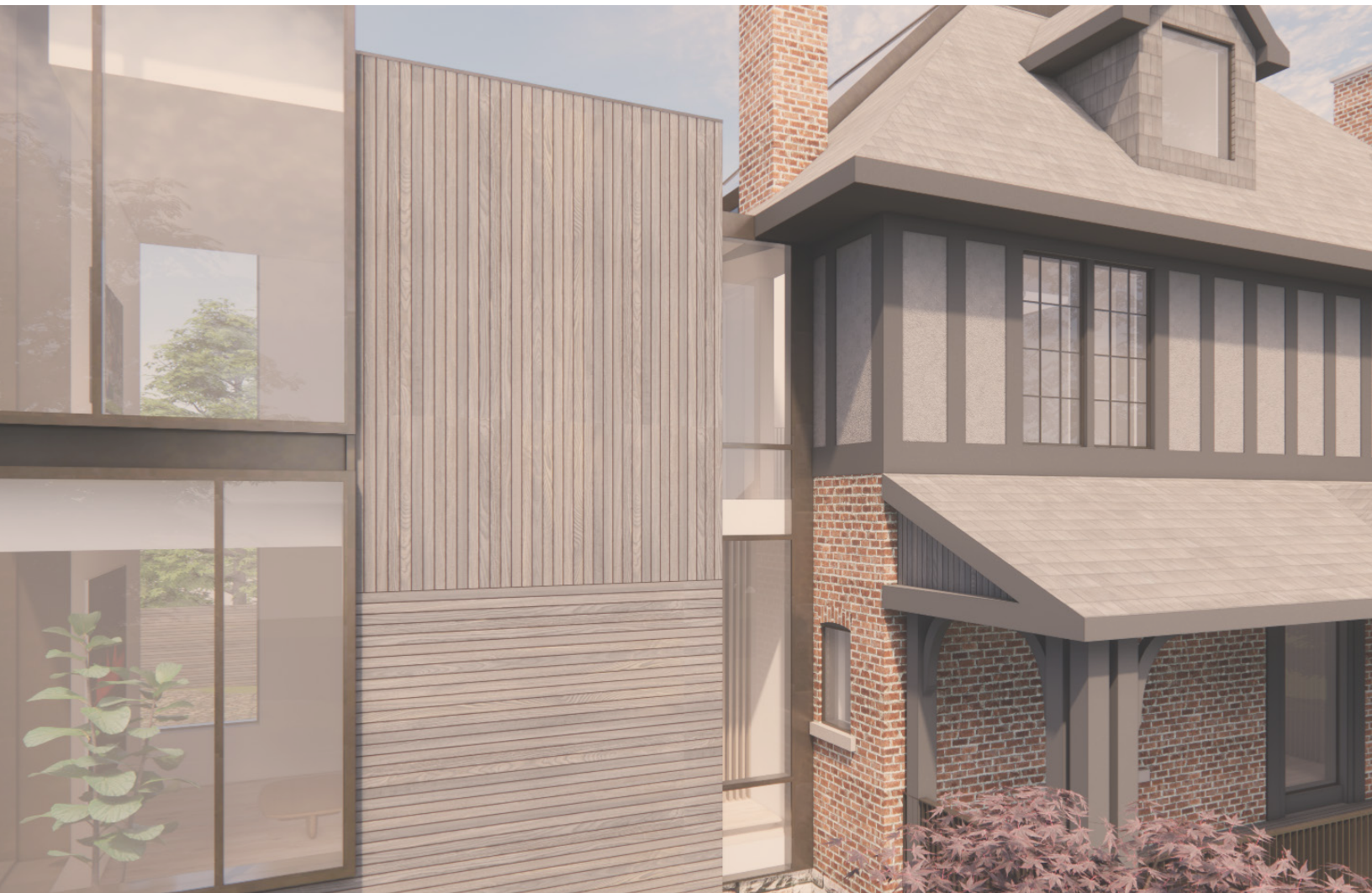


259 Clemow
Design Rationale



ARCHITECTURE + INTERIORS



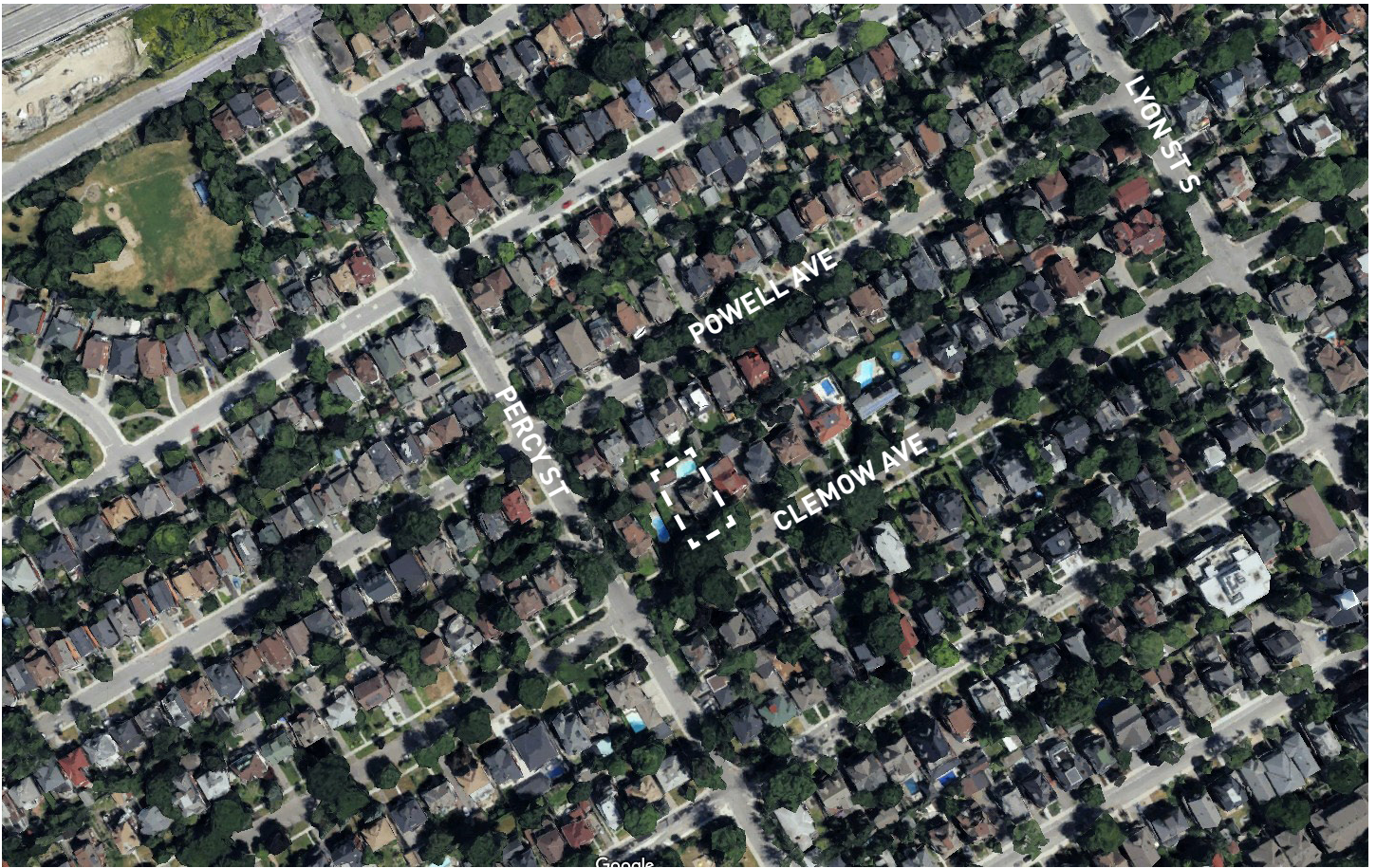
1.0

Introduction

Shean Architects is pleased to submit the enclosed application for alterations under the Ontario Heritage Act for the lands municipally known as 259 Clemow Ave in the Glebe neighbourhood, and part of the Heritage Conservation District of Clemow-Monkland Driveway and Linden Terrace for the City of Ottawa.

