

# A CULTURAL HERITAGE IMPACT STATEMENT

## 540 Manor Avenue, Rockcliffe Park

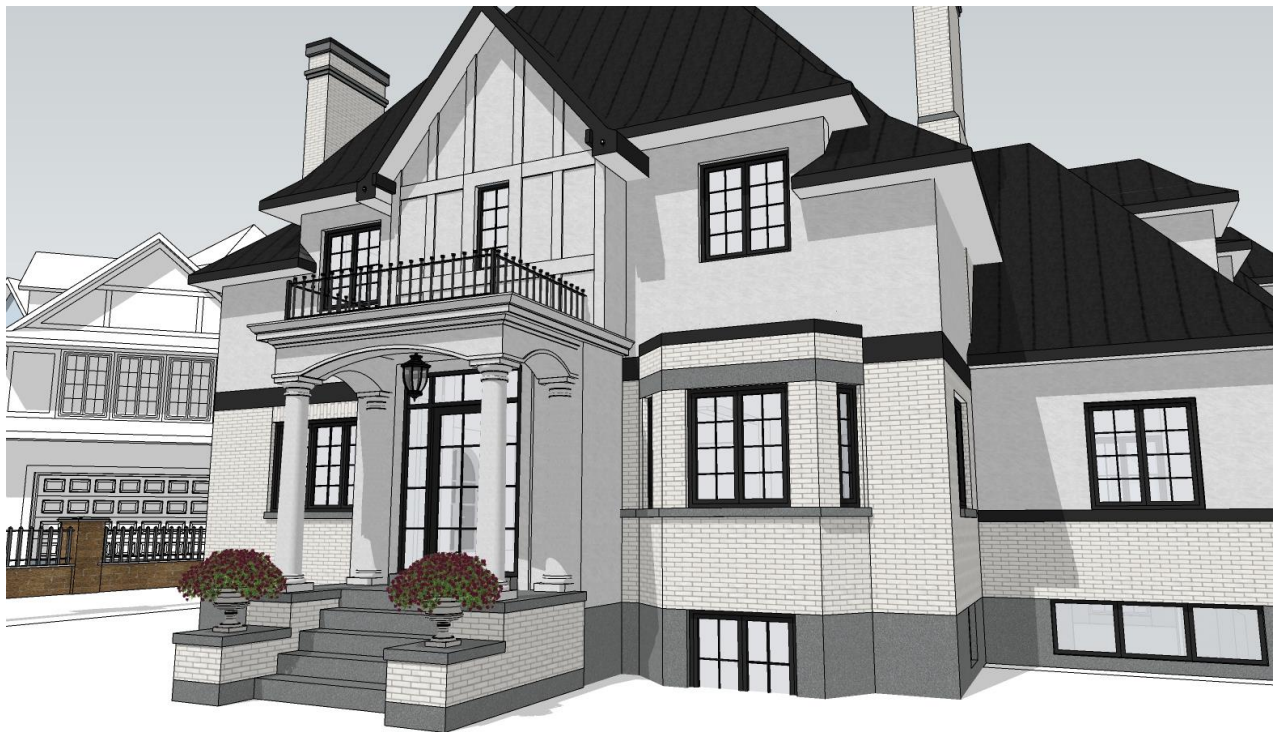
### Ottawa, Ontario

**SUBMITTED TO:** SIMON NEHME and CLARA FRANCIS

**PREPARED BY:** JOHN STEWART, COMMONWEALTH HISTORIC RESOURCE MANAGEMENT

September 2020

Revised 2020-09-17



*Cover Page Image: Artists rendering highlighting the treatment of the front entry and removal of later additions. Source: O’Keefe Fiorenza Design Group.*

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## 1.0 INTRODUCTION

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The purpose of the CHIS is to identify the heritage resources and values that may be impacted by the proposed addition to the Category 1 building at 540 Manor Avenue. The property is located within the Rockcliffe Park Heritage Conservation District designated under Part V of the Ontario Heritage Act (By-law 97-10). Work planned for the front façade focuses on reinstating and restoring original features, and removing unsympathetic additions. A two-storey addition with garage in the basement will replace an existing building.

The CHIS evaluates the impact the construction of a new addition will have on the designated place in a manner that is consistent with the City of Ottawa Official Plan Section 4.6. This CHIS follows the content outline recommended by the City of Ottawa for Cultural Heritage Impact Statements.

The following documents were consulted in the preparation of this report:

- Part V of the Ontario Heritage Act;
- Guidelines for the Preparation of Cultural Heritage Impact Statements, City of Ottawa;
- Village of Rockcliffe Park, Heritage Conservation District Study, Julian Smith & Associates 1997;
- Rockcliffe Park Heritage Conservation District Plan, July 2016 City of Ottawa (By-law 2016-089);
- Heritage Survey and Evaluation Forms for 514, 540, 541, 571, 572, 581 Manor Avenue, and 250 Thorold Street.
- Architectural Drawings including Site Plan, Floor Plans, Elevations and Perspectives, prepared by O’Keefe Fiorenza Design Group
- Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010.
- Follow-up staff report provided by Sally Coutts provide comment on the design. N.D.
- Joint comments from City staff and the Rockcliffe Park Heritage Committee June 17, 2020

