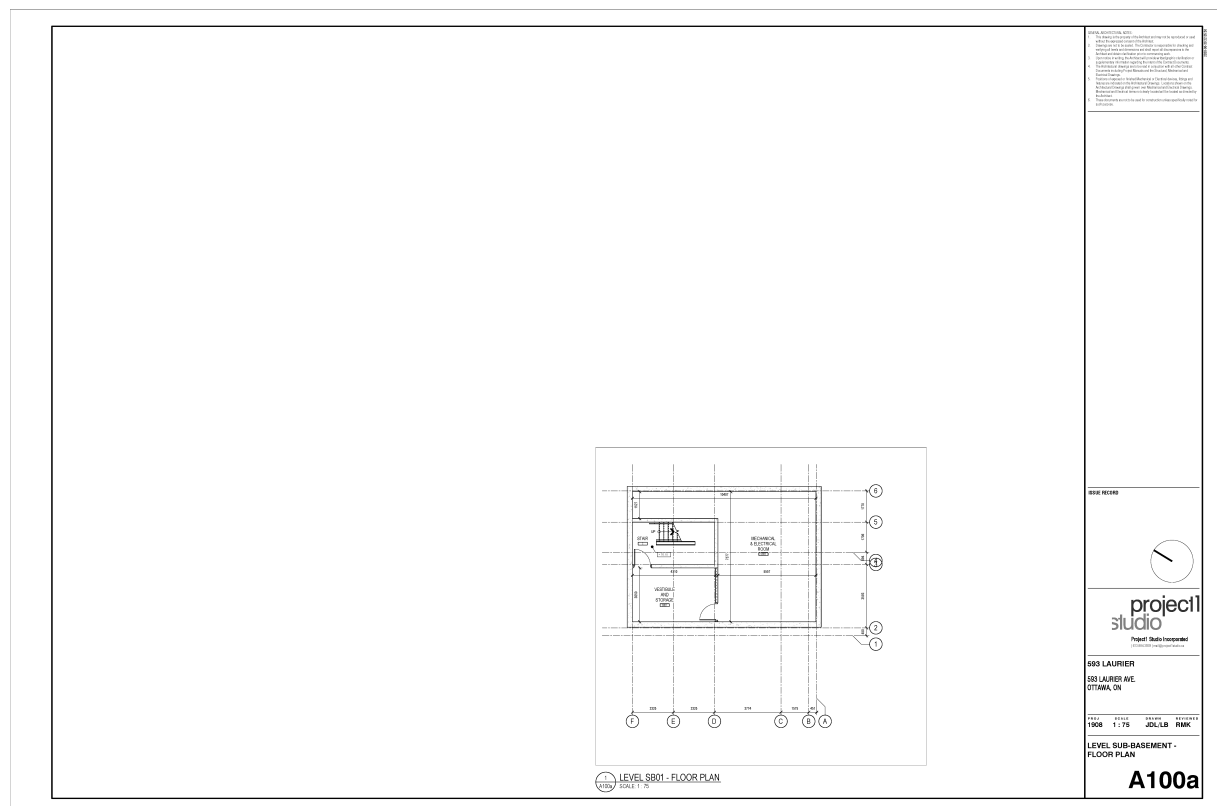
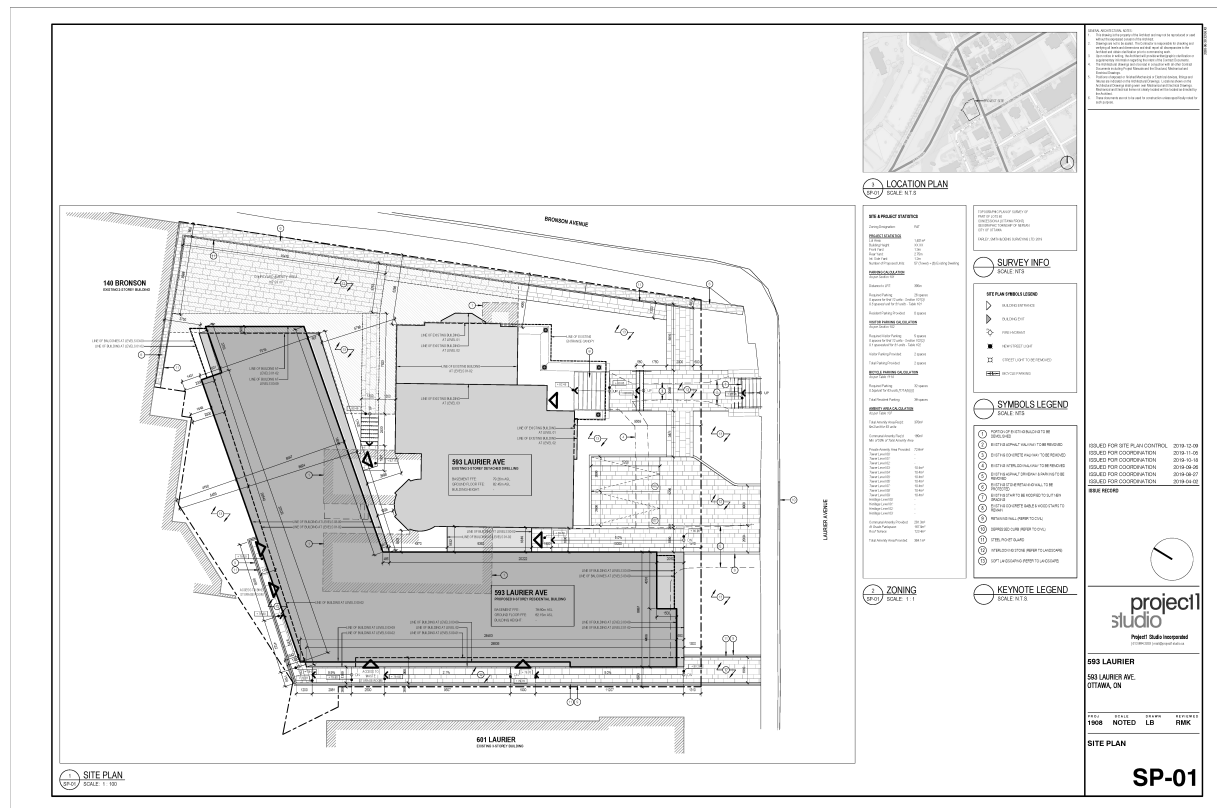
**Preservation:** Preservation involves protecting, maintaining and stabilizing the existing form, material and integrity of an historic place or individual component, while protecting its heritage value.

