

Subject: Application to alter 259 Clemow Avenue, a property designated under Part V of the *Ontario Heritage Act* as part of the Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District

File Number: ACS2024-PDB-RHU-0053

Report to Built Heritage Committee on 9 July 2024

and Council 10 July 2024

Submitted on June 27, 2024 by Court Curry, Manager, Right of Way, Heritage, and Urban Design Services, Planning, Development and Building Services

Contact Person: Ashley Kotarba, Planner II, Heritage Planning Branch

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Ward: Capital (17)

Objet: Demande de modification du 259, avenue Clemow, une propriété désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario* comme faisant partie du district de conservation du patrimoine de la promenade Clemow-Monkland et de la terrasse Linden

Dossier: ACS2024-PDB-RHU-0053

Rapport au Comité du patrimoine bâti

le 9 juillet 2024

et au Conseil le 10 juillet 2024

Soumis le 27 juin 2024 par Court Curry, Gestionnaire, Services des emprises, du patrimoine, et du design urbain, Services de la planification, des biens immobiliers et du développement économique

Personne ressource: Ashley Kotarba, Urbaniste II, Planification du patrimoine

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Quartier: Capitale (17)

REPORT RECOMMENDATIONS

That the Built Heritage Committee recommend that Council:

- 1. Approve the application to alter 259 Clemow Avenue according to plans prepared by Shean Architects, dated May 15, 2024 with the following conditions to be cleared prior to the issuance of a building permit;**
 - a. Increasing the setback to ensure that the entire side yard addition is set back a minimum of 1.4m from the front facade;**
 - b. Revising the conservation approach to the historic building, with particular reference to the windows and porch elements to ensure that the proposal meets the requirements of the Heritage Conservation District Plan;**
 - c. Providing samples of all final exterior materials for approval;**
 - d. Providing a copy of the building permit plans to heritage staff at the time of the submission of the building permit application. The submission shall clearly identify any changes from the approved heritage permit and include a list and explanation of proposed changes;**
- 2. Delegate the authority for minor design changes and clearance of conditions to the Program Manager, Heritage Planning Branch, Planning, Development and Building Services Department;**
- 3. Approve the issuance of a heritage permit with a two-year expiry from the date of issuance unless otherwise extended by Council;**
- 4. Direct that the report be submitted to Council for consideration at its meeting of July 10, 2024 pursuant to Subsection 35(7) of the Procedure By-law.**

RECOMMANDATIONS DU RAPPORT

Que le Comité du patrimoine bâti recommande au Conseil :

- 1. D'approuver la demande de modification du 259, avenue Clemow, selon les plans préparés par Shean Architects, datés du 15 mai 2024, avec les conditions suivantes qui devront être satisfaites avant la délivrance d'un permis de construire :**

- a. **augmenter le retrait pour garantir que l'ensemble de l'annexe soit en retrait d'au moins 1,4 m par rapport à la façade avant.;**
 - b. **réviser l'approche de conservation du bâtiment historique, en particulier en ce qui concerne les fenêtres et les éléments du porche, afin de s'assurer que la proposition répond aux exigences du plan de district de conservation du patrimoine;**
 - c. **fournir des échantillons de tous les matériaux extérieurs définitifs afin qu'ils soient approuvés;**
 - d. **fournir un exemplaire des plans associés au permis de construire au personnel chargé du patrimoine au moment de présenter la demande de permis de construire. La demande doit indiquer clairement tout changement par rapport au permis patrimonial approuvé et comprendre une liste et une explication des modifications proposées.**
2. **De déléguer au gestionnaire de programme, Planification du patrimoine, Direction générale des services de la planification, de l'aménagement et du bâtiment, le pouvoir d'apporter de légères modifications au plan de conception et de s'assurer que les conditions ont été satisfaites.**
 3. **D'approuver la délivrance d'un permis patrimonial et de fixer sa date d'expiration à deux ans après la date de délivrance, sauf si le permis est prolongé par le Conseil;**
 4. **De demander que le rapport soit examiné par le Conseil lors de sa réunion prévue le 10 juillet 2024, conformément au paragraphe 35(7) du *Règlement de procédure*.**

BACKGROUND

The property at 259 Clemow Avenue is designated under Part V of the *Ontario Heritage Act* as part of the Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District (HCD). The subject property is on the north side of Clemow Avenue between Percy and Lyon Streets. The property contains a two-and-a-half storey Tudor Revival House, constructed in 1913. The building features a three-sided bay window, a large porch, and red brick on the first floor with half timbering on the second floor. The property is considered a contributing property within the Clemow-Monkland Driveway and Linden Terrace HCD, see Documents 1-3 for location map, site photos and heritage survey form.

Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District

The Clemow-Monkland Driveway and Linden Terrace HCD was designated for its cultural heritage value as an intact example of an early 20th century streetcar suburb. Developed together by Henrietta A. Clemow and William Powell, the area was marketed as “Clemora Park” and included the area designated as part of the Clemow Estate East HCD. To implement their development vision, Clemow and Powell established a restrictive covenant with special design guidelines. Nearly all the houses in the area reflect the objectives of the original covenant, expressed in their high-quality design, mix of architectural influences, many having been architect designed, as well as the unifying treatment of the public realm—in particular the deep setbacks of the houses, open front yards and regularly spaced shared driveways. The area is also significant as part of the Ottawa Improvement Commission’s (predecessor to the National Capital Commission) parkway and driveway network in the capital. The full statement of cultural heritage value is attached as Document 4.

This report has been prepared following receipt of an OHA application to alter the existing building by adding a side addition and new detached garage in the rear yard. Under the OHA, applications for alteration in HCDs require the approval of City Council.

DISCUSSION

Project Description

The heritage permit application is for an alteration to 259 Clemow Avenue, including a two-storey addition in the side and rear yard, the construction of a new detached garage with green roof in the rear and the introduction of a large skylight on the west roof elevation. The design of the addition is contemporary, with large windows, a flat roof and vertical wood cladding. The existing house will be conserved, and elements restored such as installing cedar shakes on the roof. The project description, site plan, elevations, renderings and landscape plan of the proposal are attached to this report as Documents 5-9.

The subject application is accompanied by a Heritage Impact Assessment (HIA), attached as Document 10 that assesses the impact of the proposed alteration on the building and the character of the Clemow-Monkland Driveway and Linden Terrace HCD. The HIA addresses the relevant policies and guidelines set out in the HCD Plan.

Clemow-Monkland Driveway and Linden Terrace HCD Plan

Applications for alterations in the Clemow-Monkland Driveway and Linden Terrace HCD are reviewed for consistency with the Plan’s Statement of Objectives, Statement of Cultural Heritage Value and identified heritage attributes. All proposed alterations must

comply with the policies and guidelines established by the Plan. The following sections of the HCD plan set out guidelines and policies specifically relevant to the subject proposal:

- Section 6.0 – Existing Buildings: Conservation and Repair
- Section 7.5 – Additions to Existing Properties

The HCD plan categorizes all properties as Contributing or Non-Contributing to the cultural heritage value of the HCD. The HCD Plan identifies the subject property as Contributing.

Recommendation 1

The Clemow-Monkland Driveway and Linden Terrace HCD Plan has guidelines for existing buildings, both Contributing and Non-Contributing. Specifically, there are guidelines for additions to existing buildings. The general guidelines for additions reference style, location, height, scale, and materials.

The proposal has been evaluated against the guidelines in the Clemow-Monkland Driveway and Linden Terrace HCD Plan and Heritage Staff have determined that the proposal is consistent with the Plan for the following reasons:

- The height of the addition is lower than the height of the roof of the existing building, as it will be just above the eaves line. Further, a recessed glazed link, referred to as a gasket, is even lower than the eaves line, thereby creating more separation in location, height, and setback from the Tudor Revival house.
- The location of the addition is in the rear and side yard. The HCD Plan has a guideline regarding the placement of additions, in that they should typically be in the rear yard, however when a side yard addition is proposed, it should be set back from the front wall. The addition is set back from the front wall; however, it is staff's opinion that this should be improved to ensure subordination and a better understand the three-dimensional volume of the existing house. A condition to set back the addition further from the front wall is recommended as part of the approval to address this concern.
- The design of the addition is contemporary, however it takes design cues from the house in terms of datum lines and proportions. The HCD Plan allows for a variety of design styles on additions, provided that it complements and respects the cultural heritage value of the HCD.
- The window locations and proportions are inspired by the windows on the

existing front façade, as a contemporary bay to balance the existing bay. Given the design of the addition is contemporary, a window pattern with divisions as the guidelines state, would not be in keeping with the design. Heritage staff are supportive of the proposed window sizing and divisions given the contemporary nature of the design.

