

FORMER **GRANT CONSOLIDATED SCHOOL**
2720 Richmond road, Ottawa

CULTURAL HERITAGE IMPACT STATEMENT

Prepared by

LAFONTAINE & SOUCY ARCHITECTES
Montreal, August 2012

For



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Front page : *Front Elevation Proposed*, A-DN Architecture Design inc, 2012

1. INTRODUCTION

The former *Grant Consolidated School*, 2720 Richmond Road, Britannia Heights, Ottawa's Nepean Township, is presently subject to a rehabilitation project in order to accommodate offices and other facilities for the Centre Multiservices Francophone de l'Ouest d'Ottawa (CMFO).

Built in 1922 base on the architects Richards and Abra's drawings, the building, still own by the Ottawa-Carleton District School Board, is henceforth mainly unoccupied. Designated by the City of Ottawa in 2006, Grant Consolidated School main building and its front landscaped park have a important heritage value. This is due to there historical association with the United Farmers of Ontario and its rural environment when erected, and also because of their uniqueness regarding the school type at a time of single room schoolhouses.

The rehabilitation project submitted here is the work of A-DN Architecture and Design, who first mandated Lafontaine & Soucy Architectes to undertake an *Étude de caractérisation et stratégie de conservation* of the designated property. For the purpose of the application permit, CMFO has mandated Lafontaine & Soucy Architectes to establish the Cultural Heritage Impact Statement (CHIS) required regarding the heritage value of the building and site. This report is written accordingly with the terms of references communicated by the Planning and Growth Management Department of the City of Ottawa. It does not address zoning issues. It has given regard to the following key documents:

- A Guide to Preparing Cultural Heritage Impact Statements, City of Ottawa, March 2012 (Draft)
- Ontario Ministry of Culture, Provincial Policy Statements, Info Sheets, 2005
- Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010
- Unesco and Icomos International Charters

The review is based on the following design proposal documents:

- Site Survey Plan
- Lafontaine & Soucy Architectes, *Étude de caractérisation et stratégie de conservation* Ancienne Grant Cosolidated School, June 2012
- Drawings prepared by A-DN Architecture Design, August 2012

A tree conservation report has been produced that we unfortunately have not considered in our review. It should identify existing species and state of preservation for each specimen of vegetation, in order to ensure the conservation and enhancement of the park and by the same way, the designated building. Also, we are not aware if the area is of archaeological potential.

A review of additional historical sources included:

- City of Ottawa. Heritage Survey and Evaluation Form, Grant Consolidated School 2005
- City of Ottawa. Ottawa: A Guide to Heritage Structures. Ottawa: Local Architectural Conservation
- City of Ottawa Archives
- Ottawa-Carleton District School Board Archives

2. CULTURAL HERITAGE VALUE

2.1 Brief history of Grant School and Site

«Grant School was completed in 1922 by the then Township of Nepean as a consolidated school to “consolidate” four one-room schools into a new facility, better suited to the needs of the students. Built during the period when the United Farmers of Ontario (UFO) held power in the legislature with the support of Labour, it was originally designed to incorporate a community hall, an initiative of the UFO government to improve the lives of rural dwellers through increased amenities. It was named after the then Minister of Education, R.H. Grant. After the defeat of the UFO government, the new government threatened to withhold funds to cover the costs of the community hall. The school served the community for many years as the area around it urbanized.

Designed by the Ottawa architectural firm of Richardss and Abra, Grant School is a symmetrical two storey, red brick structure with a truncated hipped roof. It features a painted metal cornice with dentils, and pedimented pavilions on the east and west ends of the building, with stone crests in the gable ends. Brick details, such as quoins and voussoirs, are found on each facade. The north and south facades are distinguished by large windows, which light the classrooms inside. The original multi-paned windows were replaced in the 1950s at the same time that the first floor round arched windows and flanking doors were altered to become rectangular. The building’s large windows demonstrate the emphasis placed on providing adequate light and air circulation by school architects of the era, while its restrained classical details convey a sense of permanence and solidity suitable to a modern public school, in sharp contrast to the small one-room schools it replaced.» (Designation of Grant School (...) under part IV of the Ontario Heritage Act 2005)

Furthermore, the materials and building techniques, as well as the structure used in the design of Grant School, are innovative and of a high incumbustible quality. At the time, Grant School building is famous, *«the safest construction in Ontario on November 11, 1922 (...)» (Ottawa Archives/MG110\AEDU48 Historical Society of Ottawa Fonds, Grant Public School)*

Apart from the addition built in the back yard (Cecil Burgess architect – 1949), major alterations to the school are planned in 1955 (Gilleland & Strutt architects). they include modification of the main floor level, the withdrawal of the community hall and its transformation into 3 classrooms, and the review of the main access to the building. For that purpose, 2 entrance aedicules are built on both lateral façades and the original exterior staircases and doors are removed. The windows are changed during the same period as well as the main floor bay windows modified to rectangular

Since then, increasing urbanization have come close to the site. A few times modified, Grant Consolidated School was in use for its intended purpose until the end of the 2000. Now closed, the building is partially occupied by community care groups.

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Site, 2007 (City of Ottawa)



Former Grant Consolidated School context, 2012 (Lafontaine & Soucy)



**Former Grant Consolidated School context, 2012
(Lafontaine & Soucy)**

2.2 Heritage designation and protection

Municipal : Designated under part IV of the Ontario Heritage Act.
Provincial : None
Federal : None

Beyond the main building itself, the lawn with its landscaping facing Richmond Road to the North of the former school is integral to the heritage character of the site.

2.3 Heritage significance

The important heritage value of former Grant Consolidated School and its landscape is established in regards with different attributes.

- Documentary
 - Historical association with its rural environment when erected.
 - Historical association with the creation of new types of schools, creating multiple classrooms according to student's age, rather of one class for all ages schoolhouses. « *Grant school the first consolidated school in Carleton County. The only existing pre-1930 Ottawa public school built for that purpose.* » (Réf. Acte de désignation 25 mai 2005 (ACS2005-PGM-APR-0148)).
 - Historical association with the United Farmers of Ontario. « *Physical reminder of Ontario's early experiment with social democratic government,* » (Réf. Acte de désignation 25 mai 2005 (ACS2005-PGM-APR-0148)).
 - Historical association and commémoration of MPP R.H. Grant, Minister of education (1919-1923).
 - Community and scholar meeting and celebrating place.
- Architectural and constructive
 - Mastering of building techniques and current styles by the architects Richards and Abra.
 - Building materials and techniques showing high consideration for incombustibility.
 - Innovative building materials and assemblies.
- Landscaping
 - The important setback of the building with its planted lawn is a significant landmark in the landscape of the borough and neighbourhood.
- Contextual
 - Witness of urbanization. Forerunner of development.

2.5 Links between heritage value and character-defining elements.

The statement of significance, as stated above, leads us to argue that the reference period for any interventions on the Grant School main building, with respect to its "mise en valeur", is 1922. The identification of that reference period allows us to direct all efforts towards maintaining original schematic design and architectural composition respecting the plan and details of the period thus understanding the constructive issues and intentions of the designer.

The main defining-characters of the property are:

- **The institutional siting** of the building, as a pavilion in a park;
- **The architectural style**, classical, inspired by the neo-georgian details, typical of early 20th century schools and other public buildings;
- **The rectangular volume** of the building with its two gabled bays used to indicate the two original main entrances, as the hip roof;
- **The symmetrical composition** of the façades of the building;
- **The interior plan**, with central corridor and classrooms on each sides;
- **The materials and assemblies**, particularly the bearing brick walls and partitions or other elements reminding of the high incombustibility of the building;
- **The front landscape**, including the row of trees the western side at the rear limit of the designated area.

3. DEVELOPMENT PROPOSAL

According to the rehabilitation project of former Grant School and site, as designed by A-DN Architecture Design, the scope of work includes:

1. Preservation, restoration and refurbishing of the main building components

- Masonry stabilization and brick repointing;
- Changing of windows and doors. New sash aluminum windows to be as large as the bay. New doors as original ones (still in use for back entrances);
- Changing of asphalt roof. New asphalt sheeting, adding solar pannels on the rear pitch;
- Restoration of the cornice;
- Re-interpretation of the original main facade entrances. Adding a superimposed steel frame, reminder of the initial details.
-

2. Demolition and additions to main building

- Partial demolition of the gymnasium;
- Demolition and rebuilding of access volume on eastern side, introducing a three storie elevator well;
- Demolition of the existing isolated 1949 annex;
- New addition, exterior corridor and community hall to be built in the back yard.

3. Modification to interiors according to future use

- Minor modifications to floor plans;
- Restoration or refurbishing of interior finishes.

4. Landscape

- Revision of access ways (pedestrian, motorized, shipping/receiving);
- Revision of driving and parking areas;
- Maintaining, adding and caring of the vegetation cover;
- Using part of the front lawn as a retention area.