### 1.1 Present Owner and Contact Information

**Address:**

540 Manor Avenue, Ottawa ON,

**Current Owner Representative and Contact:**

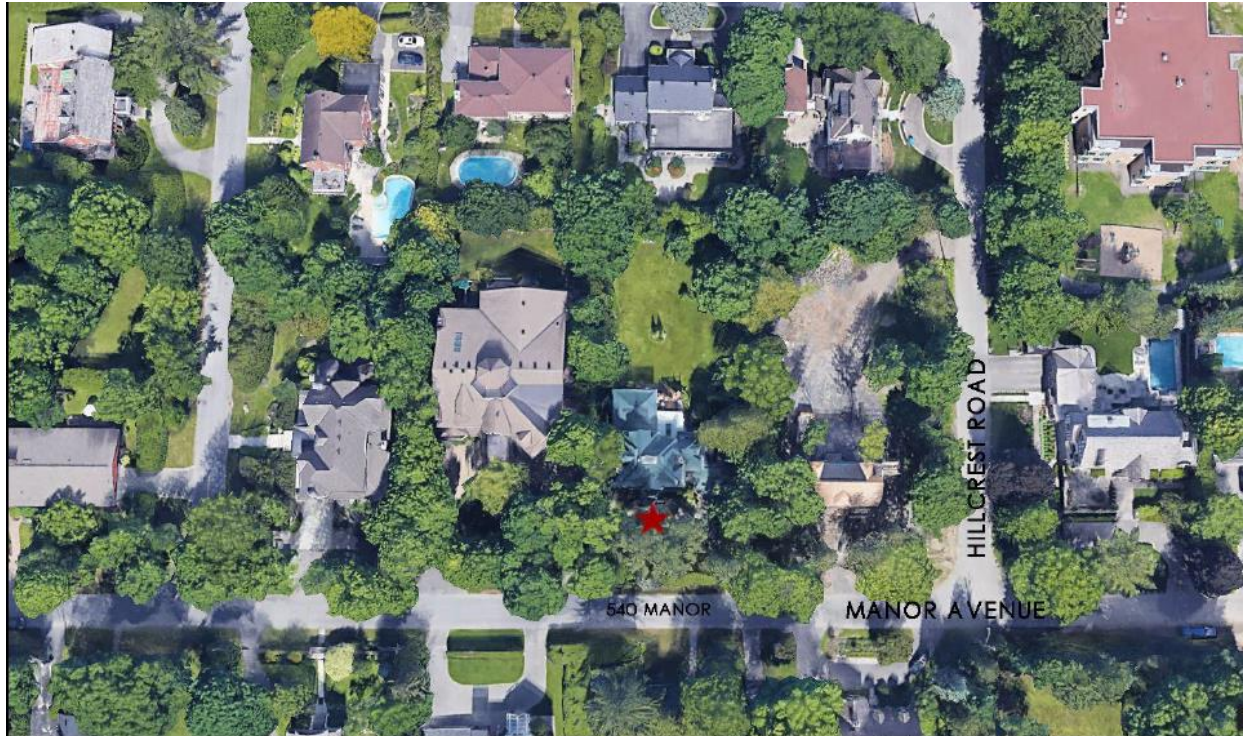
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## 1.2 Concise Description of Context

Manor Avenue is a north-south thoroughfare that runs from Maple Lane to Coltrin Avenue. Buildings along this street date from a number of periods and feature a variety of architectural styles that are characteristic of Rockcliffe. This section of Manor Avenue is flat and straight with a variety of mature trees and hedging informally lining the right-of-way. The front yards, similar in size, generally consist of lawn dotted with gardens, mature trees, and driveways. Through the employment of trees, hedges and fences, a number of the properties are informally separated from the street and each other.



*Figure 1: Aerial view of the development site illustrating the existing context, both built and landscape. The development site (centre) features a circa 1925 Tudor Revival residence designed by Allan Horwood set back from the street and screened by mature White Pines and cedar hedge. A circular driveway leads to the front entrance. Source: Google Earth.*

## 1.3 Built Context and Street Characteristics

This section of Rockcliffe, behind Elmwood School, was developed sporadically during a number of historical periods. This property, originally part of the McKay Elmwood farm, was largely pasture until the early 1930s. The same size lots establishes a rhythm as one moves along the street. This section of Manor Avenue runs relatively flat and straight. There are no sidewalks or curbs on the entire length of the avenue.



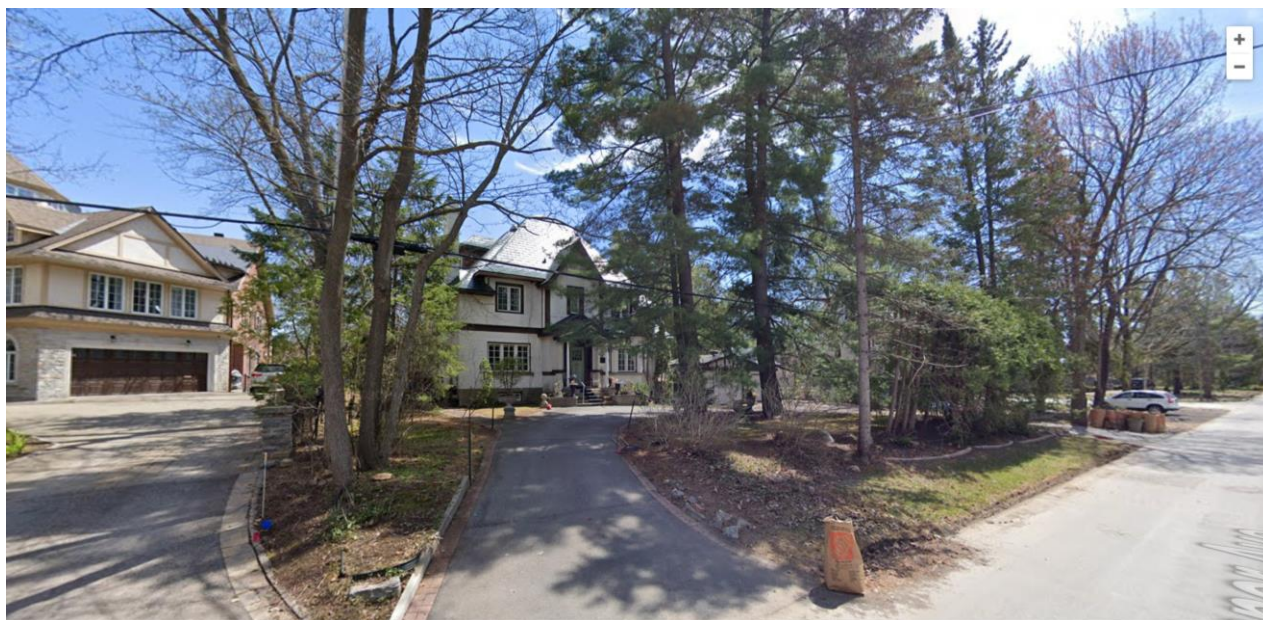


Figure 2: View of the entrance to 540 (right) and the modernist interpretation style of the adjacent residence at 572 (left). Source: Google Earth.



Figure 3: Views looking north and south from the development site. The property is classified as a contributing property within the context of the HCD. This part of Manor Avenue is relatively flat with a variety of mature trees defining the road and screening homes. The residential character of the neighbourhood is eclectic. Source: Google Earth.



Figure 5: 514 Manor Avenue



Figure 6: 519 Manor Avenue





Figure 11: rendered views of the adjacent buildings on the east side of Manor Avenue. The new addition is ghosted-in. It is a significantly smaller mass and lower than the neighbour at 572. The ridgeline of the new addition is set lower than original building. The addition is well integrated with the neighbouring properties, set back from the lot line by over 35m and completely screened from the road with mature trees. Source: O'Keefe Fiorenza Design Group.