- The materials used on the addition will be primarily wood with some bronze cladding use as an accent. While used in a contemporary manner in the design, the use of wood is appropriate for the HCD, and is subordinate to the brick of the house.
- The primary treatment on the heritage structure is restoration. The roof cladding will be replaced with cedar shakes. While there is no evidence that the house had cedar roofing, this is an appropriate material for the style and era of house. The porch will be retained, with some elements proposed to be replaced with metal. The windows on the existing house are not original and will be replaced with new windows. The proposed windows do not have real or simulated divided lites as is typical in historic windows. A condition has been recommended in this report to ensure the materials and details of the porch meet the HCD Plan, as well as that the appropriate divisions are present in all windows on the historic house.
- The landscape plan features a front yard garden, simple limestone walkways and the planting of two new trees. One tree will be removed to facilitate the construction of the addition. A new permeable driveway will be installed, and a green roof will be planted on the detached garage, enhancing the greenery on the property.

Conditions

Heritage staff recommend four conditions of approval for this permit related to conservation, materials, and setback.

- In order to ensure the prominence and three-dimensional readability of the Tudor Revival house, staff recommend that the applicant set back the addition to be aligned with the gasket at 1.4 metres from the front wall of the house. While side yard additions are permitted in the HCD Plan, they should be set back from the front wall of the house to ensure the heritage resource retains primacy on the lot.
- To improve the conservation approach on the house, staff recommend that all windows on the existing building contain the appropriate muntin bars. Further, the approach taken on the porch could be improved by the use of wood on the

baluster instead of metal and refining the treatment of the skirting. These recommendations are echoed in the Heritage Impact Assessment submitted as part of the submission.

- The applicant must provide final exterior samples for review prior to the issuance of a building permit as a condition of approval to ensure that the selected materials are consistent with the HCD Plan.
- Minor changes often emerge during the detailed building permit phase of a project and Council typically delegates authority to approve minor changes to staff. It is incumbent on the applicant to ensure that the Heritage Planning Branch is made aware of any changes to the approved plans that arise through the detailed design phase of a project. To expedite the building permit process and assist heritage staff in identifying changes that may arise after the heritage approval, heritage staff recommend a condition requiring the applicant to provide a digital copy of building permit plans directly to heritage staff at or before the time of submission of a building permit application. The submission must include a list of changes from the original approval and clearly identify them on the plans. This recommendation also ensures that the authority delegated to the Program Manager, Heritage Planning Branch for minor design changes is exercised and documented appropriately.

Standards and Guidelines for the Conservation of Historic Places in Canada

City Council adopted Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada ("Standards and Guidelines") in 2008. This document establishes a consistent set of conservation principles and guidelines for projects involving heritage resources. The Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District Plan was based on the principles included in the Standards and Guidelines. As such, applications in the HCD are reviewed using the policies and guidelines in the HCD Plan which are more contextually specific than the Standards and Guidelines.

Heritage Impact Assessment

Section 4.5.2 (2) of the City of Ottawa Official Plan requires that a Heritage Impact Assessment (HIA) be submitted where a proposed development has the potential to adversely affect a heritage resource. A Heritage Impact Assessment was prepared for this proposal by Robert Martin Architects (RMA+SH) and is attached as Document 10. Heritage staff have reviewed the document and have determined that it meets the requirements of the City's Guidelines for HIAs.

The HIA concludes that:

The proposed design is an improvement upon previous iterations and is assessed as being compatible with the provisions and objectives of the HCDP and Standards and Guidelines. The Consultant is of the opinion that the updated design has generally addressed concerns related to the porch design, skylight, replacement windows and the design of the addition. To further improve and refine the proposal, consideration should be given to the recommendations included in Section 8.0 of this document, which are primarily related to clarification of specific details rather than overall design intent.

The recommendations relate to improvements and suggestions to windows, porch design, paint colour, landscape, lighting and technical guidance related to masonry conservation.

Heritage staff concur with the findings of the HIA, including implementing the recommendations in Section 8.0, which have generally been captured as conditions in this report. The recommendations regarding paint colour and lighting are beyond the scope of the HCD Plan policies, however staff encourage further discussions with the applicant to select historically appropriate colours and compatible lighting.

