

Subject: Application to Alter 15 Linden Terrace, a Property Designated under Part V of the *Ontario Heritage Act* and Located in the Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District

File Number: ACS2022-PIE-RHU-0021

Report to Built Heritage Sub-Committee on 23 August 2022

and Council 31 August 2022

Submitted on August 11, 2022 by Court Curry, Manager, Right of Way, Heritage and Urban Design Services, Planning, Real Estate and Economic Development Department

**Contact Person: Adrian van Wyk, Planner I, Heritage Planning Branch
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Ward: CAPITAL (17)

Objet : Demande de modification du 15, terrasse Linden, propriété désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario* et située dans le district de conservation du patrimoine de la promenade Clemow-Monkland et de la terrasse Linden

Dossier : ACS2022-PIE-RHU-0021

Rapport au Sous-comité du patrimoine bâti

le 23 août 2022

et au Conseil le 31 août 2022

Soumis le 11 août 2022 par Court Curry, Gestionnaire, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'immobilier et du développement économique

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Quartier : Capitale (17)

REPORT RECOMMENDATIONS

That the Built Heritage Sub-Committee recommend that Council:

1. Approve the application to alter 15 Linden Terrace according to information submitted by the applicant on July 31, 2022, as follows:
 - a. Remove the existing stucco and faux half timbering at the sides of the house;
 - b. Install new waterproofing membrane, foam board insulation and composite (PVC) horizontal siding on the sides of the house;
 - c. Reinstate/restore the appearance of the stucco and faux timbering in the front-facing dormer on the third floor with composite stucco and trim (i.e Hardie Board or similar);
 - d. Install flashing throughout the roof and sub-roof areas and around the windows;
 - e. Replace the aluminum eavestroughs in-kind and install new aluminum facias;
 - f. Install metal soffits;
 - g. Install ice jams in the roof valleys of the south (front) dormer; and
 - h. Replace the existing swinging garage doors with a new steel garage door.
2. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development;
3. Approve the issuance of the Heritage Permit with a two-year expiry date from the date of issuance unless otherwise extended by Council.

RECOMMANDATIONS DU RAPPORT

Que le Sous-Comité du patrimoine bâti recommande au Conseil :

1. Approuver la demande de modification concernant le 15, terrasse Linden selon l'information présentée par le demandeur le 31 juillet 2022, comme suit :
 - a. Enlever le stuc existant et le faux demi-colombage sur les côtés de la maison;

- b. **Installer une nouvelle membrane d'étanchéité, des panneaux isolants en polystyrène et un parement horizontal en composite (PVC) sur les côtés de la maison;**
 - c. **Rétablir/restaurer l'apparence du stuc et du faux colombage dans la lucarne avant du troisième étage avec un stuc synthétique et une garniture (c.-à-d. du bardage James Hardie ou un matériau similaire);**
 - d. **Installer des solins sur toute la surface du toit et de la sous-toiture et autour des fenêtres;**
 - e. **Remplacer les gouttières en aluminium et installer de nouvelles bordures de toit en aluminium;**
 - f. **Installer des soffites en métal;**
 - g. **Installer des embâcles dans les noues de toit de la lucarne sud (avant);**
 - h. **Remplacer les portes de garage battantes existantes par une nouvelle porte de garage en acier.**
2. **De déléguer au directeur général de Planification, de l'immobilier et du Développement économique le pouvoir d'apporter des changements mineurs aux plans reçus;**
 3. **D'approuver la délivrance du permis patrimonial pour une durée de deux ans à compter de la date de délivrance, sauf si le permis est prolongé par le Conseil.**

BACKGROUND

The property is located in the Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District (HCD), which was designated under Part V of the *Ontario Heritage Act* in 2020 (see Document 1 – Location Map). As part of the HCD study, an inventory evaluated each property for their contribution to the cultural heritage value of the HCD. At that time, 15 Linden Terrace was identified as a contributing property in the HCD (see Document 2 – Heritage Survey and Evaluation Form). 15 Linden Terrace is a two-and-one-half storey red brick house constructed c.1913 and designed in the Edwardian Classicism style. It features a traditional stone foundation, bay windows, a transverse gambrel roof with double chimneys and prominent three-storey front porch. It is located on the north side of Linden Terrace facing Patterson Creek.