Figure 12: A portion of the map of Rockcliffe showing Grade 1 and Grade 2 buildings within the boundary of the HCD.  
Source: City of Ottawa

#### 1.4 Relevant Information from Council Approved Documents

The following council approved documents are relevant to the assessment of the proposed development, including:

Rockcliffe Park Heritage Conservation District Study completed in 1997; and,  
Rockcliffe Park Heritage Conservation District Plan, 2016.



## 2.0 HERITAGE RESOURCE DESCRIPTION AND HISTORY

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### 2.1 Site Development Built Heritage

The history of Rockcliffe Park is outlined in detail in *Rockcliffe Park Heritage Conservation District Study* completed in 1997. As noted in the heritage assessments of properties, the area was subdivided beginning in the 1920s.

The existing residence constructed c. 1925 is an example of the work of Allan Horwood, a local architect who briefly collaborated with Clarence Burritt. This would have been an early project and is not listed in his records. Described in the Survey and Evaluation Form as a English Cottage /Tudor Revival, it is characterized by an irregular plan, features a two and a half storey residence with hip roofs asymmetrical massing, gabled frontispiece, steeply pitched roof, prominent chimneys, painted tapestry brick at the ground floor with a half-timbered stucco finish on the second floor, and multi paned windows.

This house and grounds are typical of the properties along Manor Avenue. The house is situated on a large, evenly graded lot. Views of the house from the street are shielded by a series of mature White Pine trees and a cedar hedge. The stately grouping of second growth White Pine in the front yard are a character-defining feature. A semi-circular driveway extends to the front entrance as well as toward two garages located on the southerly portion of the lot. The entrance creates view corridors focusing on the front door. The property is bounded on the north and south sides by mature trees and shrubs. Garden beds and shrubs are located along the front of the house. The rear yard is grass with some perennials and shrubs planted along the property lines, which create a heavy buffer from neighbouring yards.

#### Historical Significance

The historical significance of this property is due to its age, constructed in c.1925, the equality of the Tudor design, its midblock position on the street, as well as its associations with Denis Coolican, Reeve of Rockcliffe Village, executive, and head of the Canada Bank Note Company; James Patrick Manion, External Affairs and writer; and Justice Roland Almon Ritchie, Supreme Court of Canada.

#### Alterations

The building has been well maintained with only minor alteration to the front; including a Japanese inspired roof over the front entrance, a partially sunken hallway leading to the double car garage. The wood shingle roof was replaced with a metal roof and at some point, the brick on the ground floor was painted. At the rear of the property, major changes include a two-storey addition built in 2007, along with a three-season room and wood framed deck. The grounds appear to be contemporary to the house with overgrown flower beds and perimeter plantings that screen the house from neighbours on the north, south and east.

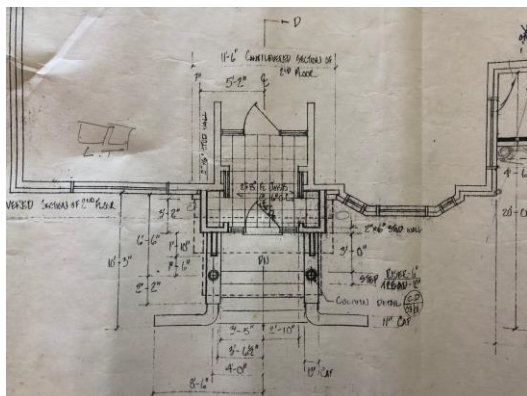


Figure 13: A portion of the 1992 plan of the front entrance & garage design for Mr. and Mrs. Bled. Source: O'Keefe Fiorenza Design Group

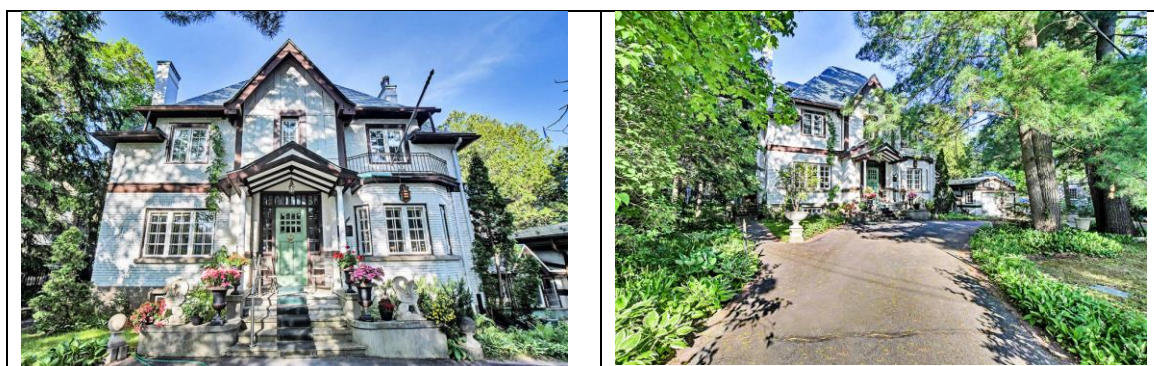


Figure 14 & 15: Views of the front of the property. The heavy screening along the road limits views with the driveway serving as a view corridor.



Figure 16, 17 & 18: Views of the rear of the property showing the 1970s addition with decking. The backyard is open lawn with mature trees limited to the perimeters. Source: Ottawa rhodesbarker.com

## 2.2 Neighbourhood Heritage Character

540 Manor Avenue and five adjacent properties between Thorold and Hillcrest Roads are considered to be contributing heritage resources within the context of the Rockcliffe Park Heritage Conservation District. This land was originally part of the McKay Elmwood farm, its original character was retained during its development with large lots of relatively the same size creating a consistent rural quality. The property at 514 Avenue dates from 1940 while the property at 541 directly across the road is designated under Part IV and dates from 1901. Both are consistent with the variety of architectural styles found in the area, as is 585 Manor Avenue.

The early-20<sup>th</sup> century character and scale of this residence together with other residences on Manor Avenue are similar in scale but of a variety of architectural styles. Together they present a coherent streetscape. The two buildings to the north 572 Manor Avenue and 249 Thorold Road are contemporary. Both are large with architectural detailing sympathetic to the early-to-mid 20<sup>th</sup> century architectural character of this street.

