



12 April 2018

Heritage Ottawa to Built Heritage Sub-Committee

Re: 231 Cobourg Street

As noted in our submission to BHSC on February 7, 2018 Heritage Ottawa considers this matter an egregious example of demolition by neglect: ***We therefore oppose the recommendation of the staff report to approve the demolition of the building and suggest that the owner prepare a design which incorporates at least the shell of the existing building in developing a new chancery.***

Heritage Ottawa received copies of the owner's revised plan for the replacement building and the *Building Condition Report* by John G. Cooke & Associates Ltd. commissioned by the City. We are familiar with the work done by Cooke & Associates which has considerable experience dealing with heritage structures.

At this point, we are primarily concerned with the observations and recommendations of the *Building Condition Report* and have little to say about the revised design for the proposed replacement building.

The *Building Condition Report* notes on page 1: "While structurally feasible, the cost to undertake work to stabilize the building is similarly significant. The Heritage Value of asset must be weighed with the costs of rehabilitation....Based on this and the significant effort to undertake stabilization, we support recommendations for demolition."

Heritage Ottawa suggests that the City and the proponent consider the following approach to preserve the existing building:

- Excavate around the exterior and waterproof the foundation walls,
- Restore the exterior masonry and trim,
- Gut the interior to the walls,
- Pour a new slab on grade independent of the exterior walls,
- Re-frame the interior and roof in wood. Install slip joints at the exterior walls to accommodate continued settlement,
- Restore the stairs and landings on the Cobourg Street side to their original configuration.

Such an approach would mitigate the owner's responsibility for the neglect of the building and recognize its significant historical association with Lester B. Pearson as outlined in presentations at the February 7 Subcommittee meeting.

David Jeanes,

President, Heritage Ottawa

To Eric Pelot For Distribution (eric.pelot@ottawa.ca)

CC: Sally Coutts, Ashley Kotarba,

Chad Rollins rollinscra@gmail.com, Trina Cooper-Bolam trina.bolam@gmail.com