

# ADDENDUM TO THE CULTURAL HERITAGE IMPACT STATEMENT

## 7 CLARENCE STREET, BYWARD MARKET, OTTAWA



## DESCRIPTION OF THE PROPOSED NEW BUILDING

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### Background

This addendum to the Cultural Heritage Impact Statement (CHIS) evaluates the new building proposed at 7 Clarence Street, in the Byward Market. The proponents are the National Capital Commission and the architect is CSV Architects. The proposed building is located in the Byward Market Heritage Conservation District that has been designated by the City of Ottawa under Part V of the Ontario Heritage Act (Bylaw 60-91). The addendum, prepared by Commonwealth Resource Management, supplements the CHIS prepared in 2014. Both are consistent with the City of Ottawa Official Plan, Section 4.6.1.

The purpose of this addendum is to assess the proposed infill structure and identify any potential impacts on the cultural heritage resources and values associated with the former structure at 7 Clarence Street. The property is subject to the City of Ottawa Zoning By-law 2008-250 and Consolidation Section 60 Heritage Overlay.

## **GENERAL**

A new building is proposed, which will generally occupy the footprint of the demolished two-storey building at 7 Clarence Street. It is 2.0m wider than the existing 7.05m width for a total width of 9.05m. The existing 9.45m wide lane, which forms part of the existing courtyard system will be reduced to 7.45m. A portion of the rear of the proposed building will project past the original rear wall by 2.4m for a total proposed depth from the street of 16.7m.

## **ZONING & PLANNING REQUIREMENTS**

**Section 60 Heritage Overlay** requires that where a building is removed it must "be re-built with the same character and at the same scale, massing, volume, floor area and in the same location as existing prior to its removal." The proposed new building will have a slightly larger footprint than the original (2.0m extended to the east and north, as described above), and the exterior wall will match the height of the previous building of 8.75m high. This will result in a building of similar scale but with greater volume and larger massing. The area of the proposed building will be 149 m<sup>2</sup> whereas the area of the demolished building is 110 m<sup>2</sup>. The 29 m<sup>2</sup> increase is allowable under the zoning bylaw.

## **THE PROPOSED BUILDING DESIGN**

### **Building Layout**

The massing and proportion relate to the historic character of the original property and to neighbouring buildings. Although the buildings within the Market are of varying styles; heights, proportions and materials tend to form a continuous and cohesive streetscape. The former building at 7 Clarence had an open and traditional storefront, with a much more opaque upper portion, topped with a roof. These are common elements to the streetscape. The proposed design follows these precedents with an open and transparent shopfront. This approach carries around the side and with the courtyard elevation. It is visually and physically accessible. The upper massing of the second floor is visually more solid, and its height corresponds with the height of the former building at 7 Clarence Street. The treatment of the cornice is simple and reflects the appearance of the original.