The following materials are being submitted as part of this application:

- This Design Rationale Document, by Shean Architects;
- Site Plan(s), by Shean Architects;
- Landscape Plan, by Shean Architects;
- Architectural Elevations, by Shean Architects;
- Composited images & Renderings, by Shean Architects;
- Supporting Material (architectural elements and material selection), by Shean Architects;
- Tree Information Report, by IFS Associates;
- Heritage Impact Assessment, by RMA+SH Architects.



Location of 259 Clemow Ave, within the Glebe Neighbourhood: Google Maps

2.0

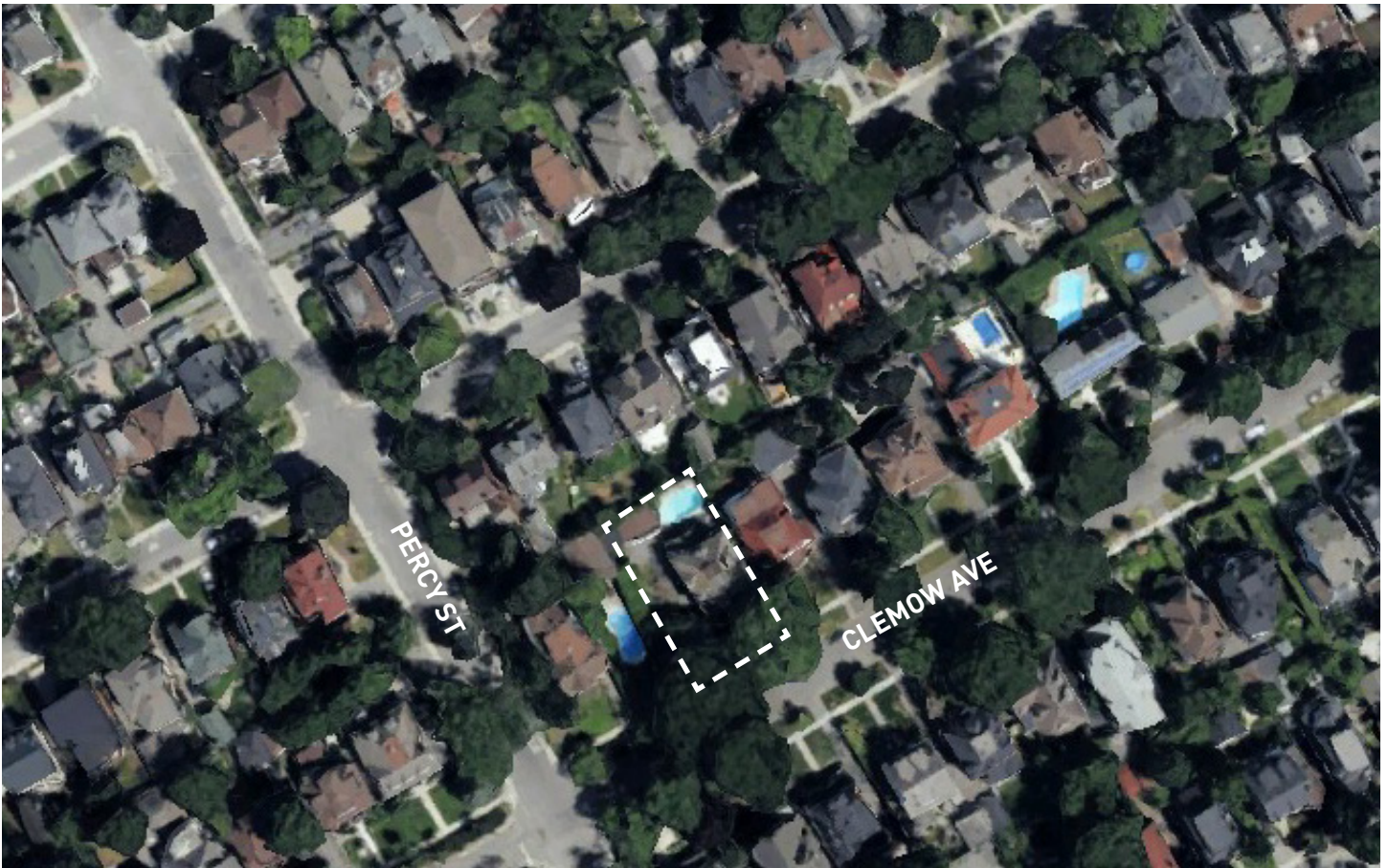
Site Context and Surrounding Area

2.1 Subject Site

The subject site is known municipally as 259 Clemow Ave, located in the Glebe neighborhood, just south of Downtown Ottawa. The lot is second in on the north side of the street, from the corner of Clemow Ave and Percy St. It is a standard interior frontage lot, with its primary access and front-facing side along Clemow Ave.

The subject site is rectangularly shaped and has a lot area of 766.8 sq.m, notably with a hydro easement at the north (rear) of the property. The property is ~22.88m wide and 33.50m deep.

The block of Clemow Ave, between Percy and Lyon, and it's larger district is characterized by a dominant lot rectangular pattern, where houses are set generously back from the street, and often have large building widths (street frontage) with modest side-yards, or side driveways with access to parking in the rear yard.



Location of 259 Clemow Ave, at Percy St and Clemow Ave: Google Maps

The existing three storey house was constructed in 1913, with eclectic architectural elements; predominately built in the Tudor Revival style, but includes distinct bay and gable features. The existing house has also clearly been updated with several “out-of-character” materials and architectural elements, that were not part of the original house construction. These include the porch lattice skirting, the “belly” balustrade, the lap-siding cladding of the front dormer, and the oversized, simplified post brackets. These elements have been assessed based on an archival photograph, and other architectural elements on the house.