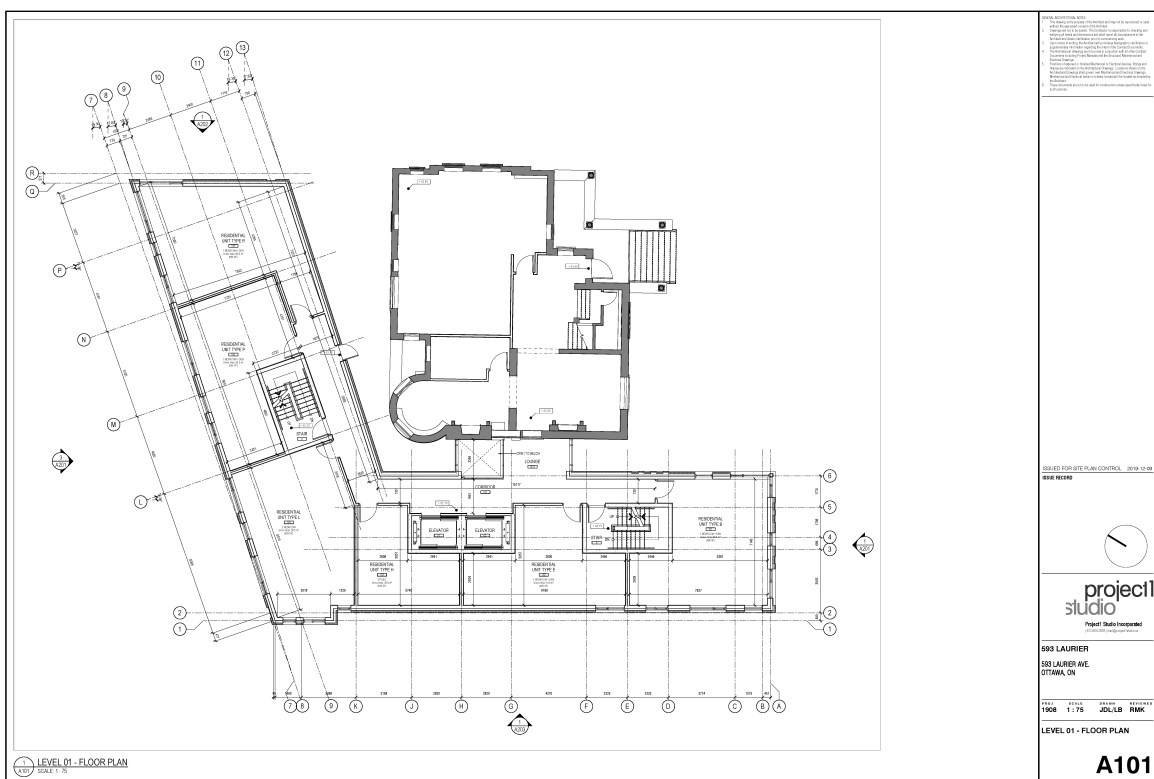
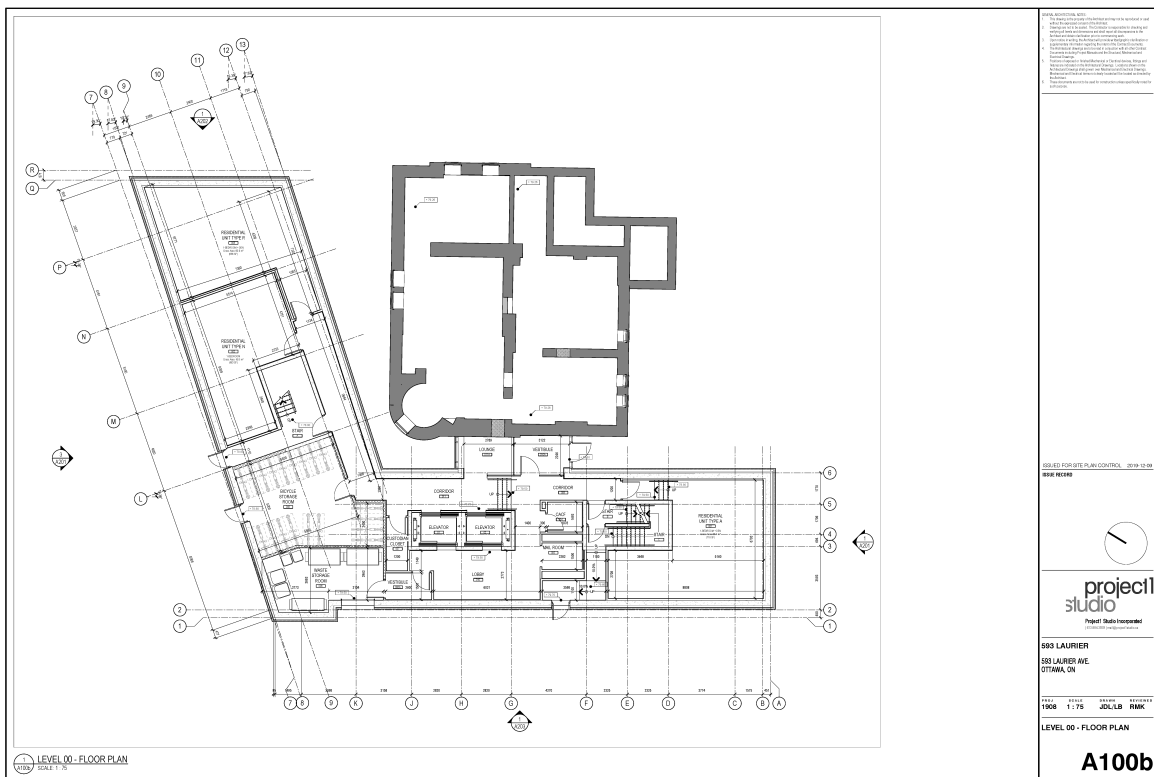
**Rehabilitation:** Rehabilitation involves the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value.