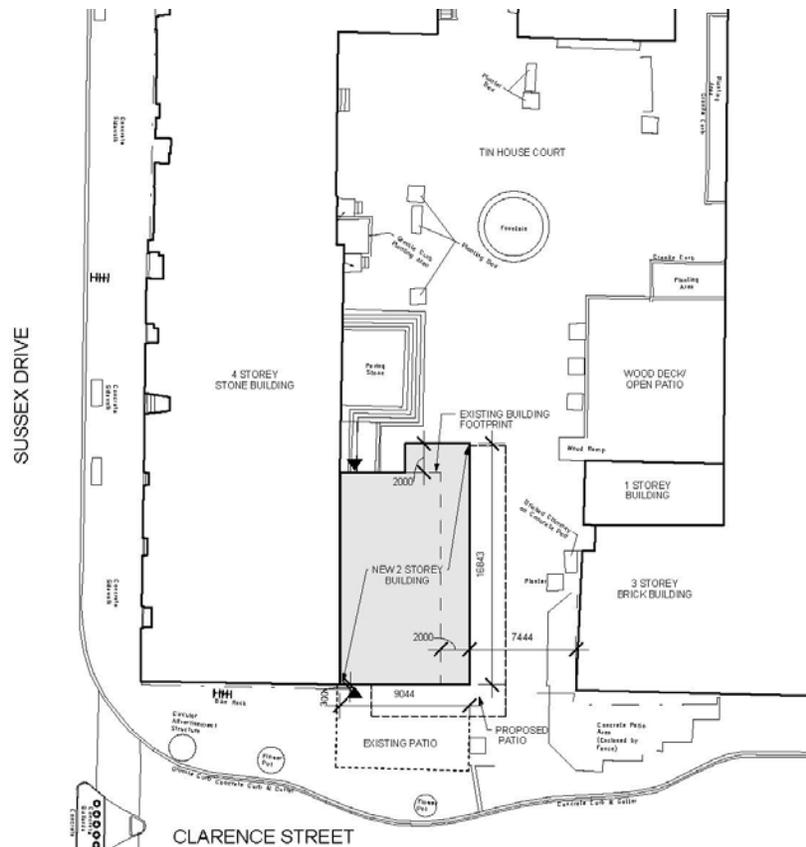


Figure 1: Site plan of 7 Clarence with the Tin House Courtyard. Credit: CSV Architects January, 2015.

### Relationship to the Existing Heritage Context

An important influence to the design concept comes from the pedestrian system of courtyards. The courtyards were conceived as an innovative approach that took advantage of a series of back lanes and vacant lots to create a vibrant pedestrian experience through the Market. The treatment did not arise from any existing historical attribute of the block but instead overlaid a new idea onto it. Similarly, treating the Tin House as a sculptural element and mounting it on the stone facade provided a focus to the courtyard system. The new building will acknowledge the courtyard system, with clear access from the street into the courtyards. The width of the lane provides and maintains a strong link between the courtyard and the street.

The ground floor elevation is visually open with a glazing pattern that reflects the character of the shopfronts of adjacent buildings along Clarence and Sussex and the character of the original façade. The open glazed ground floor wall is carried around to strengthen the visual connection from street to courtyard, to help animate the courtyard and lane system, and strengthen the human scale at street level.

The second-floor façade matches the height of the original building. The design intent reflects the simple upper wall massing, with a clearly visible skin that works equally at both windows and over opaque parts of the exterior wall to create a uniform volume during daylight hours. This is intended to permit occupants to view through the glass, and the spilling of light after dark.

The upper façade is separated from 461-465 Sussex Drive building with a 1.0m wide section of recessed wall to provide a distinct definition between the existing and new. It will allow the proposed façade to visually float, independently.

### **Interior**

The new building use is not yet determined but will be commercial and could likely include a restaurant or retail store. The design permits reasonable flexibility in the type of business that may lease the building. The interior plan is open. The exit stair will service both the proposed building and the adjacent building at 461-465 Sussex, maintaining a function of the original building. An elevator required to meet NCC and federal universal access requirements, and a universal access (barrier-free) washroom are provided on the ground and second floors.

The interior finishes will reflect the historic character of the site and original building, incorporating some stone in the finishes, and exposing part of the existing east-facing stone wall of 461-465 Sussex Drive.

### **Materials**

The ground floor exterior will have areas of cut ashlar stone salvaged from the original building. The limited quantities of salvaged stone will be used at ground level in deference to the earlier building. Some matching additional material may be needed to make up quantities. The upper second floor façade will consist of stone panels and large glazed openings. The new stone will have a smoother texture distinguishing it from the stone below.

The upper storey windows on Clarence Street will use a back-painted patterned glass to balance the objectives of providing light to the interior and carrying the texture, colour, and character of the limestone into the glass surface. The upper rear windows will be recessed into the wall to reflect the character of other buildings in the courtyard.