The details of the development proposal are illustrated in the drawings prepared by A-DN Architecture Design, attached as Appendix 6.4

4. CULTURAL HERITAGE IMPACT

4.1 Conservation principles

In a general way, any conservation plan of the Grant Consolidated School and its site should emphasize on preservation/restoration of original fabric. Any addition should be of a contemporary architectural treatment, with an implementation sensitive to the site's different characters. It should also allow for understanding of the original organization in terms of spacing, building and styling details of the 1922 reference period. In order to maintain usage and significance, there should be a rehabilitation of former Grant School.

Regarding the heritage values and the social character assigned to the building and its site, any project should:

- Respect and maintain the integrity of the building as preserved to this day (age, technical and architectural evolution in time);
- Emphasize its interest as part of the landscape and as a landmark in the Nepean neighbourhood of Ottawa;
- Commemorate the recent past and school tradition of the institutional building.

Any project of "mise en valeur" and improvement or leveling of an heritage building must respect the intentions of the original designer, namely its esthetic and technical assemblies, innovative or in vogue at the time of its conception. A conservation project intends to bring back or preserve the building's integrity, keeping significant traces of the passage of time. It also aims to rehabilitate defining-elements that may have been altered or have disappeared. Their restoration is being possible if based on documentary evidence.

Regarding the defining-characters of the building and its site, all interventions must take into consideration the following criteria:

- Perenniality of the building;
- Compatibility of future use;
- Safest intervention approaches;
- Authenticity – Integrity of the building work;
- Value of later alterations;
- Existing state of preservation;
- Restoration and maintenance of all elements originating from the reference period;
- Architectural and technical integration of additions;
- Legibility of interventions;
- Reversibility of interventions;
- Upgrade of thermic performances;
- Sustainability;
- Proper maintenance.

4.2 Observations

The current project under study shows general qualities with respect to principles and criteria above mentioned. The rehabilitation project of Grant Consolidated School for the CMFO, as developed by A-DN, is:

- Conserving, restoring and rehabilitating the main building;
- Maintaining the building in use with a appropriate and sustainable use;
- Maintaining the authenticity of the building, keeping the actual interior layout as is or with minor changes, reproducing similar spaces;
- Replacing the actual addition with a new building similar in siting, use (social) and construction qualities;
- Conserving, maintaining and enhancing the landscaped grown and the legibility of the building, as an institutional pavilion in a park and predominant to any addition.

Despite the fact that we have not reviewed construction details, the project as proposed respects the historic material and techniques as well as the restoration of original fabric, particularly for masonry and metal work (cornice).

MODIFICATIONS TO MAIN BUILDING

Windows and other openings

- Rehabilitation of full height of window's openings, all rectangular;
*Full height is of great interest in composition. Partial restoration.
Rectangular opening is associated with the 1955 works. It is not of the reference period and is a loss of defining-character.*
- Introducing new model of window similar to the one on original drawing;
Proposed model not as built which was more of daylight factory window type, industrial, but significant of the reference period.
- Replica of original wooden doors for rear entrances of main building;
Preservation / Restoration.

Roof

- Replacement of the asphalt sheeting;
Originally made of slate.
- Addition of solar pannels;
Sustainable improvement.
- Restoration of the dentil cornice;
Preservation / Restoration.

Replacement of exterior rear staircases

- Brick and concrete;
Existing non original. Researched details available.

Former main entrance

- Superimposed steel frame reinterpretation of original details;
*Partial rehabilitation. Withdrawal of main entrances is a loss of defining-character.
Reversibility.*

ADDITION TO MAIN BUILDINGNew elevator well

- Demolition of existing 2 storey eadicule, stairwell;
Work of 1955. Not from de reference period.
- Replacement with a 3 storey eadicule, elevator well;
Siting and alignment of replacement volume identical to western entrance.
- Materials, details and coloration similar to main building (red brick, stone string, glass, steel). Pursuit of brick bond and motif;
Contemporary architectural treatment. Legibility.
Symetrical composition in plan.
Similar materials, horizontality - Integration.

New addition

- Demolition of existing addition (1949). Partial demolition of former gymnasium;
- Replacement with a new addition and hallway joining main building;
New alignment slightly in front of existant addition to be demolish.
Height and siting slightly increased. Increase of lateral and rear setbacks.
New glazed corridor maintaining hierarchy and pavillion perception of main building.
- Material and coloration similar to main building (brick, stone string, glass, steel);
Contemporary architectural treatment. Legibility.
Similar materials, horizontality - Integration.

INTERIORS

Even though interiors are not part of the designation, it is relevant to notice that the proposal is:

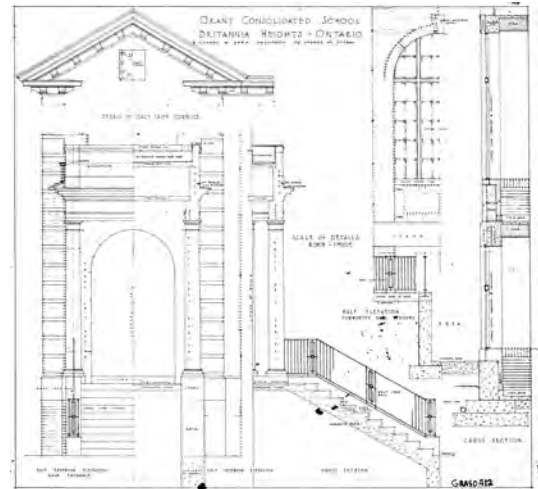
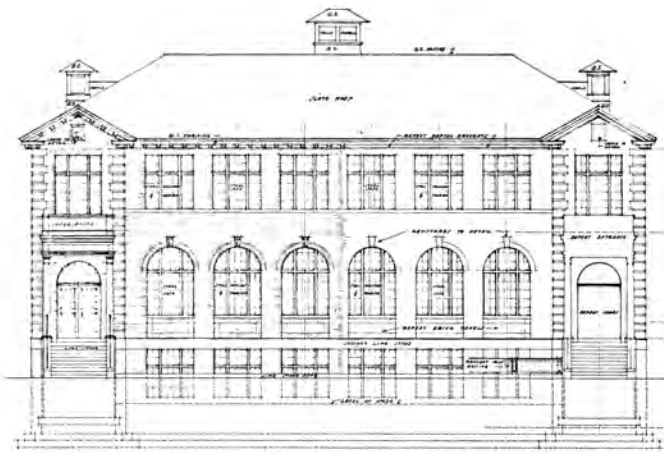
- Maintaining the original scholar character;
- Maintening the plan, structural elements and main finishes;
- Reviewing the washrooms access (or door) / leveling to NBC;
- Maintaining institutional building qualities;
- Maintaining most of the original openings to rooms (including doors and frames) / introducing small hallways parallel to corridor;
- Maintaining part of the black chalkboards.

SITE PLAN / LANDSCAPE

- Maintaining and enhancing the actual landscape, in front of the main building;
Preservation.
- Hiding, with new plantings, the western parking lots;
Minimizing impact.
- Adding parking lots on eastern and Rob Roy avenue sides. The latter as a fire route;
Loss of landscape area.
New planting.
Possible impact on neighbourhood.
- Rainwater retention pond with plants in front lawn;
Sustainabiliy.

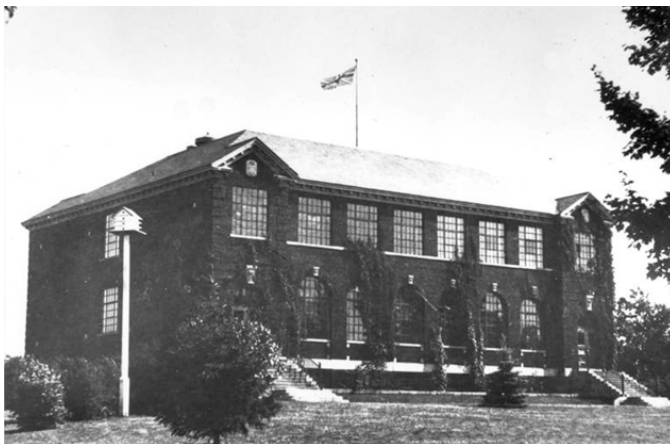
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Front elevation, original drawing, Richards & Abra Architects, 1922.