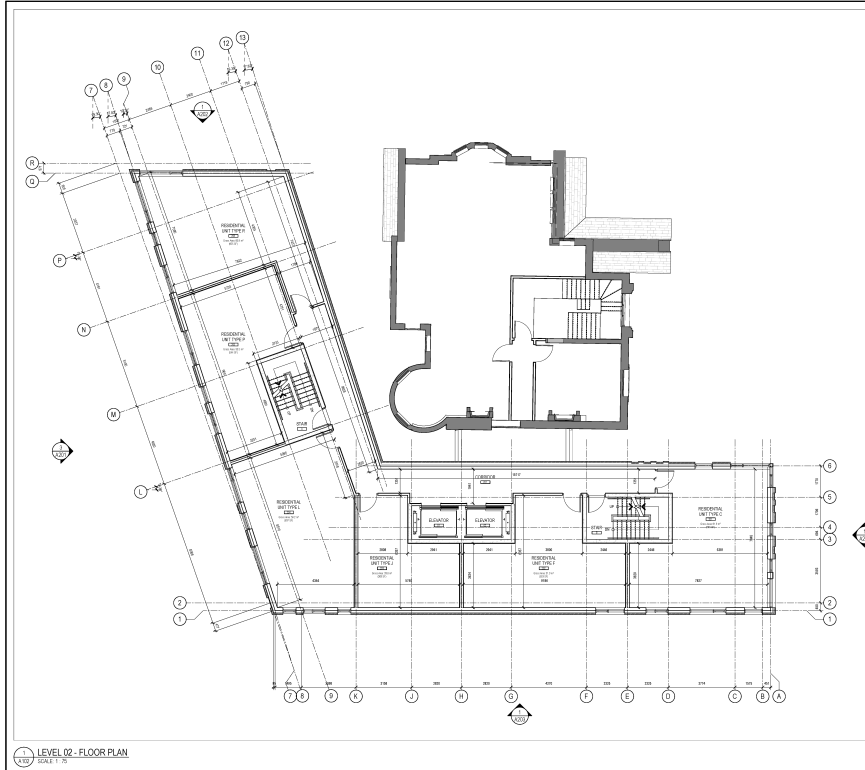
**Restoration:** Restoration involves accurately revealing, recovering or representing the state of an historic place or individual component as it appeared at a particular period in its history, while protecting its heritage value.