## 3.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

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### 3.1 Heritage Value

The following Statement of Cultural Heritage Value identifies the primary heritage values and attributes of the HCD. Rockcliffe Park is a rare and significant approach to estate layout and landscape design adapted to Canada's natural landscape from 18<sup>th</sup>-century English precedents. Originally purchased from the Crown by Thomas MacKay, it was laid out according to the principles of the picturesque tradition in a series of "Park and Villa" lots by his son-in-law Thomas Keefer in 1864. The historical associations of the village with the MacKay/Keefer family, who were influential in the economic, social, cultural and political development of Ottawa, continue and the heritage conservation district is a testament to the ideas and initiatives of various key members of this extended family, and their influence in shaping this area. Rockcliffe Park today is a remarkably consistent reflection of Keefer's original design intentions. Although development of the residential lots has taken place very gradually, the ideas of estate management, of individual lots as part of a larger whole, of Picturesque design, of residential focus, have survived. This continuity of vision is very rare in a community where development has occurred on a relatively large scale over such a long time period.

The preservation of the natural landscape, the deliberately curved roads, lined with mature trees, and without curbs or sidewalks, the careful landscaping of the public spaces and corridors, together with the strong landscaping of the individual properties, create the apparently casual and informal style so integral to the Picturesque tradition. The preservation and enhancement of topographical features, including the



lake and pond, the internal ridges and slopes, and the various rock outcroppings, has reinforced the original design intentions. The views to and from the Ottawa River, the Beechwood escarpment, and the other park areas are integral to the Picturesque quality of Rockcliffe Park.

Beechwood Cemetery and the Rockeries serve as a compatible landscaped boundary from the earliest period of settlement through to the present. The various borderlands create important gateways to the area, and help establish its particular character.

The architectural design of the buildings and associated institutional facilities is similarly deliberate and careful. Many of the houses were designed by architects in a variety of the architectural styles that have been popular since the first decades of the 20th century, including Georgian Revival, Tudor Revival, and Arts and Crafts. The generosity of space around the houses, and the flow of this space from one property to the next by continuous planting rather than hard fence lines, has maintained the estate qualities and park setting envisioned by Keefer.

**The attributes of the Rockcliffe Park HCD are:**

- The siting of the houses on streets and the generous spacing relative to the neighbouring buildings;
- the variety of mature street trees and the dense forested character that they create;
- the profusion of trees, hedges, and shrubs on private property;
- varied lot sizes and irregularly shaped lots;
- spacing and setbacks of the buildings;
- cedar hedges planted to demarcate property lines and to create privacy;
- the dominance of soft landscaping over hard landscaping;
- wide grass verges;
- the high concentration of buildings by architect Allan Keefer;
- the rich mix of buildings types and styles from all eras, with the Tudor Revival and Georgian Revival styles forming a large proportion of the total building stock;
- the predominance of stucco and stone houses and the relative rarity of brick buildings;
- the narrow width of many streets,
- the road pattern that still reflects the original design established by Thomas Keefer when he originally laid out the area for residential development;
- the low, dry stone walls that demarcate property lines in certain areas of the Village;
- informal landscapes character with simple walkways, driveways, stone retaining walls and flowerbeds;
- the “dog walk,” a public footpath that extends from Old Prospect Road to corner of Lansdowne Road and Mariposa Avenue;
- the public open spaces including the Village Green and its associated Jubilee Garden;
- institutional and recreational buildings including the three schools, Rockcliffe Park Public School, Ashbury College and Elmwood School for Girls and the Rockcliffe Park Tennis Club;
- the multi-unit buildings, small lots, and more modest houses in the area referred to as the “Panhandle,” that characterize the south and west boundaries of the District,

## 4.0 DESCRIPTION OF PROPOSED DEVELOPMENT

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### 4.1 Background

The property at 540 Manor Avenue is a two and a half storey home constructed circa 1925 in the Tudor Revival style. In the inventory and evaluation form, it is described as Cottage Tudor suggesting a vernacular interpretation of the style. The exterior is clad in dashed stucco on the upper storey with white painted brick on the lower storey and features steeply pitched hipped rooflines and prominent chimneys flanking the entrance.

Although the main building is in fair condition, there have been a number of additions that were added in the early 1990's that detract from the style and massing of the original building. These additions include a Japanese inspired roof over the front entrance and a partially sunken hallway leading to the double car garage. The garage extend past the front wall of the main building, and encroaches into the required interior side-yard setback.

A single storey addition was added to the rear of the home, along with a three-season room and wood framed deck. The architectural language is not in keeping with the original Tudor Style. The addition is awkwardly connected to the original building with the rooflines blocking existing windows.

### 4.2 Design Intent and Concept Plan

The proposed design solution is to reinstate original features, restore heritage attributes on the street facades, and undertake a new two-and-one-half storey addition at the rear. The architectural vocabulary of the proposed addition takes its cues from the details found on the original building and the neighbouring properties, including the steeply pitched rooflines with dormer projections and flared eaves as well as casement style windows with multi-pane design. The massing of the new addition is designed to complement the original building. In order to achieve this, the addition is set back with a space between the original structure and the new addition, allowing the rooflines to extend without interruption.

The covered hallway connecting to the double car garage set proud of the front facade is a later addition and will be removed along with the two garages. A single detached garage, set back from the front façade will be built, set slightly back from the main facade. The required accessible parking will be incorporated in the basement level of the addition. The garage will be accessed by a negative sloping driveway on the south side of the property, which will be buffered from the neighbouring property by a 1.5m planted buffer one on each property, replacing the current hardscape paving to the edge of the property line.

### 4.3 Massing and Materials

The two storey structure features steeply pitched hipped rooflines that extend down to the ground floor, breaking up the massing of the building. The new addition will be clad in materials similar to the original building, using in-kind construction methods to match existing finishes and materials. A prime focus of the renovation is to provide barrier free design, making the home completely accessible. A new residential elevator will access all levels. Since the house sits on a raised limestone foundation with steps to the main door, the negative slope driveway will allow access to the basement level from which the elevator can access all floors. This will also allow the homeowners to age-in-place.

The intent is to preserve the front part of the house, and where necessary reinstate its original character and features. By removing the previous additions, the aspects of the home that are visible to the street will be in keeping with the original building.