Details of main entrances and windows, original drawing, Richards & Abra Architects, 1922. (Not as built)



Grant School, 1925 (City of Ottawa Archives)

Grant School, 2011 (CMFO)

Detail of former entrance door - proposed, A-DN Architecture Design, 2012

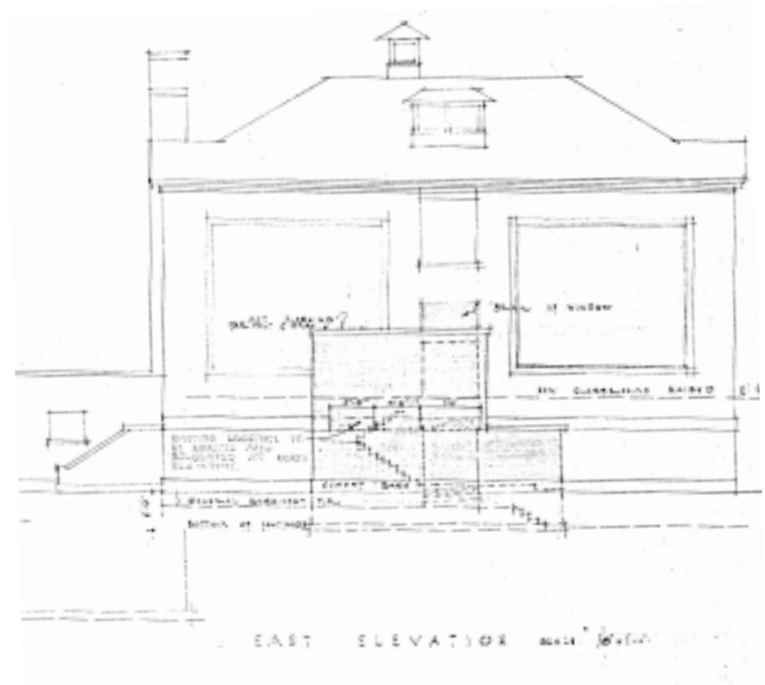
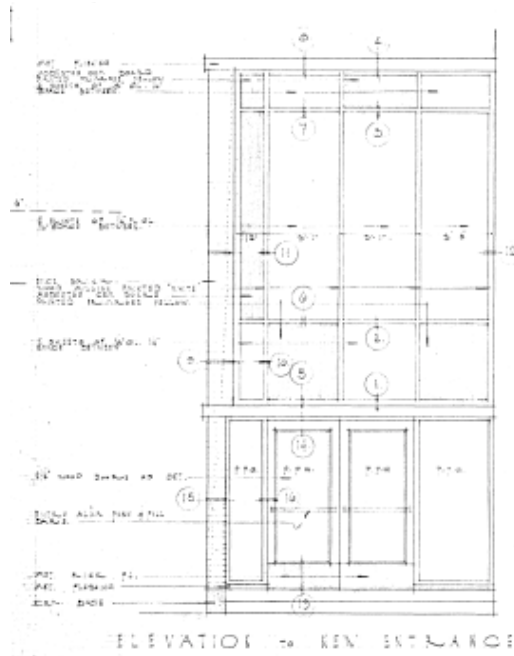


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Front and side elevation of existing eastern stairwell, 2012 (Lafontaine & Soucy).

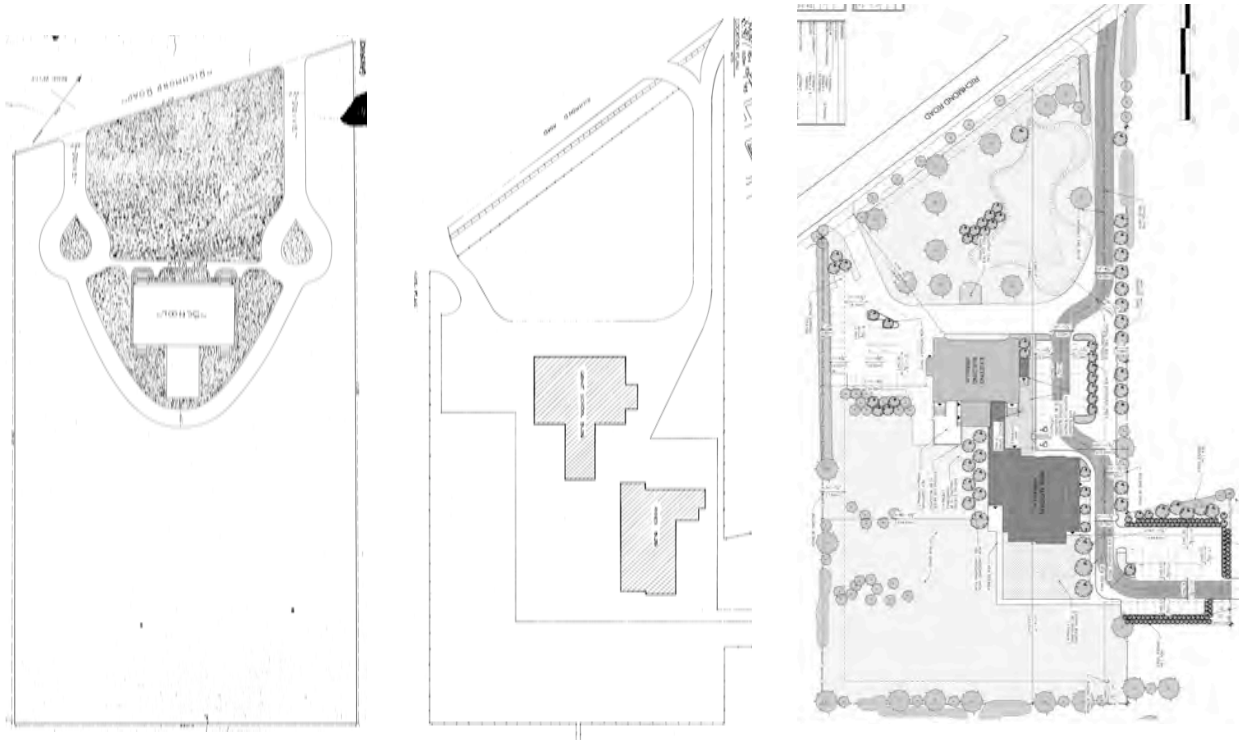


East elevation, Gilland and Strutt architects, 1955 (OCSB)

Elevation to new entrance stairs, Gilland and Strutt architects, 1955 (OCSB)

CULTURAL HERITAGE IMPACT STATEMENT





Site plan, 1922 (OCSB Archives)

Site plan, 1955 (OCSB Archives) (As actual)

Site plan - Proposed, A-DN Architecture Design, 2012

5. RECOMMENDATIONS

5.1 General recommendations

The rehabilitation project of former Grant Consolidated School, as proposed for the CMFO facilities by A-DN Architecture Design, offers great respect to the original layout and existing heritage structures. It provides an appropriate and sustainable use which should ensure the maintenance of the building and landscape. The scope of work, as described, includes restoration of the original fabric, respecting historical material and techniques. The replacement of the eastern staircase, despite its increasing volume, is still set back and symmetrical.

With its contemporary architectural treatment, similar in materials, all new additions allow the legibility of interventions and are integrated to the architectural composition of the main building by recalling materials, coloration and string. The hierarchy of lecture and the prevalence of the former school is maintained. Combined with its setback, the horizontality achieved by the architectural treatment and composition of the new addition, makes its volume less important from a front view.

Unless particular comments are expressed on specific interventions, we agree that the proposed project is appropriate for the heritage building and its site and that no recommendations to change significantly the design are put forward.

5.2 Additional comments

MODIFICATIONS TO MAIN BUILDING

Doors and Windows

- Restoration of the bays' arch form, located on the main floor, would have been of great interest in the "mise en valeur" of the front façade. However, the rehabilitation of the original height of windows is a proper intervention;
- Make sure of the institutional quality of replacement window type by reviewing technical data sheet;
- Replacement of exterior rear entrance doors should be in wood, identical to originals.

Roof

- Care should be taken in integrating solar panels. Respect roof's slope;
- If possible, according to budget, slate should be the replacement roof sheeting.

Ext Staircase

- See original details Richards and Abra, architects.

Former main entrance

- In re-interpreting the former entrances, make sure the details and materials are understandable. It should also be of institutional quality and of easy maintenance;
- Ensure reversibility of this intervention by anchoring that will not irreparably harm the heritage structure;
- See original details Richards and Abra, architects, for proportions.

Masonry

- Planning of masonry restoration to be scheduled (stabilization, cleaning, repointing);
- With gymnasium's partial demolition, maximize brick recycling in order to do required brick replacement for the restoration works to be conducted on main building.

NEW ADDITIONS

- In all cases, the implementation of new additions must maintain the symmetrical composition of the main building, its pavilion volume and its prevalence in the landscape.

INTERIORS

- Care must be taken in the refurbishing of spaces and finishes (particularly next to new openings and in washrooms);
- Maintaining black chalkboards as a reminder of the former use.

SITE PLAN / LANDSCAPE

- Minimizing parking lots areas by vegetation ensures the enhancement of the landscape and counters urban heat islands;
- Avoid traffic lane through Rob Roy Avenue. Maintain gate;
- Make sure to provide complete integration of water retention system to front landscape;
- Ensure the vegetation cover maintenance at all time.

6. APPENDICES

6.1 Aerial View



Site plan, 2007 (City of Ottawa).

Site plan, 1999 (OCDSB).



6.3 Photos



Grant Consolidated School, 1925 (City of Ottawa).