**Annex A**

***Design Drawings & 3D Views***  
*Revised - Received on July 2, 2020*







DESIGNED FOR SITE PLAN CONTROL - 2019-10-04  
BNAH RECORD

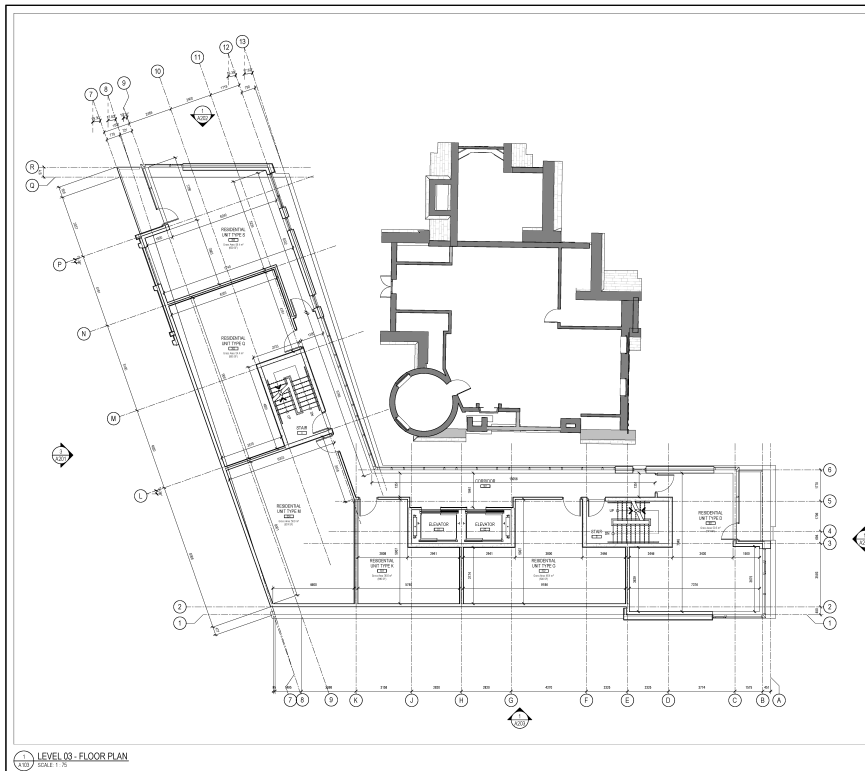
project1  
studio  
Project Studio Incorporated