Conclusion

Staff have reviewed the application for alteration at 259 Clemow Avenue against the policies and guidelines of the Clemow-Monkland Driveway and Linden Terrace HCD Plan. Efforts have been made to carefully ensure that the alterations and new additions will not impact the attributes of the HCD or detract from its overall cultural heritage value. The building will continue to make a positive contribution to the character of the HCD, without creating a false sense of history. Overall, the proposal is compliant and consistent with the policies and guidelines of the HCD Plan, with the exception of the refinements required by the proposed conditions. Subject to the conditions outlined in this report staff have no objections to the approval of this application.

Recommendation 2

Delegate authority for minor design changes to the Program Manager, Heritage Planning Branch, Planning, Development and Building Services Department.

Minor design changes may emerge during the working drawing phase of a project. This recommendation is included to allow Planning, Development and Building Services Department to approve these changes should they arise. In addition, this recommendation delegates authority related to minor design changes that may emerge in the clearance of the proposed conditions to the Program Manager, Heritage Planning

Branch.

Recommendation 3

Issue the heritage permit with a two-year expiry date from the date of issuance.

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. A two-year expiry date is recommended to ensure that the project is completed in a timely fashion.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2020.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendations.

COMMENTS BY THE WARD COUNCILLOR(S)

The Councillor is aware of the application related to this report.

CONSULTATION

Application materials were posted on the City's Development Application website on June 4, 2024.

Heritage Ottawa was notified of this application and offered the opportunity to provide comments.

The Glebe Community Association was notified of the application on June 4, 2024 and provided written comments, attached as Document 11.

Neighbours within 30 metres of the property were notified of this application and offered an opportunity to comment at the Built Heritage Committee meeting.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with the report.

ASSET MANAGEMENT IMPLICATIONS

There are no servicing constraints identified for the proposed application at this time.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on September 1, 2024

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Site Photos

Document 3 Heritage Survey Form

Document 4 Statement of Cultural Heritage Value, Clemow-Monkland Driveway and Linden Terrace HCD Plan