Main facade from Richmond road, 2012 (Lafontaine & Soucy).

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Main facade, 2011 (CMFO).



**Gymnasium side facade W., 2012
(Lafontaine & Soucy).**



Gymnasium side facade E, 2012 (Lafontaine & Soucy).



**Exterior back stairs, 2012
(Lafontaine & Soucy).**



Estearn side facade, 2012 (Lafontaine & Soucy).



**Western side façade, 2012
(Lafontaine & Soucy).**

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Back Facade, 2012 (Lafontaine & Soucy).



Gable, 2011 (CMFO).



Rear Western entrance, (Lafontaine & Soucy).



Modified Eastern front wing , 2012 (Lafontaine & Soucy).



Efflorescence traces, 2012 (Lafontaine & Soucy).



Light well, 2012 (Lafontaine & Soucy).



Bay , 2012 (Lafontaine & Soucy).



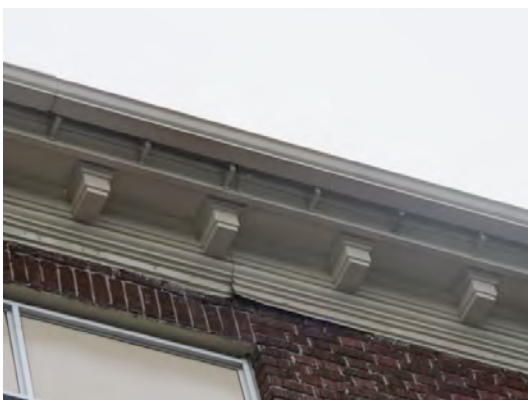
**Western entrance, 2012
(Lafontaine & Soucy).**



Brick apparatus, 2012 (Lafontaine & Soucy).



Cornice, 2012 (Lafontaine & Soucy).



Modillions, 2012 (Lafontaine & Soucy).

Tree alignment, 2012 (Lafontaine & Soucy)



CULTURAL HERITAGE IMPACT STATEMENT

LEGEND

- NEW PROPOSED ONLY LOCATION
- EXISTING ONLY LOCATION
- EXISTING USE OF PREVIOUS LOCATION

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NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL STANDARDS (CNS) AND THE CANADIAN BUILDING CODE (CBC).
2. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.
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PROPOSED SITE PLAN

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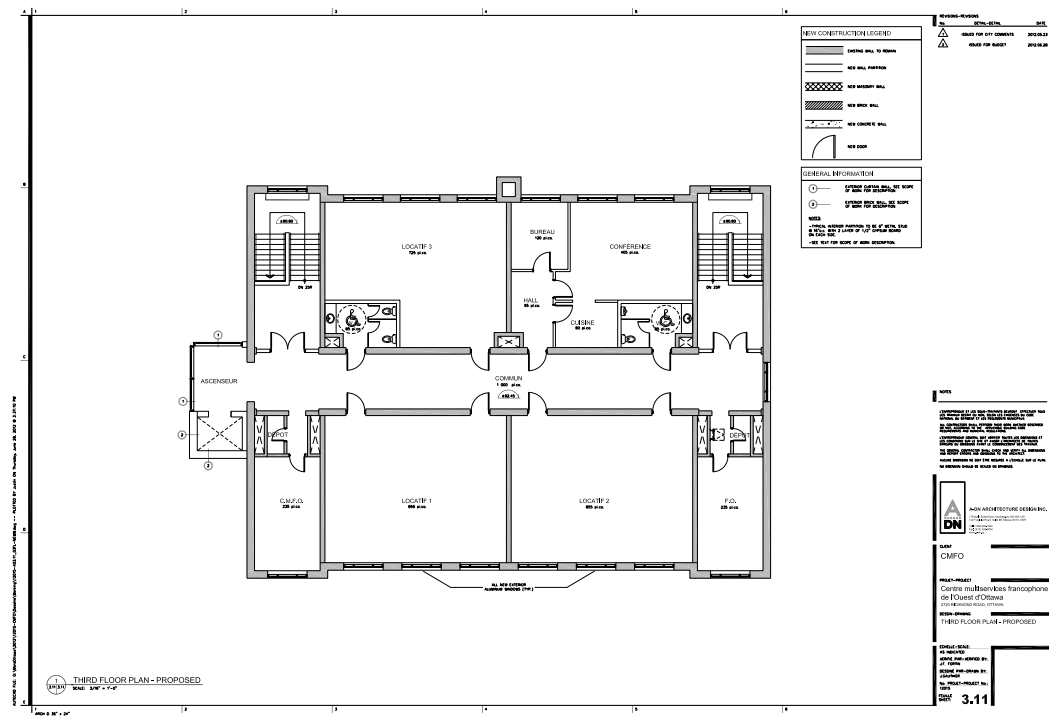
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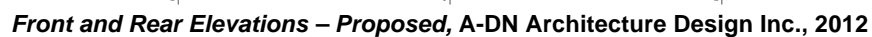


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Third Floor Plan - Proposed, A-DN Architecture Design Inc., 2012

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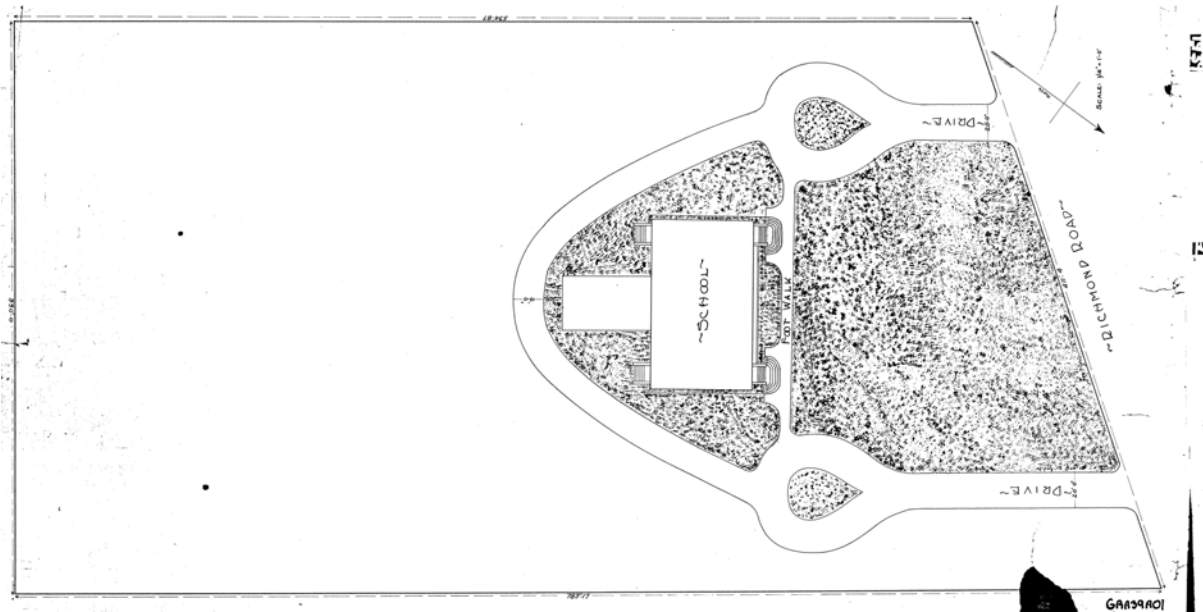


6.5 Architectural drawings

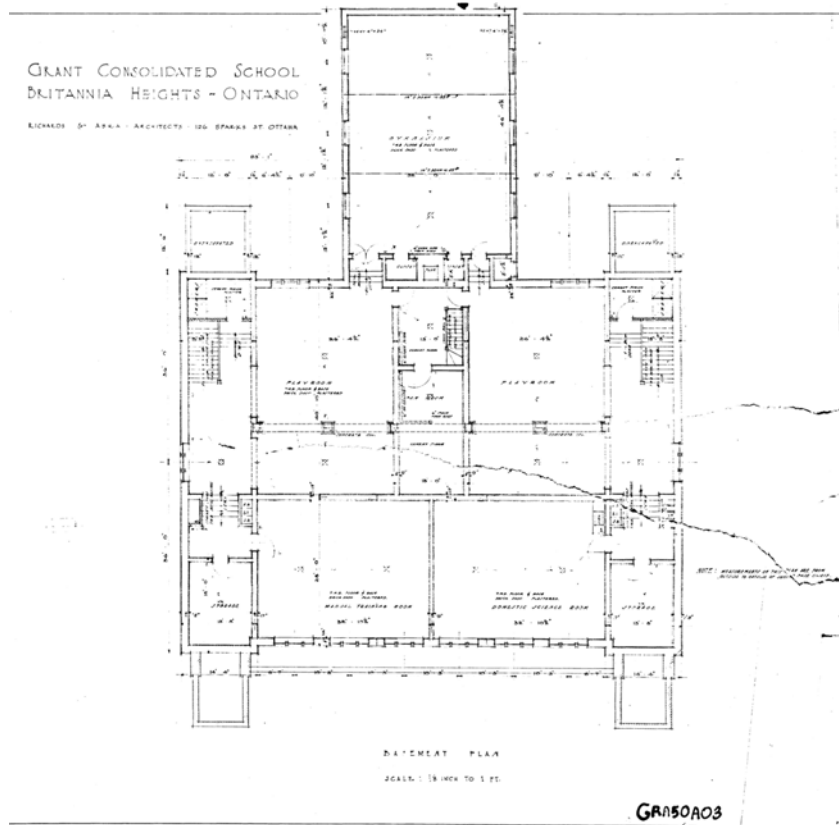
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FORMER GRANT CONSOLIDATED SCHOOL