Front Elevation, 259 Clemow Ave: Shean Architects

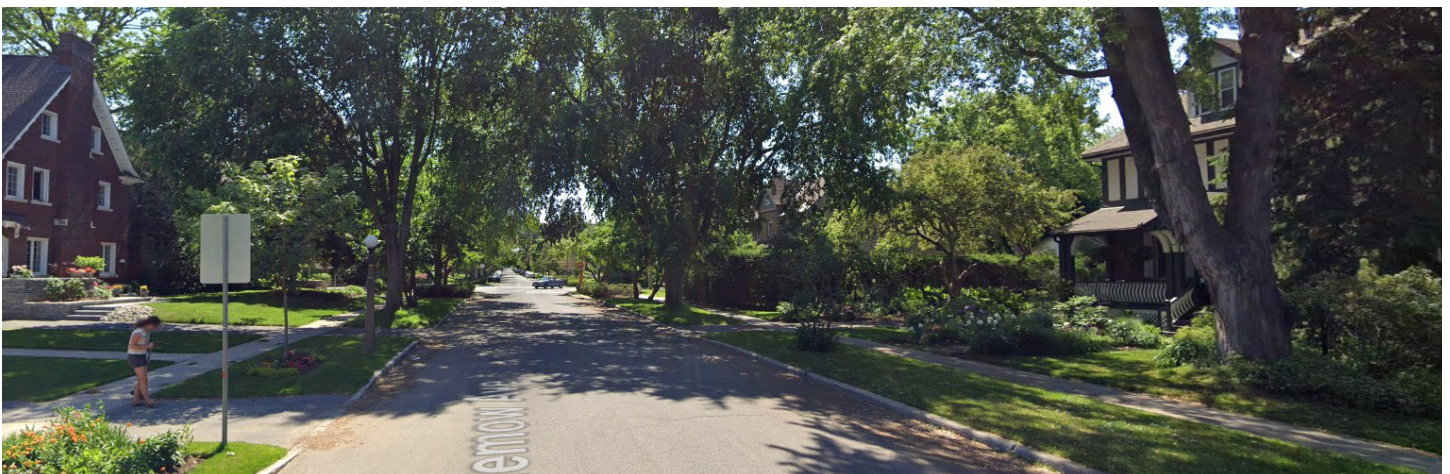
2.2 Surrounding Area

The Clemow-Monkland Driveway and Linden Terrace area was intended to provide a ceremonial route between Parliament hill, and the Central Experimental Farm. Although this full vision was unfulfilled, many of the intended characteristics still exist within the area that was completed. As mentioned, homes are setback generously from the street, while narrow walkways line each side of the street under the mature tree canopy, connected with pathways to individual principle entries. The street was laid out and planned in a manner to encapsulate a scenic drive.

This area is still almost completely residential (embassies and high commissions being the exception), with most houses within the district being considered contributing to the heritage conservation district; exemplifying several coveted architectural styles of the period of construction, often taking influence from the historical architecture of the English Monarchy.



259 Clemow Ave, June 2019 - Facing East. Photo: Google Street View



259 Clemow Ave, June 2019 - Facing West. Photo: Google Street View

3.0

Proposed Development

3.1 Project Overview

The owner is proposing alterations and an addition to the existing dwelling. The addition expands the house to the North, in the rear yard, while also extending the house to the West in the side-yard. The addition extends the basement, ground and second floor of the house. The existing house is proposed to have an interior renovation, with most changes to its' exterior resultant of repair and/or replacement to bring the house closer to and in keeping with its historical qualities and heritage compatibility. The addition intends to bring the house in line with the prevailing lot fabric of house frontages, while proposing a modern, compatible and deferential addition.

3.2 Design

The proposal is designed in order to present a subtle, quiet and compatible addition to the existing house, that listens to key design details and datums of its existing construction, in order to reinterpret them with a modern sensibility; an addition that represents the current era and approach, to design and construction capabilities. The design proposal also strives to meet the Standards for the Conservation of Historic Places in Canada. Standard 4 specifically states the following:

- a) Recognize each historic place as a physical record of its time, place and use.