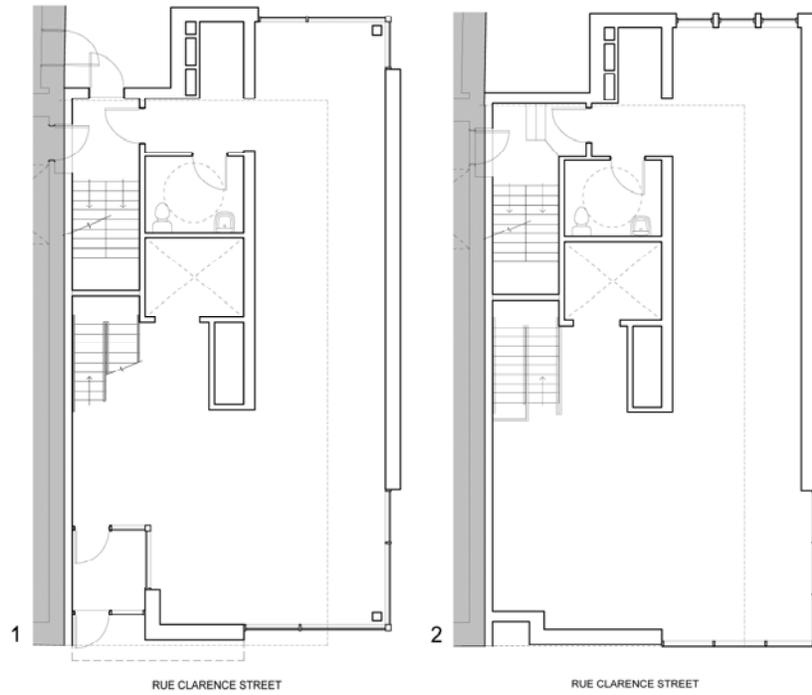


Figure 2: Ground and Second Floor plans of the proposed building. Credit: CSV Architects January, 2015.



Figure 3: Clarence Street (south) elevation of proposed building with 461-465 Sussex Drive to the left and 13-15 Clarence Street and the entrance to the Tin House Courtyard to the right. Credit: CSV Architects January, 2015.



Figure 4: East elevation of the proposed building at the south entrance to the Tin House Courtyard. Credit: CSV Architects January, 2015.



Figure 5: North elevation of the proposed building from the Tin House Courtyard. Credit: CSV Architects January 2015.



Figure 6: Rendered perspective view of the proposed building. Credit: CSV Architects January 2015.

Figure 7: Rendered perspective view of the proposed building from the north. Credit: CSV Architects January 2015.

## IMPACT

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### Assessment of the New Building

The following assesses the extent, to which character-defining elements of the Byward Market HCD have been respected and/or integrated. The character defining elements of the demolished building are also assessed as they provided design detail specific to the new building.

The defining elements include scale, size, the form and articulation of walls and roofs, and the integration into its built heritage context. The impacts consider the new building from three perspectives.

- As an addition to and part of a recognized federal heritage building;
- An alteration to Clarence Street and the Byward Market Conservation District; and
- As a new installation into the Tin House Courtyard.

7 Clarence Street was built as an annex or addition to the commercial building at 461-465 Sussex Drive, which is a 'Recognized' federal heritage building. Historically, 7 Clarence Street is closely linked to the main building on Sussex Street serving as a warehouse and as retail business addition and providing vertical access. Visually, the building evolved taking on a distinct identity as an integral element of the Clarence streetscape. With the creation of the system of courtyards in the 1970s, the building along with its sideyard/laneway took on a more prominent identity as the main entrance from the market into and out of the courtyard. Views framed by the stone walls of the laneway into the courtyard offer a popular position for taking photographs.

### Conservation Approach Specific to 7 Clarence Street

7 Clarence Street was originally constructed as an addition to 461 465 Sussex Drive, and although it had a separate address, it continued its role as a service annex. For this reason, the new building proposal has been assessed within the context of Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada, Version 2, 2011*. The primary conservation treatment is 'Rehabilitation', which involves the sensitive adaptation of a historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value.

*Rehabilitation is the primary conservation treatment when alterations or **additions** to the historic place are planned for a new or continued use. Rehabilitation can revitalize historical relationships and settings and is therefore, more appropriate when heritage values related to the context of the historic place dominate.*

### The Exterior Form

Additions or alterations to the exterior form refer to a building's orientation, scale, massing, composition, proportions, colour and texture. A building's exterior form is also related to its surroundings, which includes spatial relationships with adjacent buildings, plazas or natural features, and views.

### Orientation

Historically, the building was constructed and functioned as an addition, with its primary façade facing Clarence Street. The infill design maintains the role of an addition with its primary façade facing Clarence Street. The introduction of the two-storey glazing that is continuous around the corner of the building gestures to the Tin House Courtyard.

### Scale and Massing

The design with the increased width and depth increases the scale of the building in relation to Clarence Street and the Courtyard. The height is consistent with the original building. The continuous two-storey glazing that wraps around the corner includes a stylized cornice band formed by glazing divisions and the shadowing effect of the stepped out second floor plate both of which serve to mitigate the increased scale of the building.

### Composition

The design of the new façade contrasts with the traditional pattern of symmetrical glazed storefronts with a transom separating the floor levels. The shift in the facade composition from a central entrance with flanking display windows to a recessed side entrance is in response to the interior layout and clearly speaks to a new design. The ratio of solids and voids is compatible with the original design and provides a sense of enclosure to the courtyard. The slight overhang of the second floor suggests the traditional commercial cornice and helps to give definition to the main floor commercial façade.