Document 5 Project Description and Rationale

Document 6 Site Plan

Document 7 Elevations

Document 8 Renderings

Document 9 Landscape Plan

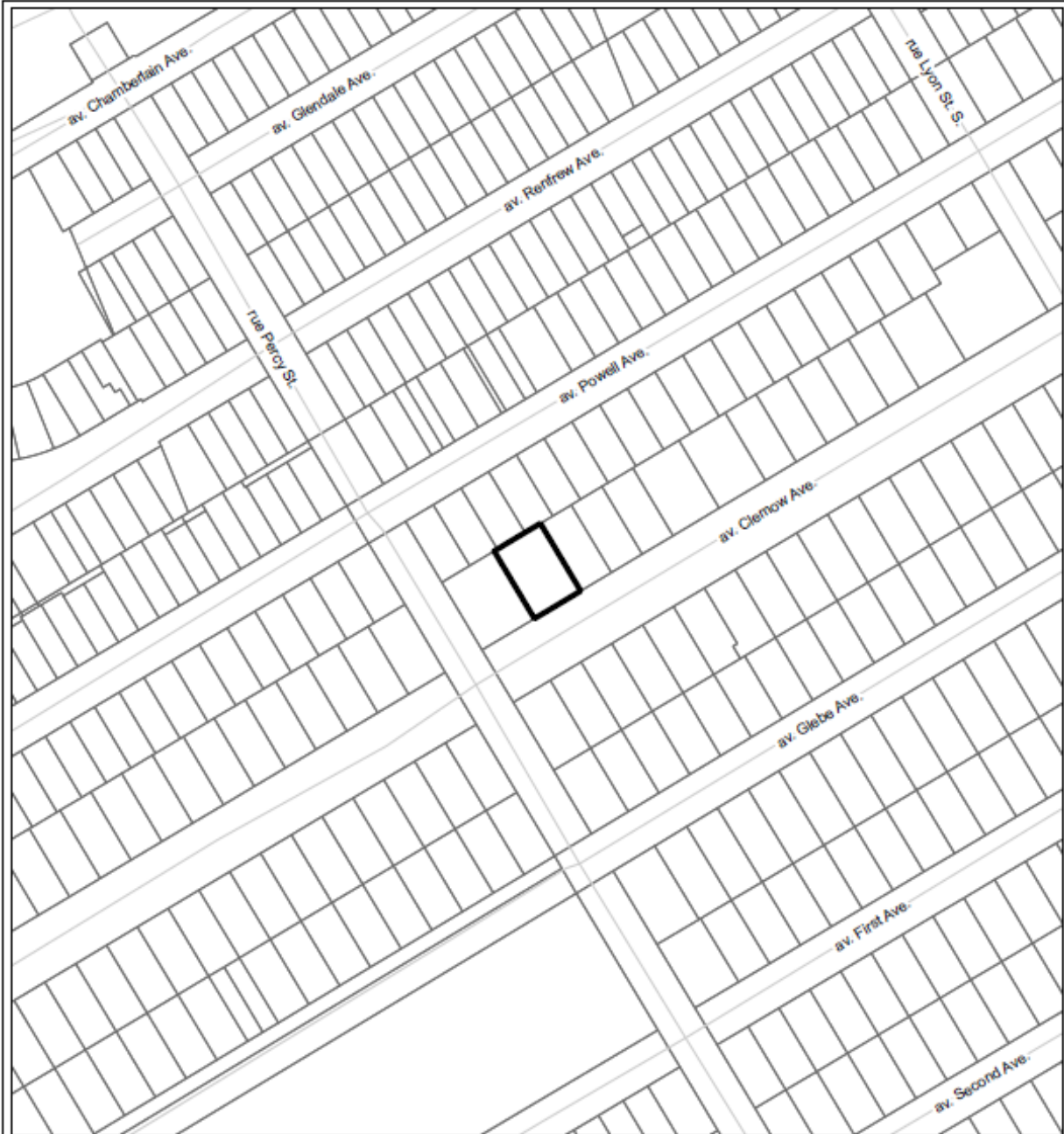
Document 10 Heritage Impact Assessment


Document 11 Comments from the Glebe Community Association, Heritage Committee

DISPOSITION

Office of the City Clerk, Council and Committee Services, to notify the property owner and the Ontario Heritage Trust, 10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision.

Document 1 – Location Map



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| REVISION / RÉVISION - 2024 / 05 / 30 | |

LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE



259 av. Clemow Avenue



Document 2 – Site Photos



Front elevation (south) of 259 Clemow Avenue



Front elevation (south) of 259 Clemow Avenue



Front (south) and side (west) elevation of 259 Clemow Avenue



Clemow Avenue Streetscape, north side

Document 3 – Heritage Survey Form



Heritage Survey and Evaluation Form

| | |
|-------------------------------|--|
| Building Address/Name: | 259 Clemow Avenue |
| Construction Date: | This house first appeared in the Ottawa City Directory in 1913 |
| Original Resident: | A. Mayno Davis 1913 |



| | |
|--|--------------|
| Heritage Evaluation: <i>Contributing or Non-Contributing</i> | Contributing |
| Architect/Builder: | Unknown |



| | |
|--|--|
| Architectural Style Influences: | Tudor Revival with Bay and Gable influences |
| Architectural Description and Features: <i>Plan, Storeys, Roof, Windows, Material, Details, etc...</i> | <p>This two-and-a-half-storey half-timbered and half red brick home with a stone and mortar foundation is a good example of the Tudor Revival style. Built in a square shape, the roof is hipped with a flat portion in the centre. Each side of the hipped roof has a dormer and the front right of the house having a two-story bay topped with a gable roof. The dormers on the sides of the house are gabled roofed and are ornamented in the Tudor half-timbered style. The upper floors are in the Tudor style as well and the main floor is red brick.</p> <p>The windows in the street facing dormer are simple sash windows. The dormer is not stuccoed and timbered like the rest of the dormers indicating perhaps it was added after the home was built. It is clad with wooden shingles painted white to make it appear like stucco. The dormers are also curved at the ends rather than straight adding to the Tudor style. The windows on the second floor are all sash windows in a six over six pattern.</p> <p>The front porch covers two thirds of the western side of the house and continues with the Tudor style. The roof is held up by square pillars and decorated with large brackets providing additional support and decoration. Centered on the wall of the covered porch are large eight over eight sash windows. The covered porch is made of wood painted in the same colour as the Tudor timbering on the rest of the house. The front entrance of the porch has half-height wrought iron gate. The wrought iron gate also matches the wrought iron fence that surrounds the home. On the west side of the house is a driveway that leads to a free-standing double garage.</p> |
| Integrity: | Good |
| Landscape/Streetscape Contribution: | <p>This property is on the north side of Clemow Avenue and forms part of the Clemow-Monkland Driveway that has traversed the north end of the Glebe for more than 100 years. This property reflects the distinctive features of the residential Driveway including the house's deep and consistent setback from the street, the open front yards, double tree-lined boulevards and sidewalks and decorative exposed aggregate street lights topped by a frosted glass globe.</p> |
| History: <i>Trends/ events/ persons</i> | <p>The development of Clemow Avenue reflects a period of development in Ottawa during which there was the desire to beautify the city after becoming the capital. The Ottawa Improvement Commission (OIC) – the forerunner of the National Capital Commission (NCC) – at the recommendation of landscape architect Frederick Todd, initiated the development of a scenic parkway and driveway network around the city</p> |