- b) 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.

Part b) specifically discourages the creation of additions that falsify the story of a place.

The addition strives to be compatible with and not dominate the Clemow Ave facing facade, in order to defer to the existing home. Specific design considerations were made in order to achieve these goals, related to scale, proportion, articulation, and materials. Through these moves, the intention is to allow the key historical details of the upper floor half-timbering, the covered porch, the bay and gable, and the window patterns are all maintained. The landscaping is to be retain similar character to the existing, taking cues from the trees and plantings throughout the HCD in order to soften the existing relationship between the building and the street, providing privacy, while also articulating layered depth as a threshold from the sidewalk, further enhancing the experience traversing Clemow Ave.

4.0

Heritage & Zoning

4.1 Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District Plan

The Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District Plan was designated in 2020 under Part V of the Ontario Heritage Act. The sections of the Plan that will be described in relation to the proposed development are as follows:

- Section 6.0 Existing Buildings: Conservation and Repair
- Section 7.0 Existing Buildings: New Elements and Additions
- Section 8.0 New Construction

Subsections not covered in the design rationale will be addressed in the HIA report. All italicized points in the following sections are policy statements directly from the Clemow-Monkland HCD.

Section 6.1 Roofs and Chimneys

1. Conserve and retain historic roof forms (profile and roofline), materials and details (e.g soffits, eaves, fascia board etc.)

The existing overall roof form (profile and roofline) and details are to remain. The dormer on the front (south) elevation of the house is to be re-clad with cedar shakes rather than the current lap-siding. The roof itself will also be replaced with cedar shakes, rather than the current asphalt shingle. Both design considerations are made to implement a material that will enhance the natural palette of the project, and to be more closely aligned with tudor revival roofing approaches.

Replaced dormers will be described in **Section 7.2 New Dormer Windows**. It should be noted too, that the existing roof has exposed flashing along the top ridges, and this is not a proposed element of the design.