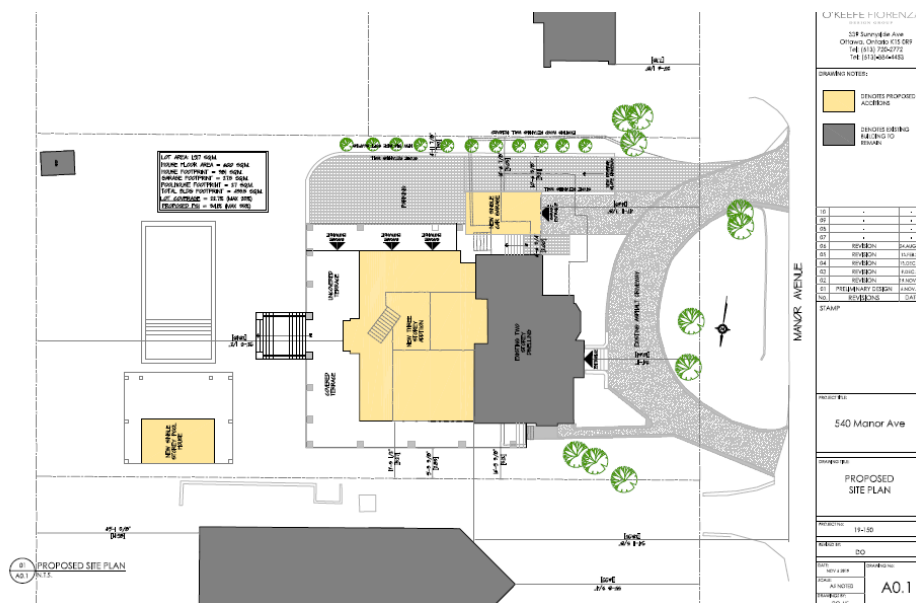


Figure 19: Conceptual site plan of the proposed addition showing the new construction. Source: O'Keefe Fiorenza Design Group

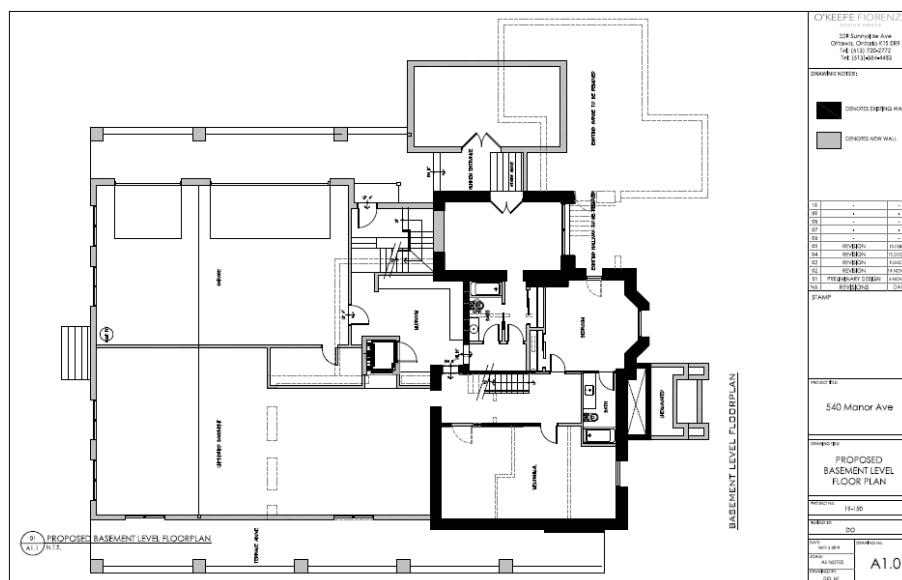


Figure 20: Floor Plan of the basement level. Source: O'Keefe Fiorenza Design Group



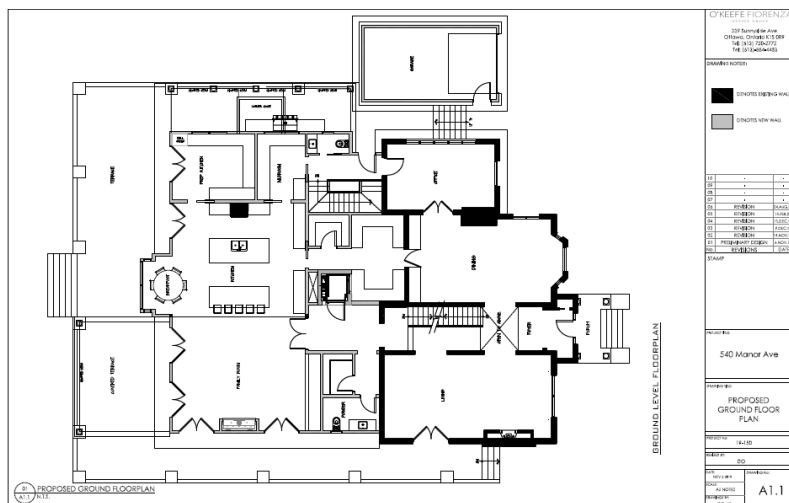


Figure 21: Ground Floor Plan. Source: O'Keefe Fiorenza Design Group

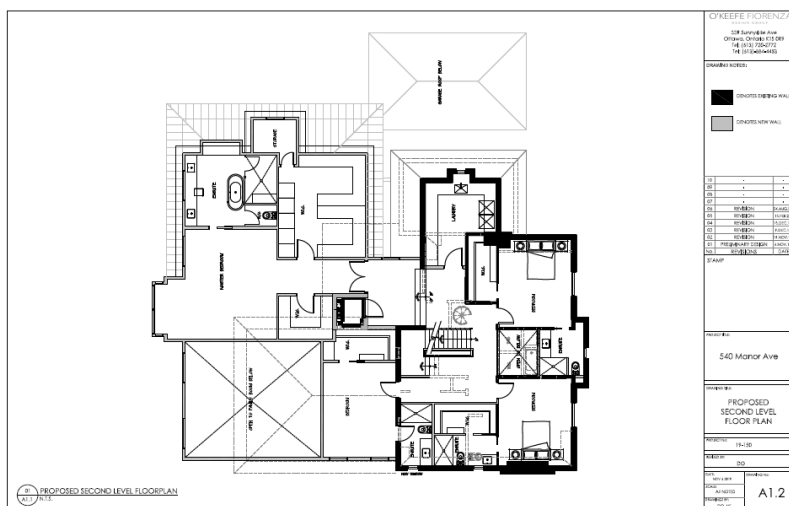


Figure 22: Second Floor Plan. Source: O'Keefe Fiorenza Design Group



Figure 23: Proposed front elevation and side elevation with removals and changes to the street façade including front entrance door with side lites and transom. The existing dark line is the grade change from the front of the house to the rear. Source: O'Keefe Fiorenza Design Group