| | |
|-----------------------------|---|
| | <p>in 1903-1904. A driveway through the Glebe along Clemow and Monkland Avenues was proposed to better connect the Central Experimental Farm with the Queen Elizabeth Driveway.</p> <p>Although the connection of Clemow Avenue to the Central Experimental Farm was never completed, Clemow and Monkland Avenues and eventually Linden Terrace became very attractive streets with tree-lined boulevards, deep setbacks and special light standards. Among Todd's many recommendations for the beautification of Ottawa, he specifically made several suggestions for the design and regulation of the streets and restrictive covenants were put in place to regulate residential design. He also recommended taking advantage of the natural park qualities of Patterson Creek.</p> <p>Clemow Avenue west of Bank Street was mostly completed by the end of 1910. By 1916 concrete lamp posts had been placed at regular intervals along the Clemow-Monkland Driveway, creating an additional picturesque quality to the area.</p> <p>The streetscape of Clemow Avenue developed during early part of 20th century. The land was subdivided in 1906, and most of the properties on the street were developed by the mid-1930s.</p> <p>The development of this section of the Glebe reflects a North American trend in urban development that saw the middle classes moving away from the traditional urban core and into suburbs seeking bigger lots, more privacy, and better individual expression. This trend was made possible by the advent of the automobile and, especially in the Glebe, by the Ottawa Electric Railway (streetcar) along Bank Street from 1891.</p> <p>Past Occupants of 259 Clemow Avenue A. Mayno Davis 1913; Lt. Richard M. T. Stephen 1914-1919; Spencer (& Nina) Holden 1920-1964; Annie I. Duff 1965; Martin (& Janis) Goodman 1966; Vacant 1967; Matthew R. M. (& Julie) Dale (Foreign Diplomat) 1968-1975; Patrick D. (& Vera) Lafferty (Coopers & Lybrand) 1976-1980; Arthur (& Lelia) Bousquet (Donahue Bousquet) 1981-1994...</p> |
| Additional Comments: | |
| Sources: | City of Ottawa Directories, Ottawa Citizen archive copies (Google/OPL Microfilm), Wikipedia, Newspapers.com https://en.wikipedia.org/wiki/Lyman_Duff#/media/File:Lyman_Poore_Duff.jpg http://upfront.pwc.com/en/growth/635-winning-ways-support-health-innovation https://www.gq.ca/honour.aspx?id=13263&t=12&ln=Lafferty |

Document 4 – Statement of Cultural Heritage Value, Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District

Cultural Heritage Value

The cultural heritage value of the Clemow-Monkland Driveway and Linden Terrace HCD lies in its design value as an intact example of an early 20th century streetcar suburb, its historical association with key individuals and trends in Ottawa's history of suburban development, and its history and context as part of Ottawa's parkway and driveway network.

The Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District has significant design value as an example of a highly intact, early 20th century streetcar suburb. The area retains the majority of its original early 20th century houses which exhibit high quality workmanship and express a mix of architectural influences typical of the time period.

The Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District also has cultural heritage value for its association with a number of significant individuals and events in the history of Ottawa. Clemow Avenue was originally the estate of former Senator Francis Clemow and his brother-in-law William F. Powell. The development of the estate is credited to their heirs; William Powell, known for reforming the Ottawa Police system and as Chief of Police in the late 19th century, and Henrietta A. Clemow, the daughter of Francis Clemow. Henrietta is significant as an unusual example in Ottawa of a single woman who was involved in real estate speculation in the early 20th century. Henrietta Clemow and her cousin William Powell formed Clemora Realty to develop their estate according to their vision by establishing a restrictive covenant with design guidelines; their original subdivision was registered as "Clemora Park."