2. Conserve and retain historic chimneys that contribute the the character of the streetscape of are heritage attributes of individual buildings,

Two of the three existing chimneys will be removed as part of the required demolition for the proposed addition, along the West and North walls. The chimney at the rear is not visible from the street and was implemented for a previous boiler system. The chimney along the side has been enclosed within the house and is no longer functioning. As they are not being utilized within the existing house, they will be removed as part of the partial demoltion and new addition.

Section 6.3 Windows and Doors

1. Conserve historic windows and door ands their openings, including their form, design, and proportion, particularly those that are decorative, or feature leaded or stained glass.

The front door is to be replaced with a new wood door in keeping with the prevailing Tudor Revival Style.

The current windows along the primary street-facing facade are not original. They will be replaced with new windows that are compatible with the building character; these will include six-over-six and four-over-four muntin configurations in accordance with the existing condition. The new windows are preferred to be casement style with muntins rather than sash windows in order to achieve a better energy performance, and to provide a better ease of operability.

2. Conserve and maintain historic elements of window and door openings (e.g sills and lintels, surrounds, sidelights and transoms etc.)

All historic elements of window and door openings are to be maintained along the primary facade, and where alterations and the addition are not proposed.

3. Conserve the overall fenestration pattern on primary facades.

Window Openings in the existing house will be retained in the current form, and therefore will maintain their overall fenestration pattern. On the primary facade of the addition, facing Clemow, the window design and articulation matches the widths of the windows on the existing house, while utilizing key datum lines within the existing house elevation, in order to determine key heights. The arrangement of windows on the addition are also size and located in order to form a relationship with the existing bay and gable.

Section 6.4 Front Entrances, Porches and Balconies

1. Conserve historic front entrances, porches, balconies including decorative elements such as (but not limited to): railings and balustrades, rafter tails, columns. etc.

The front porch is to be repaired and restored where required, and components are to be replaced in alignment with the existing construction for the posts and entrance canopy. After reviewing an archival photograph (included in this package) and inspecting the existing brackets, balustrade, and porch trim latticework more closely on site, we believe that these elements were updated and/or replaced at a later date, with components incongruent with the originals or the Tudor Revival style.

The following adjustments are proposed:

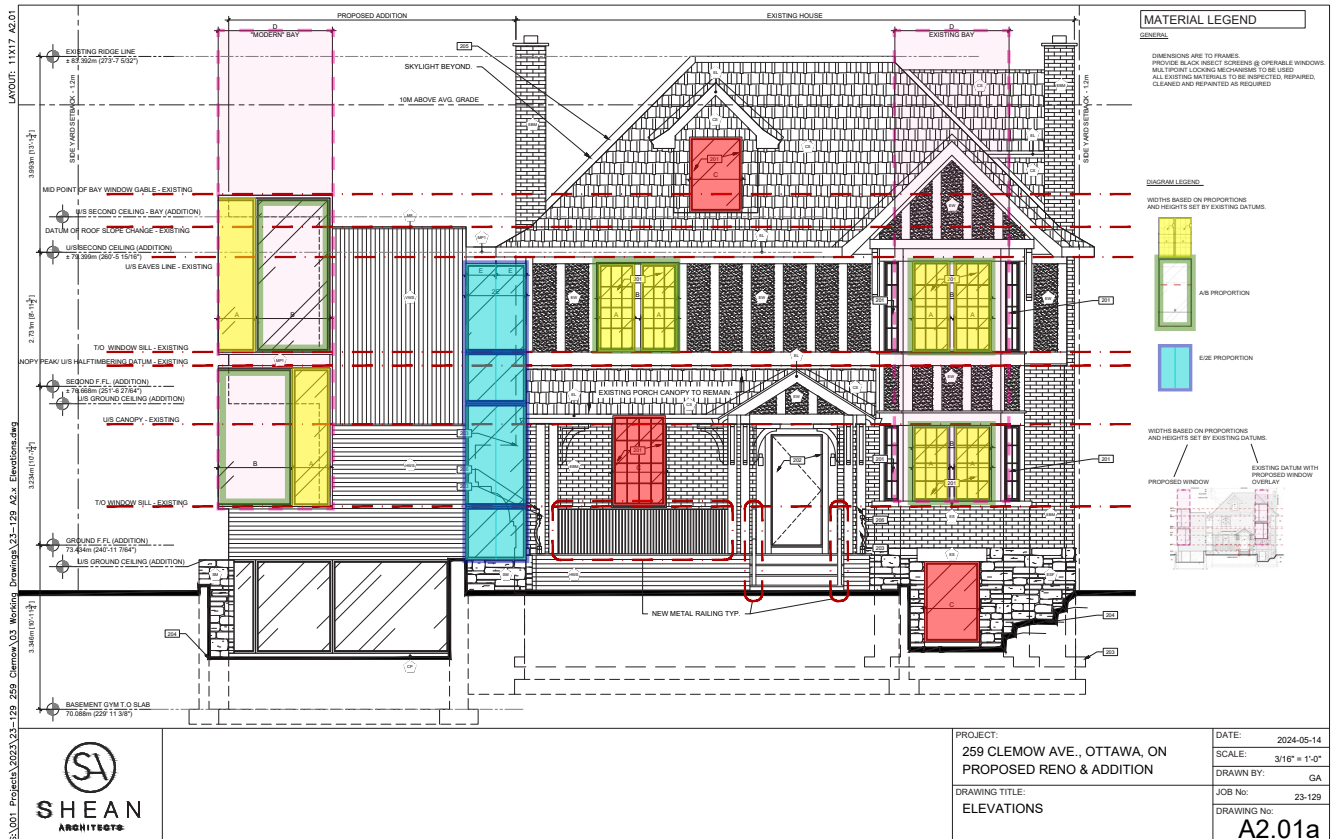
- Post brackets will be replaced with a painted wood solution closer to the original, matching with the bracket style on the upper bay-gable facing Clemow.
- Belly style balustrades don't appear to be present in the original porch construction. Straight picket balustrade proposed.
- Latticework not present in the original porch construction. To be replaced with improved quality finish of torrefied wood, complementary of existing materials.

Section 7.2 New Dormer Windows

1. Conserve and retain historic roof forms (profile and roofline), materials and details (e.g soffits, eaves, fascia board etc.)

The gabled dormer along the side west wall will be removed as part of the partial demolition and new addition at this location. The dormer is to be replaced with a new skylight that will run flush, and parallel to the existing roof slope. The skylight and supporting structure will be built into the roof therefore, no new modern protrusions will be visible above the existing roof line or from the street. and will not protrude above the existing ridge.

The dormer at the north (rear) of the house will be replaced with a new, slightly enlarged form, in order to accommodate a point of egress to a safe area of refuge, bringing the existing uppermost floor into code compliance. This dormer will still be clad in cedar shakes in order to blend into the existing the roof. It will also not protrude above the existing roof line.



Window Proportion and Datum Line Diagram - Shean Architects



Clemow Ave in the 1920s, looking East. Photo: Library and Archives Canada



259 Clemow Indicated. Photo: Library and Archives Canada

Section 7.4 Garages and Accessory Buildings

1. Proposals to alter an existing building to accommodate an integral, below grade garage will not be supported.

A new, integral **at-grade** garage is proposed following the existing lot fabric of a *driveway along the building side yard leading to garage(s) or parking towards the rear, and at least partially obfuscated from the street*. This design has been implemented following the allowable approach as outlined in Table 140A of Part 5 of the Residential Zoning Bylaw relating to the Mature Neighbourhoods Overlay – when no garage or carport is attached to the front façade or corner façade of the dwelling as part of the existing character: “ii) a garage or carport may be attached to the exterior wall of the dwelling that faces the interior side lot line, or may be attached to the rear face of the dwelling.”

The integral single-car garage, is completely hidden from the street, as it is set back behind the street-facing facade of the addition. The completed design of the garage will be a flush, concealed garage door system, clad in the same material as the surrounding walls, causing the door to disappear into the facade.