Figure 24: Proposed south elevation indicating the relative height of the original ridge compared to the lower height of the new addition. Source: O’Keefe Fiorenza Design Group



Figure 25: Proposed rear elevation. Source: O’Keefe Fiorenza Design Group



Figure 26: Proposed North Elevation. Source: O’Keefe Fiorenza Design Group

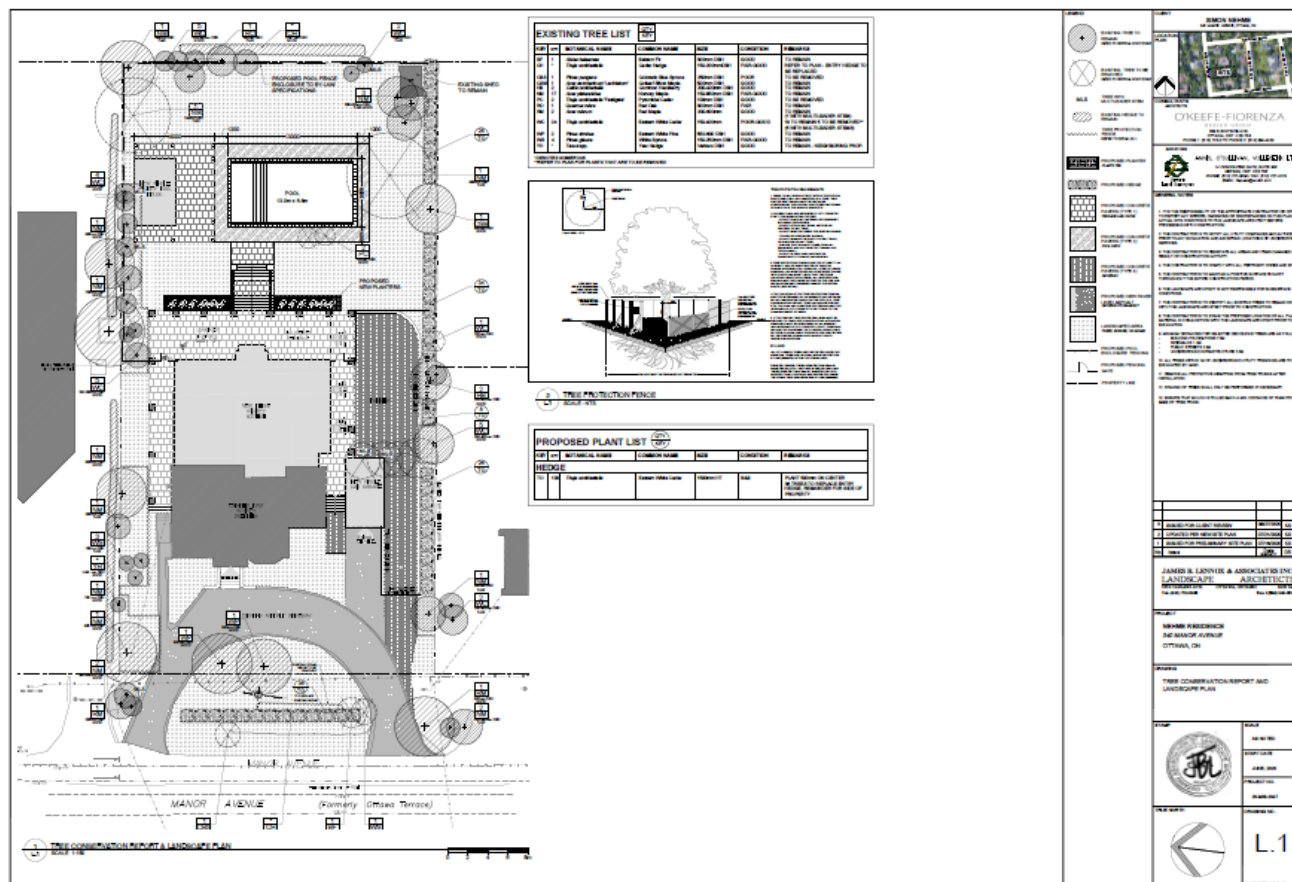


Figure 27: Landscape Plan. Source: James Lennox Landscape Architect.

This proposal involves the demolition of an existing two-storey addition and the removal of a freestanding garage. The replacement will be a larger two-storey addition with an expanded garage incorporated into the basement level of the addition.



The brick on the existing house is a rough textured tapestry brick that has been painted. Testing will be carried out to determine if the paint can be removed. The second storey will be clad in stucco using a treatment similar to the original treatment of the existing house. New windows will be built to match the existing and the roof will be clad in metal shingles similar to what is there now. A new brick chimney will be built on the south side of the house.

The addition will be larger than the existing house but the architect has worked to mitigate the impact of the increased size by setting the addition to the rear of the original house. The roofline is set at a lower level than the existing house through the use of a shallow hipped roof with a flat section.

The application also includes a landscape plan that illustrates little change in the soft and hard landscaping at the street and front entrance. With the removal of the detached garage, the existing hard landscape will be reduced. All other existing mature trees are to remain. There will be a landscaped buffer along driveway separating the property at 514 Manor Avenue. A pool and pool house are planned for the rear garden.

## 5.0 IMPACT OF PROPOSED DEVELOPMENT

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### 5.1 Impact

This section specifically addresses the impacts of the development proposal on the cultural heritage values of the HCD. The heritage attributes of the HCD are itemized in Section 3.0. This proposal is assessed in the tables below using the policies and guidelines contained in the Rockcliffe Park Heritage District Plan. *The response to the policies is in italic.*

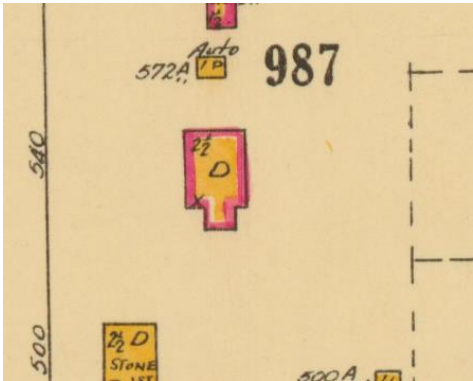
For the purpose of this assessment, it is important to note that the rear yard of the property is blocked from public views by the main house with mature plantings separating it from the adjoining properties and the street.