593 LAURIER  
593 LAURIER AVE.  
OTTAWA, ON

DATE: 1908 1:75  
DESIGNER: JDL  
REVIEWER: RMK

LEVEL 02 - FLOOR PLAN

**A102**



DESIGNED FOR SITE PLAN CONTROL - 2019-10-04  
BNAH RECORD

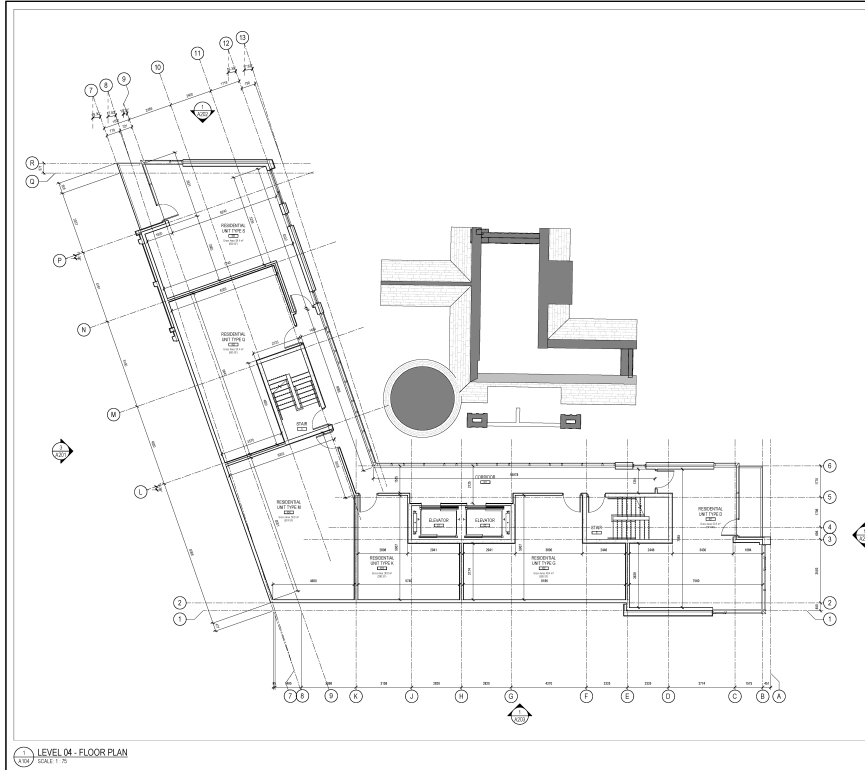
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Project Studio Incorporated