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 a number of 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. Clemow and Monkland Avenues and Linden Terrace form one of the only residential extensions of the Ottawa Improvement Commission's (OIC) driveway. Together with Patterson Creek and its surrounding park lands, this area is significant for its association with early Canadian landscape architect Frederick Todd's 1903 plan for Ottawa's parks and driveways, but also of the beautification of the national capital by the OIC. The area is identifiable by its visual coherence created by the symmetrical tree-lined boulevards with the distinctive cement light standards with globe bulbs, as well as the impressive historic houses and their shared relationship to the street, all of which contribute to the area's special sense of place. See Document 3 – Statement of Cultural Heritage Value.

The Clemow-Monkland Driveway and Linden Terrace HCD Plan was endorsed by City Council in January 2020. Due to impacts of COVID-19, the associated designation by-law was passed by Council on October 14, 2020. The by-law came into effect on December 1, 2020 and was registered in the Land Registry Office in January 2021.

The property at 15 Linden Terrace was purchased by the current owners at the end of October 2020. Given the timing of the passage of the by-law, the required notice was mailed to the previous owners and not the new purchasers. As such, the new owners have indicated that they were unaware of any heritage permit requirements for exterior alterations.

Since moving in, the new owners have undertaken some work to the exterior of the house, including replacement windows in 2021, as well as repairs and alterations to the cladding on the side façades and third floor dormer, the soffits and fascia, which are currently underway. Heritage staff were made aware of the on-going work in mid-July 2022 and have since advised the owners of the permit requirements. The owners are seeking permission under the *Ontario Heritage Act* to receive approval for work that has been partially completed, as well as the remaining alterations to be undertaken.

This report has been prepared because alterations to properties in heritage conservation districts designated under Part V of the *Ontario Heritage Act* require the approval of City Council. The authority to approve certain types of alterations has been delegated to the General Manager of Planning, Real Estate and Economic Development Department through the Delegated Authority By-Law (2022-29, as amended), provided that the proposal meets the requirements of an applicable HCD Plan. Some of the work requested for approval does not fully meet the guidelines of the

Clemow-Monkland Driveway and Linden Terrace HCD Plan and accordingly, the permit requires the approval of City Council.

DISCUSSION

Project Description

This application seeks approval for alterations in the process of completion (see Document 4 – Project Summary and Document 5 - Project Elements). These alterations include:

- Removal of the existing stucco and faux half timbering at the sides of the house;
- Installation of a new waterproofing membrane, R-9 foam board insulation and composite (PVC) horizontal siding on the sides of the house;
- Reinstating/restoring the appearance of the stucco and faux half timbering in the front-facing dormer on the third floor with composite stucco and trim (i.e Hardie board or similar);
- Repair and waterproofing of the foundation;
- Installation of flashing throughout the roof and sub-roof areas and around the windows;
- In-kind replacement of aluminum eavestroughs and new aluminum facias;
- Installation of steel soffits; and
- In-kind replacement of asphalt shingles on the north-facing (rear) mansard roof, annex roof and shingles on the four return eaves on the corners of the house.

Approval is also sought for proposed up-coming work, including:

- The installation of two ice jams in the roof valleys of the south (front) dormer; and
- Replacement of the existing swinging garage doors with a new steel garage door.

Clemow-Monkland Driveway and Linden Terrace HCD Plan

Exterior alterations to buildings and the properties located in the Clemow-Monkland Driveway and Linden Terrace HCD typically require the submission of an application for

a heritage permit. Applications are subject to the guidelines and policies of the Clemow-Monkland Driveway and Linden Terrace HCD Plan.

The following subsections of the HCD Plan are applicable to this application:

- 6.0 Existing Buildings: Conservation and Repair
 - 6.1 Roofs and Chimneys
 - 6.2 Exterior Cladding
 - 6.3 Windows and Doors
 - 6.5 Decorative Architectural Attributes
- 7.0 Existing Buildings: New Elements and Additions
 - 7.4 Garages and Accessory Buildings

The HCD Plan also includes a list of types of minor alterations that owners may undertake without a heritage permit in Section 10.1.

Heritage staff visited the property to conduct an inspection of the work with the owners and their contractor. It was determined that the waterproofing of the foundation and work at the rear of the house were compliant with the HCD Plan and did not require a heritage permit. Staff advised that the remaining items should have received approval in advance and recommended that the owners make an application prior to proceeding further.

Heritage staff have reviewed the submission details for the proposed installation of the snow jams, eavestroughs and replacement garage door and have determined that they are minor and in keeping with the Clemow-Monkland Driveway and Linden Terrace HCD Plan, as they will be compatible with the main house will not be readily visible from the street. Staff are recommending that these alterations be approved.