### 5.2 Rockcliffe Park Heritage Conservation District Plan Management Guidelines.

In response to the preliminary plans a number of suggestions for the building and site were explored with the architect at a series of meetings. These meetings include:

- A pre-consultation meeting with Sally Coutts of the city of Ottawa Planning Section and minutes provided.
- A second on-site meeting with Ashley Kotarba, Dylan O’Keefe and John Stewart was held in June 2020.
- As well, there was a third meeting with the Rockcliffe Park Community Association attended by the owner, the architect, heritage planner, and heritage consultant held on June 17, 2020.

Formal comments based on the pertinent management guidelines for the HCD were summarized and have served as a guide in developing the final drawings and specifications. The following are some of the provisions of the *Rockcliffe Park Heritage Conservation District Plan* (RPHCD Plan) that must be satisfied.

Rockcliffe Park Heritage Conservation District Guideline	City Staff Comment
<p><b><u>7.3.2 Conservation and Maintenance</u></b></p> <p><u>Roofs and chimneys</u></p> <p>2. Where the original roofing material is missing, property owners are encouraged to restore the roof to its historic material.</p>	<p>The 1948 Fire Insurance Plan shows the house with cedar shingles. This is denoted by the 'x' in the corner of the footprint. This would have been the original roofing material.</p>  <p>This is not required, however staff would encourage the reinstatement of cedar shingles in order to reintroduce the Tudor elements of the house.</p>
<p><i>Response: The client has selected a metal standing seam roofing material very similar to the high quality material of the existing roof.</i></p>	
<p><u>Cladding</u></p> <p>6. Historic stucco should be repaired or replaced by a specialist in kind to match original in colour, texture and finish. The replacement of original stucco with Exterior Insulation Finishing System (EIFS) is discouraged</p>	<p>A gentle reminder that if any stucco is in need of repair, it must be repaired using the traditional method to match the existing.</p>
<p><i>Response: The plans call for a stucco finish similar to the original. It is planned to engage experienced trades people trained in traditional methods.</i></p>	

<p><u>Masonry</u></p> <p>4. Cleaning of brick and stone buildings shall be undertaken using gentle and non-abrasive methods such as biodegradable paint stripper or a masonry poultice. Sandblasting is not an appropriate method to clean brick or stone. Property owners must consult with heritage staff prior to cleaning of masonry to ascertain that proposed methods of paint removable are acceptable. Use gentlest means possible.</p>	<p>A reminder that we encourage the removal of paint from brick and stone. As discussed, it may be challenging with the type of brick, however staff encourage you to explore this option. A test patch could be done in an inconspicuous area in order to determine if the paint could easily be removed without damaging the brick. Staff continue to suggest the removal of paint from the stone sills above the bay window on the first floor.</p>
<p><i>Response: The client's preference is to maintain the painted brick. Your suggestion of a test patch is valid. A specification for a test will be prepared and a decision will be taken based on the result, which will be documented.</i></p>	
<p><u>Windows</u></p> <p>1. Original windows and storms should be retained and conserved, wherever possible. Only those that are beyond repair may be replaced. Energy efficiency can be achieved with existing windows through the conservation of the windows and the installation of weather stripping and appropriate exterior or interior storm windows.</p> <p>2. Replacement windows should match the historic windows in size, shape, materials and divisions.</p> <p>3. The material of replacement windows should match the originals; however, alternate materials may be approved. Multi-paned windows should have appropriate muntin and mullion bars. Snap in muntin and mullion bars will not be supported.</p> <p>4. The replacement of inappropriate newer window with more compatible units is encouraged.</p>	<p>Staff encourage the retention of the original windows on the first floor. If retention is not viable, please see the guidelines and comments below about the style and materials of new windows.</p> <p>As a reminder, any replacement windows should match the historic in terms of size, shape, materials and divisions. The drawings show a different division pattern than what is on the house. Please ensure this is correct on the plans.</p> <p>Staff are supportive of replacing the second-floor windows with more compatible units.</p>
<p><i>Response: The plan calls for the replacement of windows in the original house with new triple glazed custom units that match the traditional multi-pane profile of the original.</i></p>	
<p><u>Doors and Entrances</u></p> <p>1. The pattern and arrangement of the front entrance shall be retained including doors, sidelights and transom windows.</p>	<p>As discussed, the proposed double door arrangement is not in keeping with the guideline. Please revise the plan to reinstate a single door with sidelights and a transom.</p>





*Response: A number of alternatives have been developed as well as research exploring period examples of doors. The design selected is an entrance door with side lites and a transom on the right.*

#### Verandahs, Porches and Canopies

The removal of the front porch and vestibule is a positive element to the proposal, as it is not original. Please be reminded that any porch or canopy over the entrance should be in line with the Tudor style, and not seek to introduce a new style. John Stewart has provided some design suggestions.

*Response: See the design of the entrance porch above*

#### **7.3.3 Landscape Guidelines**

##### Front Yards, Plant Material, Trees and Walkways


1. The dominance of soft landscape over hard landscape is an essential heritage attribute of the HCD and shall be retained in order to maintain a green setting for each property.



##### Driveways, Landscape Features and Lighting

1. Driveway design that minimizes the amount of asphalt and other paving materials is encouraged. Consideration should be given to the use of porous materials such as turfstone.

The removal of some of the hardscaping in the front yard is a positive change. Staff encourage you to explore further areas for improving the soft landscaping. When designing the landscape plan, please be sure to keep this in mind. A pool, pool deck and accessory structures all remove soft landscaping from the property. This will need to be balanced out with more softscaping whether it be grass, plantings or trees.

