



Date: November 23, 2023

Project: 235 Mariposa Avenue, Rockcliffe Park, Ontario

Project Description:

This project has been previously approved by the heritage committee back in July 2020 for the renovation and redesign of 235 Mariposa Avenue in Rockcliffe Park. The intent was to maintain as much of the existing structure as possible while expanding and renovating the existing residence to fit the needs for the Uganda High Commissions residence while maintaining the Colonial Style of the home. The initial design we had proposed was to maintain the existing stud walls but during the partial demolition that was approved the existing stud walls that were to remain were structurally compromised and are no longer in sound condition. Included in this application is the structural site visit letter completed by a structural engineer reviewing the condition of these walls. We are proposing to reconstruct these walls as per the plans attached to this application in an effort to maintain the initial design and heritage of the home.

The Architecture of Rockcliffe Park varies from traditional through to modern and it is this diversity that makes the neighbourhood unique and appealing. The house is Colonial Style and is extremely derelict and doesn't fit into the landscape of Rockcliffe Park. The intention is to renovate the house to better reflect a Colonial Residence and have it become a house that assimilates within the beautiful surrounding context.

The house will remain set back from the street and we are proposing a beautifully landscaped front yard that fits in with the park-like setting of Rockcliffe Park. The existing curved driveway will be replaced by a walkway that leads from the new driveway to a new covered portico entry to receive guests. The entrance is centred to the house façade and the windows are symmetrically placed on the façade as is usual in Colonial homes. The existing entrance door has been identified as being the most interesting feature of the house and we will aim to retain it and incorporate it into the new design, however, if this is not salvageable then we intend to replicate it by incorporating a single door with two sidelights. Dormer windows have been placed into the roof so as to decrease the size of the roof visually as well as provide light into the bedrooms on the third floor that will be occupied by staff in the house (this was traditionally occupied by house staff in the past too).

The overall massing of the house will maintain a connection to the neighbourhood in the same manner as the surrounding houses in Rockcliffe Park. We will be maintaining the Southerly, Westerly and Easterly side yard setbacks in alignment with the adjacent properties. The expansion of the house towards the Northerly setback doesn't impose on any of the neighbours and is an improvement to the current house. The redesign of the entry portico contributes to the landscaping in the front yard and public realm of the lot. All existing mature trees will be retained and additional landscaping added to what is currently a very bare unattractive site.

The exterior materials of Colonial Architecture vary from siding, stucco, brick or stone. We have explored all of these options and it's our client's wish to do the house in an antique red brick. The garage will be clad in a wood siding so as to contrast and emphasize the main structure of the home, which re-enforces the house's symmetrical design. The antique red brick proposed below has a uniform appearance that was widely used in the late 1930s. The material expression has been carefully selected to enhance the symmetrical design of the residence and we believe will be seen as a compatible approach for the heritage resource's identified Design (Architectural), Cultural, Historical and Contextual values.

The proposed renovation of this residence has been carefully designed to reflect the elegance and beauty of the neighbourhood. We are of the opinion that the Architectural Style and material selection proposed adheres extremely well to the provisions of the Rockcliffe Park Heritage Conservation District Plan and the proposed renovation is not detrimental to the cultural value of the larger conservation district heritage resource.

The House currently sits over the required Eastern side yard setback of the Property. We have applied for and received a variance for this side yard setback because even though we will not build further than where it currently sits we do intend to raise the overall roof height approximately 1.3 m above the existing and as such this required a minor variance approval.

Exterior Finish Legend

Project: 235 Mariposa Avenue, Rockcliffe Park, Ontario

Date: June 7th, 2022

Re: The General Contractor and Suppliers must submit 3 samples of each of the exterior finish for approval by this Office and Heritage Planner Mackenzie Kimm at 613.580.2424 ext. 15203 E: MacKenzie.Kimm@ottawa.ca

<u>Exterior Finish Type</u>	<u>Description</u>	<u>Sample Photo</u>
Asphalt Shingle	Designer series - Shadow Slate	

+ A-184 John Street
Pembroke, ON, K8A 1H7
613.629.6988

+ PO Box 178 (101-3108 Carp Road)
Ottawa, ON, K0A 1L0
613.831.9688

+ info@jbell.ca
bellarchitecture.ca

Metal Roofing

Prefinished metal w/ concealed fasteners - Black



Masonry Veneer

Antique Red Brick



Trim @ openings

Cast stone - Carbon



Wood siding

Prefinished Eng. wood - 6" Lap - Taupe



Trim @ openings

Prefinished engineered wood - 6" Lap - Cape Code Grey



Windows

Alum. clad wood - Black Aluminum