CULTURAL HERITAGE IMPACT STATEMENT



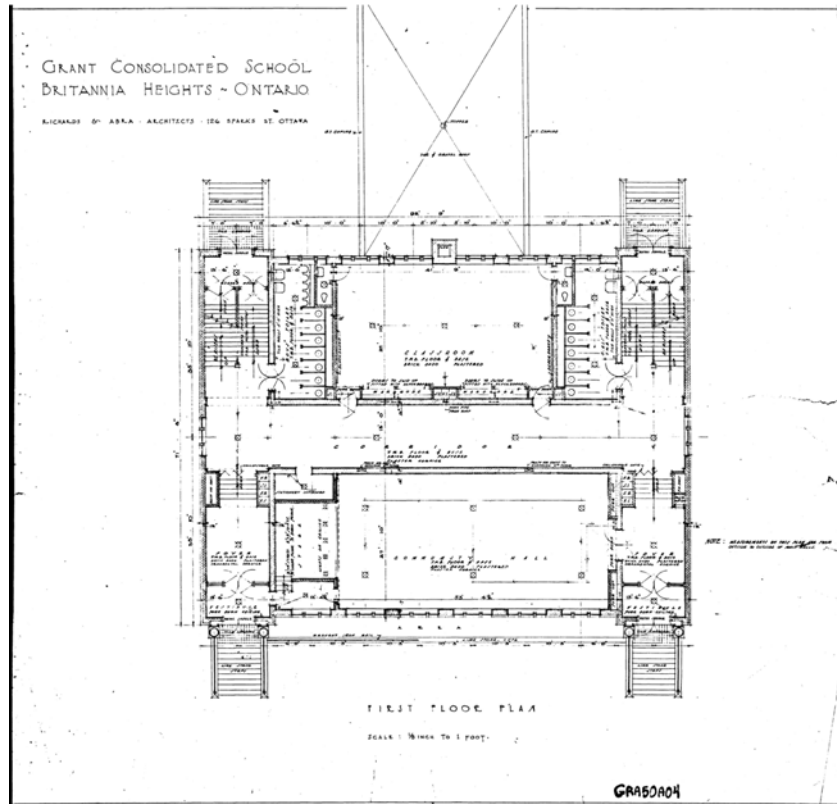
Plot Plan, Richards & Abra Architects, 1922



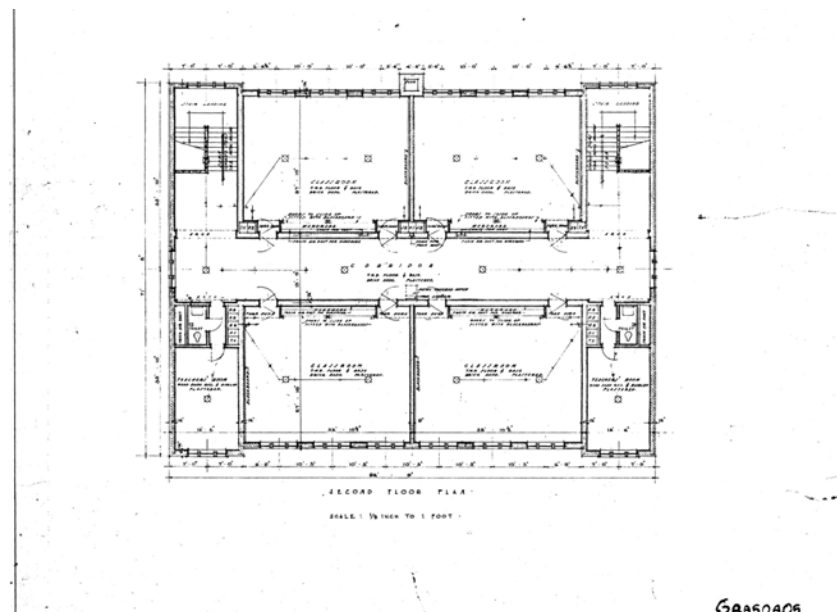
Basement Plan, Richards & Abra Architects, 1922

FORMER GRANT CONSOLIDATED SCHOOL

CULTURAL HERITAGE IMPACT STATEMENT



First Floor Plan, Richards & Abra Architects, 1922



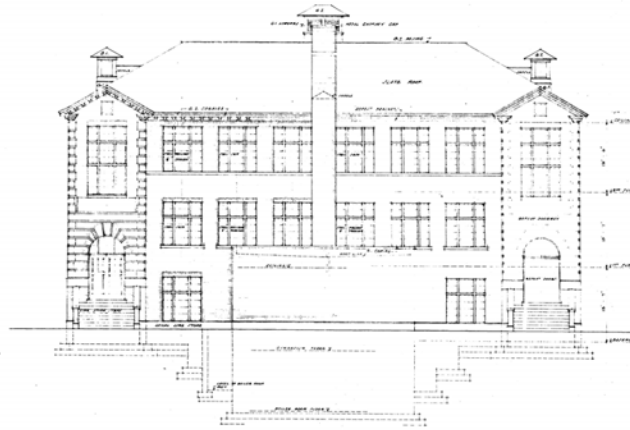
Second Floor Plan, Richards & Abra Architects, 1922

FORMER GRANT CONSOLIDATED SCHOOL

CULTURAL HERITAGE IMPACT STATEMENT

GRANT CONSOLIDATED SCHOOL
BRITANNIA HEIGHTS - ONTARIO

RICHARDS & ABRA - ARCHITECTS - 125 SPADINA ST. OTTAWA



REAR ELEVATION

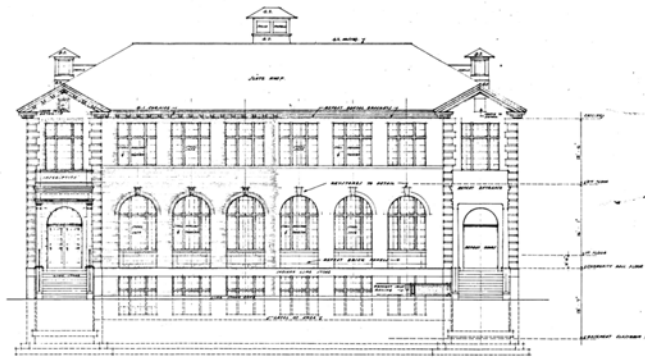
SCALE: 1/8" INCH TO 1 FT.

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Rear Elevations, Richards & Abra Architects, 1922

