

July 11, 2019

MacKenzie Kim  
Heritage Planner  
City of Ottawa | Ville d'Ottawa  
110 Laurier Ave W, 4th Floor | 4e étage  
Ottawa, ON K1P 1J1

**Reference: D09-04-19-0012, 124 Boteler Alteration and Rehabilitation**

Dear MacKenzie,

Thank you for requesting consultation on the submission for the proposed rehabilitation for 124 Boteler Street, a contributing building to the Lowertown West Heritage Conservation District (LWHCD). We are glad to see the building being retained, rehabilitated and not remain vacant.

After review of the proposed project package, the following comments are based on the *Standards and Guidelines for the Conservation of Historic Places in Canada* and the guidelines for buildings in the LWHCD:

**General observations and comments:**

- The LCA is appreciative that the proponent/owner has sought community consultation on the rehabilitation of the house;
- The LCA does not possess a heritage evaluation fiche on the property and does not have a complete history of the site and its historic association;
- The house is one of the few remaining buildings of the former Metcalfe Square neighbourhood and is adjacent to 120 Boteler, which shares a right of way that has existed for over a century;
- The LCA supports the rehabilitation of the building and an addition on the rear of the building;
- The LCA supports retention of the historic house and maintaining its historic values and character-defining elements;
- The proposed site plan is sympathetic to the evolved landscape between the two properties, but a permeable driveway rather than a proposed asphalt finish would assist in improving drainage and storm water runoff.

**The original house:**

- The house is being retained and contributes to the value of the LWHCD;
- There should be minimal interventions to the original house;
- The unique Dutch lap/channel rustic siding is now rare within the HCD and should be retained and restored rather than replaced (HCD Section 7.5.6.B);
- If there is a demonstration that the wood siding is irreparable or partially irreparable, a comparable dimension of Dutch lap wood siding should be chosen for areas that require repair or replacement;
- Insertions between the existing dormers to create a shed dormer should match the existing materials and dimensions;
- The existing front concrete steps should be retained and restored;
- The existing front door should be retained and restored;
- The addition of the porch should reflect the modest form of the front façade;

- The white with black colour scheme should be retained;
- Window frame surrounds should be retained;
- The new limestone window sills should be compatible with the building (appropriate scale and ashlar masonry);
- Any wood windows should be retained and restored;
- Removal of aluminum storm windows and replacement with wood storm windows would be encouraged.

**The 2-storey addition:**

- Demolition of the rear addition should include a waste diversion program for the materials;
- The height of the addition does not conform with the Standards and Guidelines (Standard 11): it is compatible in its visual finishes, but it is not subordinate to the original structure;
- The CanExel pre-finished siding is distinguishable and compatible with the original building;
- The visual variety of colour and form are in keeping with the HCD's varied materials.

Yours sincerely,



Andrew Waldron,  
Director, Heritage and Culture Committee  
Lowertown Community Association / Association communautaire de la Basse-Ville