The policies and guidelines in subsection 6 and 7 of the Plan have the overall aim of ensuring that original material is retained and that repairs be made before considering replacement. When replacement material is necessary, it should be like-for-like and sympathetic to the heritage character of an existing building. Modern materials may be approved if they can appropriately replicate the appearance of the original and are compatible with a building's character and streetscape, with a particular emphasis on

conserving the primary, front-facing façade. The policies do not typically permit covering or concealing cladding or other character-defining elements.

The applicant has indicated that the condition of the previous stucco panels and wood boards was poor and that previous repair attempts had failed. Addressing water infiltration and improving energy efficiency was of particular concern to the owners, which they sought to achieve through the installation of additional exterior insulation, horizontal composite (PVC) cladding, and metal flashing, soffits and fascia. If the owners had notified the City of the condition issues and proposed approach, staff would have raised concerns and would have explored different options with the owners instead (i.e. adding insulation from the interior; repair of the existing or replacement with like-for-like materials rather than the horizontal composite or metal cladding).

Recognizing that the owners were unaware of the permit process, staff have been working with the owners to revise their approach on the front-facing dormer to reinstate the appearance of former stucco and faux half timbering with a composite stucco and trim material, in order to be more in line with the policies and guidelines of the HCD Plan. The owners are also exploring ways to reflect the previous appearance of the windows on the front façade that were removed and have indicated that they will continue to work with staff on plans to complete important restoration work on the two-storey front porch next year, to ensure that it is completed appropriately.

The HCD plan contemplates the replacement of components that are beyond repair and provides that in those cases, modern materials may be appropriate. Although the composite horizontal cladding and metal soffits/fascia do not fully meet the policies and guidelines of the Plan, they will be used in either discrete locations (under the roof eaves) or away from the front façade. These materials could be removed in the future and originals reinstated. Ultimately, the work will allow for the house to be watertight and be more energy efficient, which ensures the building's continued use and overall conservation into the future. Subject to the revised approach to the front dormer with the goal of conserving the primary façade and the building's important relationship with the streetscape, staff do not object to granting permission for this work to proceed through the approval of this application.

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. Heritage staff consider this document when evaluating

applications under the *Ontario Heritage Act*. The following Standard is applicable to this application:

Standard 1: Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements.

Staff have reviewed the proposal and are of the opinion that with the revised approach to the front dormer the alterations will generally meet the applicable Standards and Guidelines. The previous stucco and faux timbering were not in good condition; the replacement modern stucco panels will reinstate the previous appearance in the dormer on the front façade, which conserves the appearance of the house as viewed from the street. While the horizontal composite cladding for the sides does not replicate the original stucco, the alterations will address the previous water infiltration issues and improve energy efficiency, which will ensure its continued use in the long term. In these ways, the cultural heritage value of the building and the overall HCD will be conserved.

Conclusion

Heritage staff have reviewed the application to alter 15 Linden Terrace in accordance with the objectives, policies and guidelines of the Clemow-Monkland Driveway and Linden Terrace HCD Plan and the Standards & Guidelines for the Conservation of Historic Places in Canada. Although the initial approach to the repairs did not fully meet the HCD Plan, steps are being taken towards compliance. Overall, the work will ensure the continued use and conservation of the house into the future, which meets the objectives of the HCD. In this case, and for the reasons outlined in this report, staff have no objection to the approval of this application.

This application has further illustrated the challenges with enforcement under the *Ontario Heritage Act* and the importance of continued outreach that must accompany new designations. The Heritage Planning Branch will continue to review the enforcement strategies and mechanisms available, as well as work with the community association to ensure continued public awareness of the HCD and its requirements.

Recommendation 2

Heritage staff recommend that the authority for minor design changes be delegated to the General Manager, Planning, Real Estate and Economic Development Department. Minor design changes may emerge during the working drawing phase of a project. This recommendation is included to allow Planning, Infrastructure and Economic Development to approve these changes should they arise.

Recommendation 3

Heritage staff recommend that the Heritage Permit be issued 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 is consistent with the Provincial Policy Statement, 2020.

RURAL IMPLICATIONS

There are no rural implications associated with the recommendations in this report.

CONSULTATION

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

The Glebe Community Association was circulated and offered an opportunity to provide comments on the staff report.

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

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Menard is aware of this application.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the recommendations in this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations in this report

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with the recommendations in this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Thriving Communities: Promote safety, culture, social and physical well-being for our residents.

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on 2022-Nov-02.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Heritage Survey and Evaluation Form

Document 3 Statement of Cultural Heritage Value

Document 4 Project Summary




Document 5 Project Elements

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



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
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