593 LAURIER  
593 LAURIER AVE.  
OTTAWA, ON

DATE: 1908 1:75  
DESIGNER: JDL  
REVIEWER: RMK

LEVEL 03 - FLOOR PLAN

**A103**



ISSUED FOR SITE PLAN CONTROL - 2019-10-04  
BNA RECORD

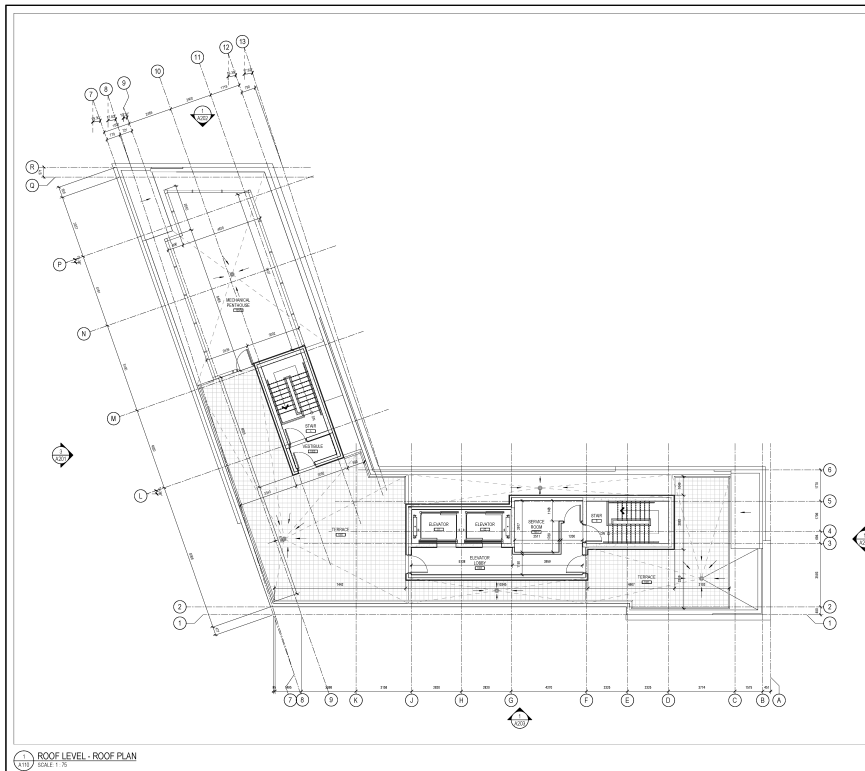
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593 LAURIER  
593 LAURIER AVE.  
OTTAWA, ON

DATE: 1908 1:75  
DESIGNER: JDL  
REVISOR: RMK

LEVEL 04 - FLOOR PLAN

**A104**



ISSUED FOR SITE PLAN CONTROL - 2019-10-04  
BNA RECORD

project11 studio  
Project Studio Incorporated

593 LAURIER  
593 LAURIER AVE.  
OTTAWA, ON

DATE: 1908 1:75  
DESIGNER: LB  
REVISOR: RMK

ROOF PLAN

**A110**



















***Annex B***

***Heritage Survey and Evaluation Forms May 2013***



**HERITAGE SURVEY AND EVALUATION FORM**

**DOCUMENT 4**

<b>HERITAGE SURVEY AND EVALUATION FORM</b>		<b>Prepared By: Carly Kastner</b>	
		<b>Month/Year: May 2013</b>	
Address	593 Laurier Ave. W	Building name	Alexander Fleck House
Construction date	1902	Original owner	Alexander Fleck Jr.

<b>CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE/ INTEREST</b>		
	<b>Yes</b>	<b>No</b>
<b>Design Value</b>	X	
<b>Historical Value</b>	X	
<b>Contextual Value</b>	X	
A property may be designated under Section 29 of the Ontario Heritage Act if it meets one or more of the above criteria. Ontario Regulation 09/06		



Design or Physical Value		
<b>Architecture</b> Is the property a rare, unique, representative, or early example of a style, type, expression, material or construction method?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
<p>The Alexander Fleck House was constructed in 1902 in the Queen Anne Revival style which was popular in Canada from the 1880s until about 1910. Many features of the house are characteristic of the style including: the irregular plan, multi-sloped cross-gable roof with decorative brackets and half timbering in the gable ends, tall chimneys, geometric motifs, wooden oriel window, the stone porch with gabled roof and wood columns, as well as the use of multiple materials (brick, roughcast stucco, wood and stone). The varied window shapes (round-headed, segmentally-arched, rectangular) and treatments (stone sills, lintels, voussoirs) are also characteristic of the Queen Anne Revival yet have an added Arts and Crafts element in the original stained glass work.</p> <p>The two-and-one-half storey residence was converted into apartments in the 1940s.</p>		
<b>Craftsmanship/Artistic merit</b> Does the property display a high degree of craftsmanship or artistic merit?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
<p>As an example of the Queen Anne Revival style, the Alexander Fleck House illustrates a high degree of craftsmanship in its architectural elements. This includes the intricate brick and stone work, complex roof lines and massing, as well as the decorative stained glass.</p>		
<b>Technical/Scientific merit</b> Does the property demonstrate a high degree of technical or scientific achievement?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
<b>Summary</b>  <p>The Alexander Fleck House has remained largely unchanged since construction in 1902, retaining many of its original features. It is also an excellent example of the Queen Anne Revival style.</p>		
<b>Sources</b>  <p>"593 Laurier Ave W." City of Ottawa Heritage Survey, Central Area West Heritage Study. 1999.</p>		