### Spatial Relationships to the Street and Courtyard

The new infill design is compatible with the original character defining features of materials, spatial configuration and location as part of the streetscape. This includes maintaining the overall ratio of open space to building mass within the Tin House Courtyard. The new building draws a clear distinction between what is historic and what is new. The upper façade is separated from 461-465 Sussex Drive with a 1.0m wide section of recessed wall. It provides a pointed contrast to 461-465 Sussex and adjacent historic buildings along Clarence. The material finishes reinforce its role as an addition to the main building.

### Material Colour & Texture

The colour and texture of the limestone finishes in the design, including the reuse of salvaged ashlar is very compatible with the adjacent building to which it abuts. The reuse of salvaged ashlar limestone on the ground floor will enhance the fit.

## **Impacts on the Heritage Character of the Byward Market Heritage Conservation District**

This section specifically addresses the impact both positive and negative the infill proposal will have on the cultural heritage values of the Byward Market HCD. They respond to the guidelines for infill.

### Adverse Impacts

1. The loss of a significant contributing façade in the section of the Clarence streetscape that dates to an early period (1850 – 1878) in the evolution of the Byward Market.

2. The loss of a historic material assembly (rubble limestone masonry walls) that is becoming increasingly rare within the context of the Byward Market's built heritage.
3. Signage has not been defined – location, colour size – in the proposal.

#### Positive Impacts

1. The preservation of the mid-block pedestrian link to the Tin House Courtyard enhances the commercial viability of the area and the pattern of development at the street edge is maintained.
2. The historic pattern of the building that was on the site, and of adjacent properties has been considered and reflected in the new infill design.
3. The design is of its own time and style. It is a contemporary stylized expression contrasting and accentuating the evolutionary character of the area.

#### Impacts to Tin House Courtyard Site Plan

In the 1970s, with the creation of the system of courtyards, 7 Clarence helped frame and along with its sideyard/laneway took on a more prominent identity as the main entrance from the market into and out of the courtyard. The courtyard system is one of the Byward market's most celebrated features and a character defining feature of the district. It served an advocacy role and was presented as a demonstration model for other communities to consider as part of their revitalization efforts.

#### Adverse Impacts

None

#### Positive Impacts

1. The design reinforces the sense of enclosure within the Tin House Courtyard and has the potential to enliven the courtyard and hence increase its use and appreciation for residents and visitors.
2. The infill building reflects the evolution, diversity, and layering that characterizes the cultural landscape of the Byward Market.

## ALTERNATIVES AND MITIGATION STRATEGIES

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Commonwealth has worked with the architect to ensure that the development is compatible with the surrounding area. Mitigation measures include:

#### Alternatives

The design discussed in this addendum is a distinct alternative to the initial design put forward in February 2014.

### **Mitigation Measures**

Install an interpretive plaque as a discrete feature of the courtyard that commemorates the evolving heritage character of the area.

### **Conclusions**

Elements of the original building have been expressed as part of a contemporary expression.

## **AUTHORS QUALIFICATIONS**

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Commonwealth Resource Management is an integrated consulting and management firm that offers a full range of professional services related to conservation, planning, research, design, and interpretation for historical and cultural resources. A key focus of the practice is planning and development for heritage resources. The firm was incorporated in 1984, combining the separate practices of its principals, Harold Kalman (retired) and John J. Stewart.

**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, and in this capacity was responsible for initiating, developing and ongoing supervision of downtown revitalization projects across the country. 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.

Commonwealth has completed a number of Cultural Heritage Impact Statements for the private and public sectors including the following:

185 Fifth Avenue, Mutchmor Public School Addition, Ottawa, Ontario  
2489 Bayview Avenue, CFC Canadian Film Institute, Toronto, Ontario  
1015 Bank Street, Lansdowne Park, Ottawa, Ontario  
Algoma District Wind Farm Proposal, Lake Superior Shoreline, Ontario  
1040 Somerset Street West, Ottawa, Ontario  
Laurier Friel Redevelopment Sandy Hill, Ottawa, Ontario  
Cumberland /Murray Streets, Lowertown West, Ottawa, Ontario  
1120 Mill Street, Manotick, Ottawa, Ontario  
Ontario Place, Waterfront Park and Trail Toronto, Ontario  
Fort William Historical Park, Thunder Bay, Ontario