Section 7.5 Additions to Existing Properties (Contributing and Non-Contributing)

1. New additions will be compatible with, subordinate to, and distinguishable from the existing contributing property.

The proposal strives to meet these requirements by implementing a modern addition (distinguishable) that utilizes natural materials present within the construction of the existing home as well as the greater neighbourhood (compatible with) while taking steps to ensure that the overall massing and articulation is deferential to the existing house, primarily from the primary facade along Clemow. This has been done by reading through the Clemow-Monkland Driveway and Linden Terrace HCDP, working with a Heritage Consultant, and several conversations with the City of Ottawa.

2. New additions will be designed to be compatible with surrounding contributing properties of the district. They will consider:

- *scale, form, proportions and massing, height, and location on the lot;*
- *materials and architectural characteristics of the surrounding buildings such as the design and alignment of windows and doors, roof and other vertical or horizontal reference points; and*
- *how they contribute to and do not detract from the defined cultural heritage value and attributes of the district*

The proposed scale, form, proportions, massing height and location of the addition on the lot is intended to provide deferential and sensitive addition that is appropriate for the character of the neighbourhood, and its lot fabric. The front face of the addition is set back 0.630m (2.06') from the adjacent front wall. It is a further 3m (9.85') back from the front porch and is also set back 1.63m (5.35') from the front face of the bay-gable. The bay-gable is approx. 8.88m (28.87') from the front lot line, and the front face of the addition is set back to 10.5m (34.45') reinforcing the existing pattern of houses being set back considerably from the street while also deferring to the existing home. Further steps are taken to defer to the existing house, by introducing an ~0.75m (2.46') deep x ~1.25m (4.1') wide reveal or 'gasket' to retain ~1.4m (4.6') of the west façade, including the window just in from the southwest corner. The flat roof of the addition is also deferential and associated with the roofline of the existing house, sitting well

below the existing ridge, while taking cues from datums along the existing primary facade for its height articulation and proportions. See Site Plan on next page and in the Heritage Application Document. The unique width of this lot compared to the size of the existing house, allows for the opportunity to create a side-yard addition, with the addition frontage spanning ~6m (20'), approximately just over half of the size of the existing house which is 11m (36.1') wide. By creating a side-yard addition we are proposing a frontage width for the house that is closer to the existing prevailing neighbourhood fabric, where the existing array of eclectic houses are generally located centrally on the lot and span nearly the entire width. Through a general calculation based on the block between Percy and Lyon, it was determined that the average frontage width as a percentage of the lot width is approximately 75%, which the proposed addition brings the building in line with its surrounding fabric and prevailing lot characteristics. Prior to the proposal, the current proportional frontage width is 48%. An outlier, and well below the typical lot average, especially on an interior frontage lot. It is this prevailing fabric that influenced the size and location of the addition, as stated in the Clemow-Monkland Driveway and Linden Terrace HCDP.



Lot Fabric Context Plan - Shean Architects

The other set of windows are setback within the gasket, by utilizing glass in this location, the reveal will allow for an obvious change in material and threshold near the existing corner, while also providing a surface for reflection of the existing textures of the house.

The landscape approach strives to integrate and soften the addition into the property and surrounding fabric. New landscaping and plantings will provide a buffer from the street and will work to naturalize the connection between the existing and the proposed building, as well as the view from the street. Selected plantings are to work with the microclimatic and shade conditions of the site, while selecting tree species that are already present in the neighbourhood for larger, feature elements, taking the natural character of the neighbourhood into consideration when planning the entire property, beyond the house itself.

3. The rooflines and roof profile of historic contributing buildings will be maintained and conserved.

None of the proposed addition or existing building modifications protrude above the existing building.

4. Conserve heritage attributes that are visible from the street.

The intention is to maintain, and repair the existing primary facade where required, and to only make interventions to replace elements with those of higher quality, that are more closely aligned/compatible with the core architectural styles of the house.



Primary Facade - Existing and New - Shean Architects