GRANT CONSOLIDATED SCHOOL
BRITANNIA HEIGHTS - ONTARIO

RICHARDS & ABRA - ARCHITECTS - 125 SPADINA ST. OTTAWA



FRONT ELEVATION

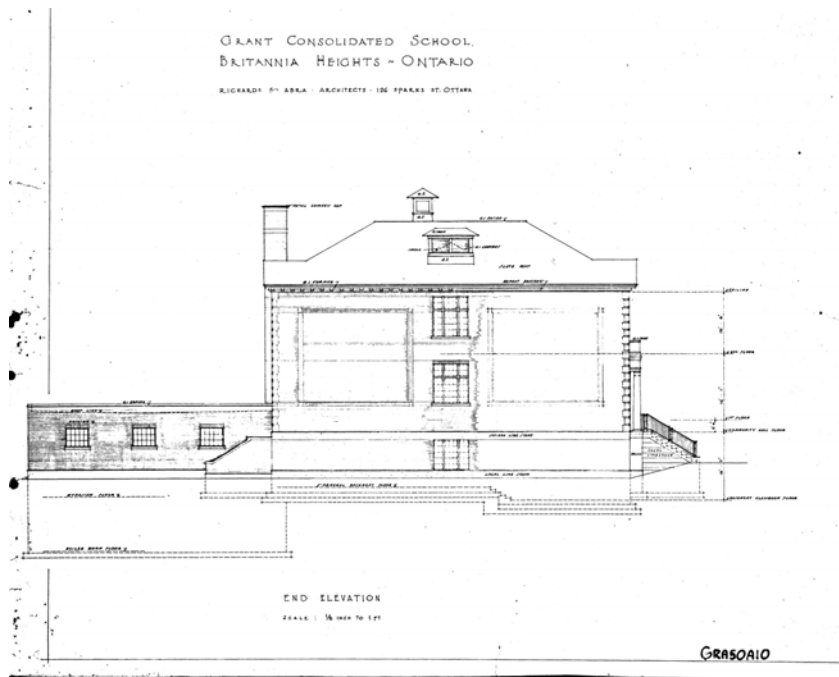
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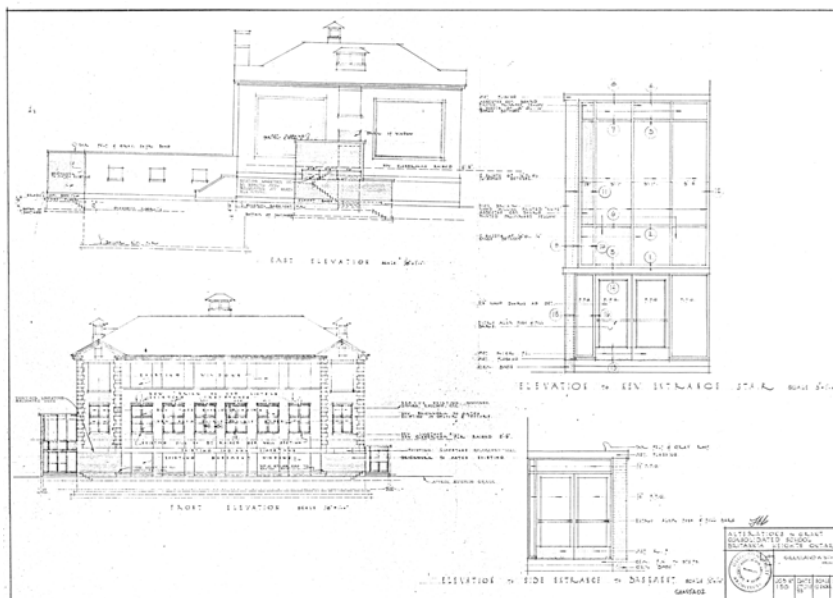
Front Elevations, Richards & Abra Architects, 1922

FORMER GRANT CONSOLIDATED SCHOOL

CULTURAL HERITAGE IMPACT STATEMENT



End Elevations, Richards & Abra Architects, 1922



Elevations, Guiland & Strutt Architects, 1955

CULTURAL HERITAGE IMPACT STATEMENT



FORMER GRANT CONSOLIDATED SCHOOL

CULTURAL HERITAGE IMPACT STATEMENT

6.6 Heritage Survey and evaluation form

CITY OF OTTAWA
DEPARTMENT OF PLANNING & DEVELOPMENT
COMMUNITY PLANNING BRANCH

HERITAGE SURVEY
AND
EVALUATION FORM

BUILDING FILE NO.
PD-43
HERITAGE DISTRICT FILE NO.
PD-4302

Municipal Address: 2720 Richmond Road

Building Name: Grant Public School

Legal Description:

Date of Construction: 1922

Original Use: Consolidated School

Present Use: Alternative public school (Sept. 1991)

Present Zoning: P

Planning Area:

Lot: 21, 348, 468, 489 W5 Block:

Additions: 1949 (annex), 1955.

Original Owner: Nepean Township

Present Owner: O.B.E.

Plan: Con. 2 of N. pt.

PHASE ONE SURVEY

Potential Significance	Considerable	Some	Limited	None
History (Date of Construction)	(Pre- 3) (2 to) (1 to) (0 to)			
Architecture	3	2	1	0
Environment (Landmark or Design Compatibility)	3	2	1	0
Phase One Survey Score	/9			
Potential Heritage Building	Yes/No			
Potential Heritage District	Yes/No			
Prepared By:				

PHASE TWO EVALUATION RESULTS (Summarized from Page 4)

Category 1 2 3 4

Part V Definite Yes/No

Part IV Potential Yes/No

IF PART IV, By-law/Date:

IF PART V:

HERITAGE DISTRICT NAME:

BY-LAW/DATE:

COMMENTS:

PHOTO DATE: Feb. 1991

VIEW: Principle facade

SOURCE: N. Fairbairn

PD2C

Rev. / /

FORMER GRANT CONSOLIDATED SCHOOL

CULTURAL HERITAGE IMPACT STATEMENT

HISTORY

PREPARED BY: W. Fairbairn

DATE: April 1991

Date of Construction: 1922

Factual/Estimated

Sources: datestone; A Brief History of Ottawa Public Schools (1971); "Grant Public School" (1971), Sue Viens.

Trends: Grant School was built by Nepean Township in 1922 as a consolidated school. The school consolidated Nepean School Sections three and fifteen. In its early years children were bussed to attend this school. In 1950 the school became part of the Ottawa public school system. It was closed in 1988 but re-opened in September 1991 as an alternative school.

Events: closed 1988.

Persons/Institutions: The funding for the new school project was assisted by the local MPP R.H. Grant, the Minister of Education in the United Farmers of Ontario (U.F.O) government. The Minister's interest in the project enabled special grants to be used in the funding of the school. Some of this money was justified by the inclusion of a community hall across the front of the first storey of the school. When the UFO government was defeated in 1923 the school was denied some of the outstanding grant money.

Summary/Comments On Historical Significance: Grant School was the first consolidated school in Carleton County, and is the only existing pre-1930 Ottawa public school built for that purpose. Grant School represents the growth of the former summer community of Britannia into a year round neighbourhood. The school has a strong association with the only UFO Minister of Education, for whom it takes its name. It is also a physical reminder of Ontario's early experiment with social democratic government.

Historical Sources: same as above.

ARCHITECTURE

PREPARED BY: W. Fairbairn

DATE: April 1991

Architectural Design (Plan, Storeys, Roof, Windows, Materials, Details, Etc.): Grant School is a two storey, red brick structure with a high basement. It has a rectangular plan, with the main entrances in gabled bays at either end of the long facade. It has a hip roof with gabled bays at each corner. Originally, the school had six round-arched windows across the front facade on the first storey. These were complemented by semi-circular arched entrances to the recessed porches. Both the arches over the windows, and the front entrances were bricked over in 1955. The cornice and gable ends are simply decorated and feature small brackets.

Architectural Style: The lack of a main front entrance in the 1922 design of the school was unusual. By the 20th century schools were nearly always designed with prominent front entrances, especially urban schools. The lack of a front door indicates that a rural school style was influencing the design of Grant School. The hip roof is also unusual for 20th C. school architecture. Beyond these two elements Grant School has a simple stylistic program, classically inspired and typical of early 20th C. schools.

Designer/Builder/Architect:

1922	Richards and Abra, complete plans at O.B.E.
1949	Cecil Burgess
1955	Gilleland and Strutt

Architectural Integrity: The arches and entrances on the front faced were bricked over, and new asbestos panel entrances were added in 1955. The original windows have been replaced by steel sashes. The paint on the metal cornice is peeling, some brickwork is in need of repair and there is evidence of vandalism on the 1955 entrances. The 1949 annex was not attached to the original school, and does not intrude on the front facade. The large site is still intact, although some of the original landscaping has been lost. The rear of the school has the original doors, transoms and the decorative brickwork arched over the entrance.

The community hall was converted two three classrooms in 1955.

PD2C

Rev. / /

FORMER GRANT CONSOLIDATED SCHOOL

CULTURAL HERITAGE IMPACT STATEMENT

Other (Structure, Interior, Building Type, Etc.):

Summary/Comments On Architectural Significance: Grant School is one of two schools now owned by the O.B.E. that were built by the township of Nepean. Because of this, it is unique in both its style and design within the Ottawa context. It is the only 20th century Ottawa public school built with a pitched roof. It was the only school built with a community hall - earlier schools had assembly halls, and 1920s schools usually had gymnasiums. The design of the school accommodated this special use, and it was set into the front of the first floor.

=====

ENVIRONMENT

PREPARED BY: N. Fairbairn DATE: April 1991

Planning Area:

Heritage Conservation District Name (If Any):

Attach photo of surrounding area here:

1 - 4x6

PHOTO DATE: February 1991
VIEW: Surrounding area
SOURCE: N. Fairbairn

Compatibility With Heritage Environs: Grant School pre-dates most of the development of its area, but because of its landscaped site it is very compatible with the residential nature of the area behind it.

Community Context/Landmark Status: The site has a very long setback and the school is perched on a hill, affording it a distinct presence. There are several mature pine trees on the site, which is unusual for pre-1930 Ottawa public schools. The site lends the school a certain rural aspect.

Summary/Comments On Environmental Significance: The Grant School site has remained intact from the time its setting was semi-rural. It is now fronted by a busy arterial road with very dense post war development, highrises etc. The school represents one of the earliest structures in the area, and provides significant greenspace.