Historical and Associative Value		
<b>Date of Construction</b>	1902	
<b>Historical Associations</b> Does the property have direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
<p>593 Laurier Ave. West is directly associated with Alexander Fleck Jr. who was the proprietor of the Alexander Fleck Limited, Vulcan Iron Works at 426 Wellington St. (currently the Garden of the Provinces). Fleck Jr. took over the general machine shop and foundry from his father Alexander Fleck Sr., a Scottish immigrant who moved his business to Ottawa from Montreal in 1867. The company was involved in many important projects including the Cornwall canal where they installed electric appliances and made all the gates and iron works for the locks. They also supplied the Ottawa Street Railway Company with mechanical parts, car motors and generators, and they held the contract to make all the castings used by the Canadian Atlantic Railway until its amalgamation with the Grand Trunk Railway. They later focused on the manufacturing of machinery for the lumber industry. The Vulcan Iron Works remained in the Fleck family until the 1950s when the Wellington Street property was expropriated by the federal government. Operations were integrated into the Beach Foundry in Hintonburg in 1955 but the Fleck family remained active in the company's management.</p> <p>Alexander Fleck Jr. and his wife lived in the Laurier Ave. (Maria Street until 1904) house until his death in 1923. They had no children. His widow Maude Fleck (nee Booth, first cousin once removed of J.R. Booth) continued to reside there until 1940 when the house was bought by Russell R. McCord, another local Ottawa business man. He converted the house into apartments and it stayed in his family for over 50 years</p> <p>The Flecks were a prominent Ottawa family in both their business and their social connections. Alexander Jr. ran the foundry and his older brother, Andrew Fleck (of 500 Wilbrod), was the Secretary-Treasurer of the Canadian Atlantic Railway for 21 years. Andrew married Gertrude Booth, the eldest daughter of the local lumber magnate J.R. Booth. They were both heavily involved in charity work and Gertrude founded the Ottawa Day Nursery (now Andrew Fleck Child Care Services) in honour of her late husband. Thomas Ahearn, a local electrical innovator, was married to Alexander Jr. and Andrew's sister Lillias and then to the elder sister, Margaret, a few years after Lillias' death.</p>		
<b>Community History</b> Does the property yield, or have the potential to yield, information that contributes to an understanding of a community or culture?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
<p>This part of Uppertown (now generally known as Centretown) was known as Ashburnham Hill beginning in the 1840s, named for Colonel John By's daughter Esther Ashburnham. The area was originally part of By's estate and was developed in the mid to late 19<sup>th</sup> century as an early upper middle class neighbourhood that featured lumber baron mansions, churches and the Ottawa Ladies College.</p> <p>The Alexander Fleck House and its conversion to apartments contributes to an understanding of the Uppertown community's historical socioeconomic evolution from an originally upper class neighbourhood - distinguished from the working classes of Lowertown - to its change to a more mixed socioeconomic character in the second half of the twentieth century. In 1902 the house,</p>		

located on the west end of Uppertown, was a late addition to the affluent residential community which occurred in the latter half of the nineteenth century.

The conversion of the Alexander Fleck House into apartments in the 1940s exemplifies the trend in the interwar years of the community's move towards middle class housing as evidenced by the many apartment buildings immediately surrounding the property today.

#### Representative Work

Does the property demonstrate or reflect the work or ideas of an architect, artist, building, designer or theorist who is significant to a community?

YES NO

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The house has been attributed to the well-known Ottawa architect John W. H. Watts due to Watts' work on Andrew Fleck's house at 500 Wilbrod. However, there is no strong evidence to support this theory.

John William Hurrell Watts, an immigrant from Britain, was a designer, artist and civil servant as well as an architect. He produced many drawings and designs for important Canadian projects like the interior fittings and desk surrounding a statue of Queen Elizabeth for the Library of Parliament, the Kent and Saint-Louis gates in Quebec City and the 50-foot 'Civil Service Arch' on Parliament Hill. His work in Ottawa includes St. Matthew's Anglican Church on Bank St., Rideau St. Public School, Adath Jeshurun Synagogue on King Edward Ave., Glebe Presbyterian Church on First Ave. as well as commercial stores and residential homes throughout the city.