The area of the HCD east of O'Connor Street was originally part of the estate of George Patterson and subsequently Henry Carleton Monk. George Patterson, for whom Patterson Creek is named, was Chief of the Canal Commissariat in 1826 and may have been the Glebe's first settler. Henry Carleton Monk, for whom Monkland Avenue is named, was a prominent lawyer in Ottawa and alderman in old Ottawa's Central ward.

The District also reflects trends in early suburban development in the city; as the growth of this area of the Glebe was sparked in part by the construction of the streetcar line on Bank Street in 1891. The arrival of the streetcar meant that residents could work downtown while living in an area of impressive houses within a picturesque setting amongst a population within the same social class. The area was eventually bounded by streetcar lines on Bronson Avenue, Bank Street, and along the southern portion of

what was historically Elgin Street (now Queen Elizabeth Driveway), which supported and attracted real estate speculators and residential development.

The Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District has historical and contextual value as a key part of one of the only residential extensions of the Ottawa Improvement Commission's (OIC) parkway and driveway network in the capital. Together with Patterson Creek and its surrounding park land, the development of the area is associated with prominent early Canadian landscape architect Frederick Todd. In 1903, Todd provided urban planning recommendations to the OIC that were based on the principles of the "City Beautiful" movement. The OIC implemented many of these recommendations as part of their plan to beautify the capital. In particular, Clemow Avenue was intended to be "one of the finest residential streets in Ottawa" and was to form part of the ceremonial route connecting the Central Experimental Farm to Parliament Hill and the Rideau Canal; Patterson Creek was intended to provide a sense of nature in the city.¹ Between 1903 and 1910, Clemow and Monkland Avenues and Linden Terrace were conveyed from their former estates to the OIC, which implemented restrictive covenants detailing design guidelines for improving and maintaining the public realm. Today, the area exhibits many elements of the OIC's covenants and beautification program, such the consistent spacing of driveways, canopy trees, the setbacks of houses from the street, and the distinctive aggregate light standards that continue to provide a sense of civic grandeur at a residential scale.

¹Todd, Frederick G. (1903). "Preliminary Report to the Ottawa Improvement Commission". pp. 25.

Document 11 – Comments from the Glebe Community Association, Heritage Committee

While the new design of the proposed addition to 259 Clemow makes some improvements relative to the previous version, I remain puzzled as to why anyone would want to veer so far towards a modernist design when the addition is street-facing and is being added to the side of a classic Tudor Revival home in a highly significant HCD filled with a great number of grand homes representing a range of traditional architectural styles fashionable in the early 1900s in the Glebe. In my view, the modernist design of the addition to a classic, highly decorative, Tudor Revival style home that demonstrates an almost self-evident adverse impact on the cultural heritage values of the original home, the neighbouring heritage properties and the remarkably intact heritage streetscapes of the Heritage Conservation District itself. Although the application relies heavily on the standards and guidelines' reference that such additions to a heritage property should be discernible as not being a part of the original build, many heritage architects and advocates argue that this fact need only be discernible "on close inspection" and not from a mile away. Indeed, the guidelines segment of section 7.5 (Additions to Existing Properties) of the approved HCD Plan clearly states that if the owner wishes to evoke a historical style for a new addition that, "upon close inspection, it should be discernible as new construction." Section (e) of the guidelines for new additions to contributing buildings states that "new additions should aim to be an appropriate balance between imitation of historic character and pointed contrast, in order to complement and respect the cultural heritage value of the HCD." Were the modernist addition entirely in the backyard and largely invisible from the street, few would have significant concerns. However, it is not in the backyard and is instead significantly street-facing. No amount of technical architectural vocabulary and well-crafted rationalization of the design as submitted will convince me, and hopefully others, that this addition is not a jarring disconnect with the heritage home itself but also with the highly intact heritage streetscapes of this most recent HCD in the Glebe. The application acknowledged that most of the HCD's buildings are contributing and, while technically correct, it is more accurate to say that virtually all of the homes in the new HCD are contributing properties in that of its 157 properties, only 14 are non-contributing. This is remarkable and it is this great density of contributing properties undeniably meeting many of the 9 criteria for determining cultural heritage value. That makes this HCD a special place. It is deserving of our best efforts to ensure that major street-facing additions or infills do not weaken this HCD's significant cultural heritage value."

William Price

Chair, GCA Heritage Committee