PD2C

04/91 / /

6.7 Designation Report

Report Template

12-08-09 12:26

10. DESIGNATION OF GRANT SCHOOL, 2720 RICHMOND ROAD UNDER PART IV OF THE ONTARIO HERITAGE ACT

DÉSIGNATION DE L'ÉCOLE GRANT, 2720, CHEMIN RICHMOND EN VERTU DE LA PARTIE IV DE LA LOI SUR LE PATRIMOINE DE L'ONTARIO

COMMITTEE RECOMMENDATION

That Council approve the designation of Grant School, 2720 Richmond Road, under Part IV of the *Ontario Heritage Act* in accordance with the Statement of Reason for Designation, attached as Document 4, with the following addition under the Heritage Attributes heading, to be inserted after the word "replaced":

- The lawn with its landscaping facing Richmond Road to the North of the school is integral to the heritage character of the site.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve la désignation de l'école Grant située au 2720, chemin Richmond en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à l'énoncé des raisons pour la désignation ci-joint comme document 4 en ajoutant sous la rubrique Attributs patrimoniaux après le mot « remplacé » :

Que la pelouse ainsi que l'aménagement paysager faisant face au chemin Richmond au nord de l'école fassent partie intégrante du caractère patrimonial du site.

-
-

DOCUMENTATION

Deputy City Manager, Planning and Growth Management report dated 25 May 2005 (ACS2005-PGM-APR-0148).

Report to/Rapport au :

**Local Architectural Conservation Advisory Committee
Comité consultatif sur la conservation de l'architecture locale**

and / et

**Planning and Environment Committee
Comité de l'urbanisme et de l'environnement**

and Council / et au Conseil

25 May 2005 / le 25 mai 2005

**Submitted by/Soumis par : Ned Lathrop, Deputy City Manager/Directeur municipal adjoint,
Planning and Growth Management/Urbanisme et Gestion de la croissance**

*Contact Person/Personne ressource : Grant Lindsay, Manager/Gestionnaire,
Planning and Infrastructure Approvals/Approbation des demandes d'aménagement et d'infrastructure
(613) 580-2424 x13242, grant.lindsay@ottawa.ca*

Bay/Baie (7)

Ref N°: ACS2005-PGM-APR-0148

**SUBJECT: DESIGNATION OF GRANT SCHOOL, 2720 RICHMOND ROAD UNDER
PART IV OF THE ONTARIO HERITAGE ACT**

**OBJET : DÉSIGNATION DE L'ÉCOLE GRANT, 2720, CHEMIN RICHMOND EN
VERTU DE LA PARTIE IV DE LA LOI SUR LE PATRIMOINE DE
L'ONTARIO**

REPORT RECOMMENDATION

That the Local Architectural Conservation Advisory Committee recommend that Planning and Environment Committee recommend Council approve the designation of Grant School, 2720 Richmond Road, under Part IV of the *Ontario Heritage Act* in accordance with the Statement of Reason for Designation, attached as Document 3.

RECOMMANDATION DU RAPPORT

Que le Comité consultatif sur la conservation de l'architecture locale recommande au Comité de l'urbanisme et de l'environnement de préconiser au Conseil d'approuver la désignation de l'école Grant située au 2720, chemin Richmond en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à l'énoncé des raisons pour la désignation ci-joint comme document 3.
Local Architectural Conservation Advisory Committee Recommendation - 9 June 2005

LACAC strongly supports the departmental recommendation and recommends the following addition to the Statement of Reason/Heritage Attributes:

- **The lawn with its landscaping facing Richmond Road to the North of the school is integral to the heritage character of the site.**

BACKGROUND

In March 2005 the President of the Queensway North Community Association wrote to Mayor R. Chiarelli

requesting the Grant Public School be designated under Part IV of the *Ontario Heritage Act*. This letter was a follow-up to an e-mail of February 2004, making the same request.

Part IV of the *Ontario Heritage Act* gives municipalities the power to designate properties of cultural heritage significance. In order to be designated, the City's Local Architectural Conservation Advisory Committee (LACAC) considers the designation and makes a recommendation to Planning and Environment Committee and City Council. The *Act* requires that a short statement of the property's cultural heritage significance, including its heritage attributes, be prepared and published in a local newspaper.

The Official Plan has policies related to the *Ontario Heritage Act*, stating that "Individual buildings, structures and cultural heritage landscapes will be designated as properties of cultural heritage value under Part IV of the *Heritage Act*."

The future of the building is currently under review. At present, the school population is dropping and the building is in need of repair. The Ottawa Carleton District School Board is scheduled to consider the future of the building and its program at the end of June 2005.

ANALYSIS

Research conducted by staff confirmed that the building is worthy of designation because of its association with this area of the city when it was predominantly rural, and its link to the short-lived, but influential, United Farmers of Ontario government. In addition, the building, although altered, is a good example of the type of school built in rural and semi-rural areas that had outgrown their one-room schoolhouses.

CONSULTATION

The owner of the building, the Ottawa Carleton District School Board, was informed by letter of the request by the Queensway Terrace North Community Association to have the building designated under Part IV of the *Ontario Heritage Act*. The Board replied on May 10, 2005 and stated that it had no objection to the proposed designation of Grant School but that it hoped that the safe and efficient operation of the school would not be impeded by such a designation. Staff assured the Board the Department would work closely with it to ensure that the function of the building as a school would not be impeded by its designation under Part IV of the *Ontario Heritage Act*.

FINANCIAL IMPLICATIONS

The cost of the one-time statutory advertising of the designation in the Citizen shall be paid from the 2005 operating budget of the Planning and Growth Management Department, Planning and Infrastructure Approval, Account Number 112762-502210.

SUPPORTING DOCUMENTATION

Document 1	Location Map
Document 2	Historical Photograph
Document 3	Heritage Survey and Evaluation Form
Document 4	Statement of Reason/ Heritage Attributes
Document 5	Letter from Ottawa-Carleton District School Board

DISPOSITION

Corporate Services Department, Secretariat Services Branch to notify the property owner (Superintendent of Facilities, Ottawa Carleton District School Board, 133 Greenbank Road, Ottawa, Ontario, K2H 6L3) and the Ontario Heritage Foundation (10 Adelaide Street, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision to designate Grant School under Part IV of the *Ontario Heritage Act* and to inform them of their rights under the *Ontario Heritage Act*.

Planning and Growth Management Department, Planning and Infrastructure Approvals Branch to advertise the Notice of Intention to Designate.

Corporate Services Department, Legal Services to prepare designation by-law and submit it to City Council for enactment.

-

LOCATION MAP

Document 1

FORMER GRANT CONSOLIDATED SCHOOL

CULTURAL HERITAGE IMPACT STATEMENT

Report Template

12-08-09 12:26



HISTORICAL PHOTOGRAPH

Document 2

file:///Users/Architecte/Desktop/148/Report%20Template.webarchive

Page 5 sur 12



Grant Public School, 1922 (Ottawa City Archives, CA-2433)

HERITAGE SURVEY AND EVALUATION FORM

Document 3

FORMER GRANT CONSOLIDATED SCHOOL

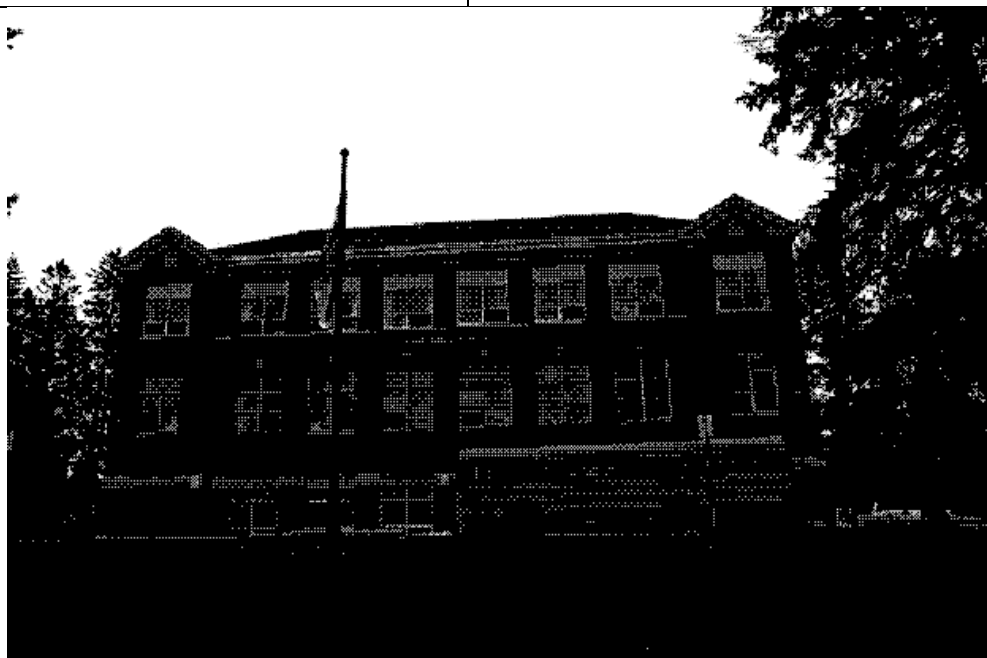
CULTURAL HERITAGE IMPACT STATEMENT

Report Template

12-08-09 12:26

HERITAGE SURVEY AND EVALUATION FORM

MUNICIPAL ADDRESS: 2720 Richmond Road	BUILDING NAME: Grant Alternative School		
LEGAL DESCRIPTION:	LOT: CON 2 of Pt. N ¼ 21; 488-489	BLOCK:	PLAN: 348
DATE OF CONSTRUCTION: 1922	ADDITIONS: 1949 (annex); 1955		
ORIGINAL USE: Consolidated School	PRESENT USE: alternative public school		
ORIGINAL OWNER: Nepean Township	PRESENT OWNER: Ottawa-Carleton District School Board		