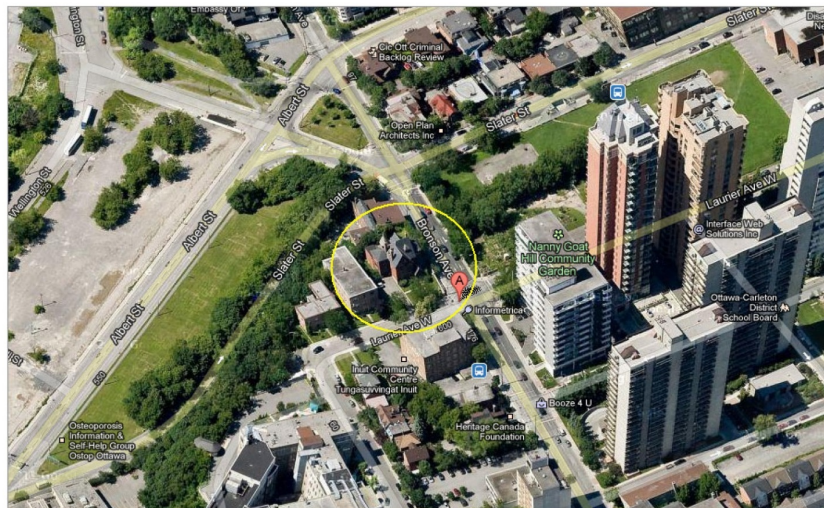
#### Summary

The Alexander Fleck House is associated with Ottawa's Vulcan Iron Works through its second generation of Fleck ownership under Alexander Fleck Jr. and the family is well-known in Ottawa's history. It also represents the evolution of the Uppertown community throughout the nineteenth and twentieth century. This is illustrated through the evolution of the house from a single family residence to its conversion to apartments in the 1940s.

#### Sources

F.I.P.s: 1888-1901, 1902-1912. Ottawa City Directories: (1902-1940 from record on file only), 1909. "Beach Foundry fonds." National Archives of Canada. 1908-1980. "Business and History – The Alexander Fleck Limited." Western Libraries. "Watts, John William Hurrell." Dictionary of Canadian Biography Online. University of Toronto. 2000. "Watts, John William Hurrell." Biographical Dictionary of Architects in Canada 1800-1950. Robert G. Hill, Architect, FRAIC, Author & Editor. 2009-2013. "McLean & Wright, later McLean & Fleck, Montreal, Que. And Duncan McLean (McLean & co.), Toronto, Ont." In *The Railway Rolling Stock Industry in Canada: A History of 110 Years of Canadian Railway Car Building*. Andrew Merrilees. 1963. "Newsletter." Heritage Ottawa, 16(6). 1989. "Mrs. Andrew Fleck, Beloved Resident, Called By Death." Ottawa Citizen. Thursday June 19, 1941. "A History of Ontario: Its Resources and Development." Alexander Fraser. Volume 2. 1907.

## Contextual Value



### Community Character

Is the property important in defining, maintaining, or supporting the character of the area?

YES NO

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The character of this part of Centretown changed dramatically in the second half of the twentieth century and today the house surrounded by high-rise buildings. It remains as an important reminder of the early development of Uppertown.

### Context

Is the property physically, functionally, visually or historically linked to its surroundings?

YES NO

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The property is physically linked to its surroundings through its location on the limestone ridge, making it one of the highest points in Centretown. The view from this elevated point links the property historically to the hierarchical socioeconomic distinction between the elite residents of Uppertown who (literally) looked down on the working class of the Lebreton Flats throughout most of the nineteenth and twentieth centuries.

### Landmark

Is the property a landmark?

YES NO

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The house's location at the intersection of Laurier and Bronson as well as the property's view overlooking the Ottawa River and the Gatineau Hills makes this a prominent site in the area.

### Summary

593 Laurier Ave. West remains an important part of Ottawa's character through both its prominent physical position atop the limestone ridge as well as its reflection of Upper Town's historically affluent character.