PHASE ONE EVALUATION

POTENTIAL SIGNIFICANCE	CONSIDERABLE	SOME	LIMITED	NONE
History	3			
Architecture		2		
Environment (landmark or design compatibility)	3			
Phase One Score 8 /9	Potential Heritage Building Yes/No		Potential Heritage District Yes/No	
Phase Two Classification	Group 1 2 3 4			

HISTORY

Prepared By: N. Fairbairn / S. Coutts Date: 1991/2005

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DATE OF CONSTRUCTION (Factual/Estimated)

1922

TRENDS

Grant School, originally called Grant Consolidated School, was built by Nepean Township in 1922 consolidating children from the one-room schools in Nepean School Sections three and fifteen into one building. The school received special grants from the United Farmers' of Ontario (UFO) government towards its construction costs because a community centre was incorporated into its plan. The UFO had won 43 seats in the Ontario Legislature in 1919 and, with the support of Labour had formed the government. They were the first Socialist government in Ontario. The balance of the funding for the school was withheld after the UFO's defeat in 1923.

For many years, the school acted as a country school, with children coming from farms and villages in the area by bus and, in the winter, by sleigh. In 1950, it became part of the Ottawa public school system. It was closed in 1988 but re-opened in September 1991 as an alternative school.

EVENTS

The school not only has been the site of many school celebrations over the years, but it served as a community hall in the west end during its early history.

PERSONS/INSTITUTIONS

MPP R.H. Grant, for whom the school was named, was the Minister of Education in the UFO government. His efforts were responsible for the special grants received to fund the community hall within the school.

SUMMARY/COMMENTS ON HISTORICAL SIGNIFICANCE

Grant School was the first consolidated school in Carleton County, and is the only existing pre-1930 Ottawa public school built for that purpose. The school has a strong association with the only UFO Minister of Education, from whom it takes its name. It is also a physical reminder of Ontario's early experiment with social democratic government.

HISTORICAL SOURCES

Datestone; *A Brief History of Ottawa Public Schools*, 1971; Viens, Sue. "Grant Public School," 1971.

ARCHITECTURE

Prepared By: N. Fairbairn/ S. Coutts Date: 1991/2005

ARCHITECTURAL DESIGN (Plan, Storeys, Roof, Windows, Material, Details, etc.)

Grant School is a two storey, red brick structure with a high basement and a hipped roof. It has a rectangular plan, with the main entrances in pedimented pavilions at either end of each long facade. The metal cornice and gable ends are simply decorated and feature dentils. There are decorative keystones above the windows.

ARCHITECTURAL STYLE

Grant School is a simple, classically inspired school, typical of other schools built in Ottawa in the first decades of the 20th century.

DESIGNER/BUILDER/ARCHITECT

1922: Richards and Abra,
1949: Cecil Burgess;
1955: Gilleland and Strutt

ARCHITECTURAL INTEGRITY

The character of the front facade was changed when its arches and main entrance on the north façade were bricked over, and new entrances added in 1955 when the community centre was converted into three classrooms. The original multi-paned windows were replaced by steel sash.

The 1949 annex was not attached to the original school, and does not intrude on the front facade. The large site is still intact, although some of the original landscaping has been lost. The rear of the school has the original doors, transoms and the decorative brickwork arched over the entrance.

SUMMARY/COMMENTS ON ARCHITECTURAL SIGNIFICANCE

Grant School is one of the schools owned by the Ottawa Carleton District School Board that were built by the township of Nepean. Because of this, it is unusual in both its style and design within the Ottawa context. It was the only school built with a community hall - earlier schools had assembly halls, and 1920s schools usually had gymnasiums. The design of the school accommodated this special use, and it was set into the front of the first floor.



ENVIRONMENT

Prepared By: N. Fairbairn/ S. Coutts Date: 1991/2005

HERITAGE CONSERVATION DISTRICT NAME (if any):

**COMPATIBILITY WITH HERITAGE ENVIRONS**

Grant School pre-dates most of the development in the immediately surrounding neighbourhood. Its large site enhances the residential nature of the area. The spruce trees in front were planted by an early custodian who brought them as saplings from the Gatineau Hills.

COMMUNITY CONTEXT/LANDMARK STATUS

The site has a very long setback and the school is perched on a hill, affording it a distinct presence. Several mature pine trees further enhance the character of the site. The site lends the school a certain rural aspect.

SUMMARY/COMMENTS ON ENVIRONMENTAL SIGNIFICANCE

The Grant School site has remained intact from the time it's setting was semi-rural. It is now fronted by a busy arterial road with very dense post-war development, high-rise apartment buildings, etc. The school represents one of the earliest structures in the area, and provides significant green space.

STATEMENT OF REASON/HERITAGE ATTRIBUTES

Document 4

Statement of Cultural Heritage Significance/ Heritage Attributes

Grant School, 2720 Richmond Road East, is recommended for designation under Part IV of the *Ontario Heritage Amendment Act, 2005* for its cultural heritage value.

Grant School was completed in 1922 by the then Township of Nepean as a consolidated school to

"consolidate" four one room schools into a new facility, better suited to the needs of the students. Built during the period when the United Farmers of Ontario (UFO) held power in the legislature with the support of Labour, it was originally designed to incorporate a community hall, an initiative of the UFO government to improve the lives of rural dwellers through increased amenities. It was named after the then-Minister of Education R.H. Grant. After the defeat of the UFO government, the new government threatened to withhold funds to cover the costs of the community hall. The school served the community for many years as the area around it urbanized. It closed in 1988, reopening as an alternative school in 1991.

Heritage Attributes

Designed by the Ottawa architectural firm of Richards and Abra, Grant School is a symmetrical two storey, red brick structure with a truncated hipped roof. It features a painted metal cornice with dentils, and pedimented pavilions on the east and west ends of the building with stone crests in the gable ends. Brick details such as quoins and voussoirs, are found on each facade. The north and south facades are distinguished by large windows that light the classrooms inside. The original multi-paned windows were replaced in the 1950s, at the same time that the first floor, round arched windows and flanking doors were altered to become rectangular. The building's large windows demonstrate the emphasis placed on providing adequate light and air circulation by school architects of the era, while its restrained classical details convey a sense of permanence and solidity suitable to a modern public school, in sharp contrast to the small one-room schools it replaced.

The interior of the school, the one storey wing to the south of the building, the one storey staircase enclosures and the detached one room annex are not included in this designation.

LETTER FROM OTTAWA-CARLETON DISTRICT SCHOOL BOARD

Document 5

Report Template

12-08-09 12:26

JUN-06-2005 10:03

OCDSB FACILITIES, PHYS PL

613 920 5210 P.01/01



May 10, 2005

City Of Ottawa
110 Laurier Avenue West
Ottawa, Ontario
K1P 1J1

FAX 580-2576

Attention: Sally Coutts
Planning and Growth Management

Dear Ms. Coutts,

RE: Proposed Heritage Designation
Grant Public School

Further to our recent phone conversation, I wish to reiterate the following comments regarding Grant Public School.

While the Ottawa-Carleton District School Board appreciates both the architecture and the history of this structure, we note that the building is first and foremost a functioning school and must be repaired and maintained on an ongoing basis.

While staff of the OCDSB do not object, per se, to the heritage designation of this site, we are concerned with the constraints associated with the designation. We feel that we have always been good stewards of our facilities and have tried to remain true to their architectural significance. The same would hold true for this structure in the absence of the designation.

Due to its current function as an operational school, the health and safety of our students and staff is paramount. Repairs and upgrades must be carried out in a timely and fiscally responsible fashion. We do not support any constraint on that process, be it through increased process time or increased costs. However, you have assured me that this will not be the case. We look forward then to having both the OCDSB and LACAC objectives met in an ongoing cooperative manner.

Sincerely,



Karyn Carty Ostafichuk
Manager
Planning and Transportation

111 GREENBANK ROAD, NEPEAN, ONTARIO K2H 6L1

Tel: (613) 721-1820 Fax: (613) 820-6968 24-Hour Automated Information Line (613) 596-8222 Web Site: www.ocdsb.edu.on.ca

TOTAL P.01

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