One option to decrease the hardscaping may be to consider permeable pavers on the driveway. Another alternative would

	<p>be to remove the semi-circular driveway all together so that nearly the entirety of the front yard is soft landscaping.</p>
<p><i>Response: There is net reduction in the hard landscaping with the removal of the two existing garages in the front yard. The introduction of permeable pavers is positive and will be recommended to the landscape architect. The circular driveway is part of the picturesque landscape from the original design and serves an important part of the visual context. The mature White Pines and Cedar hedge control views from the street and focus views into the property almost like Kodak moments from either drive entrances. The introduction of an access driveway in the side yard to access the below grade parking garage will be coordinated with the neighbour to the south who is also planning a below grade parking area. The existing soft landscaping of the rear garden will be modified with the addition of a pool and extensive new plantings. The existing perennial gardens along the perimeter of the property are overgrown and will need to be redeveloped as part of the rear grounds landscape plan.</i></p>	
<p><b>7.4 Additions and New Construction</b></p> <p><u>7.4.1 Alterations and Additions to Existing Buildings</u></p> <p><u>General Guidelines</u></p> <p>2. Additions to existing buildings should be of their own time and are not required to replicate an historic architectural style. If a property owner wishes to recreate an historic style, care should be taken to ensure that the proposed addition is an accurate interpretation.</p>	<p>Much of the design of the addition is inspired by classical elements, despite the house being of a Tudor Revival Style. While the Classical elements are not visible from the front, the design should take cues from Tudor Revival Style. Look for ways to soften the classical details. John Stewart has provided some suggestions for this. We are open to discussing this further if desired.</p>
<p><i>Response: The design of the new addition attempts to incorporate traditional design elements into the overall massing, roof lines and material finishes. The intent is to introduce a vocabulary that references traditional Tudor elements but executed with more contemporary materials.</i></p> <p><i>The architect has revised the rear elevation design to complement the Tudor style. As suggested, the curve of the arched doorways is flattened and a two storey Tudor style bay window introduced. A subtle arch in the canopy is introduced. The single columns have been retained.</i></p> 	

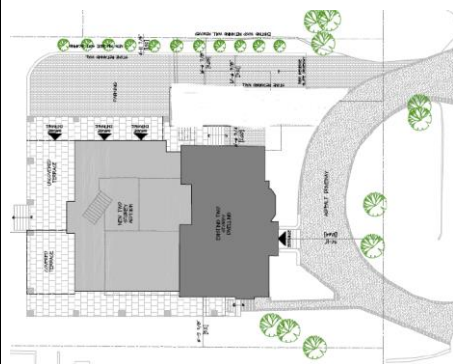
<p>4. The use of natural materials, such as stone, real stucco, brick and wood is an important attribute of the HCD, and the use of materials such as vinyl siding, aluminum soffits, synthetic stucco, and manufactured stone will not be permitted.</p>	<p>It looks like the materials for the addition have not yet been decided. A gentle reminder that natural materials are required and that aluminum soffits and synthetic stucco are not permitted.</p>
<p><i>Response:</i>  <i>The material palette includes a black standing seam metal roof on both the existing and new portions of the house. The upper floors of both new and original siding will be stucco with painted brick retained on the front portions of the house, the new veranda and the lower part of the garage. The lower portion of the addition will be clad in limestone.</i></p>	
<p><u>Guidelines for Grade 1 Buildings</u></p> <p>1. All additions to Grade I buildings shall be complementary to the existing building, subordinate to and distinguishable from the original and compatible in terms of massing, façade proportion, and rooflines.</p>	<p>Staff have a concern about the size of the addition, as it is much larger in footprint than the existing house. Staff commend the applicant in retaining the entire roof form on the existing house, and creating a link between the existing house and the addition that is stepped up from one to three storeys. Is there any opportunity to decrease the size of the addition on the south side? One suggestion is to decrease the volume of the mass over the open porch along the south elevation. Lowering the roofline may help achieve this. If you would like to discuss this more, we would be pleased to set up another meeting.</p> 
	<p><i>Response: The architectural vocabulary of the proposed addition takes its cue from the details found on the original building, including the steeply pitched roof lines with dormer projections and flared eaves, as well as casement style windows. The addition is a direct response to the needs of the family who include multi generation and special needs including accessibility requirements.</i></p> <p><i>The Addition will be setback more than 30m from the street and screened by vegetation.</i></p> <p><i>The peak of the new addition is more than 1m lower than the ridge line of the main roof and is below the 11m height limit. The architect explored lowering the building, but felt that it was important to maintain the steeply</i></p>

*pitched roofs on the addition so that it ties into the rooflines of the existing building. There was concern that by lowering the addition it ‘squashed’ the roof profile and compromised certain ceiling heights on the interior.*

3. Alterations and additions to Grade I buildings shall be designed to be compatible with the historic character of buildings in the associated streetscape, in terms of scale, massing, height, setback, entry level and materials.

Once again, the scale of the addition creates a much larger volume than the nearby Grade I houses. Look for ways to decrease the massing.

Another idea would be to remove the proposed one car garage. Not only would this decrease the visual mass from the street, but it would also drastically decrease the amount of hardscaping in the front yard. Staff would be open to discussing this further.



*Response: The replacement of a single garage was intended to create a buffer and to screen the grade change of a three car garage set at a lower level. It is also part of the picturesque landscape with the small garage associated with and supporting the front public views of the house. It is an early twentieth century feature that can contribute to the stepped expression of foreground, middle ground and background massing of picturesque design.*

4. Windows in new additions should complement the building's original windows. Windows may be wood, metal clad wood, steel or other materials as appropriate. Multi-paned windows should have appropriate muntin bars.

A reminder about the material for the windows in the addition.

*Response: The windows will be custom-built triple glazed (for both sound and climate control), multi-paned, painted metal clad.*

6. Cladding materials for additions to Grade I buildings will be sympathetic to the existing building. Natural materials are preferred.

Another reminder that the cladding of the addition must be sympathetic to the original house.



*Response: The intent is to ensure the massing of the new addition does not dominate the front elevation. In order to achieve this, the addition is set back more than 30 m from the street and a space left between the original structure and the new addition, allowing the rooflines to extend without interruption. The two storey structure addition features steeply pitched rooflines that extend down to the ground floor, breaking up the massing of the building. The new addition will be clad in materials similar to the original building, using in-kind methods to match existing materials including the stucco and brick.*

6.3 Guidelines for the Conservation of Existing Buildings and Landscapes	
6.3.12 Guidelines Landscapes, Front yards, plant material, trees and walkways	
	<i>Response:</i>
Landscape projects shall respect the attributes and established character of the associated streetscape and the heritage conservation district.	<i>The two adjoining property owners on the south will coordinate the required grade changes to allow for below grade parking on both properties. The proposed landscape respects the existing landscape attributes and established character of the landscape fronting onto Manor Avenue.</i>
Front yards shall have a generous area of soft landscaping, which may include lawns, shrubs and flowerbeds, specimen or groupings of trees. The tradition of using native plant material is encouraged.	<i>The attributes of the existing landscape, include the clump of mature White Pine and Cedar hedge as well as boundary plantings will be preserved and augmented. The 1.5 meter buffer planting to the south will provide separation. The existing circular driveway will be retained but parking on the south side in front of the garages will be eliminated.</i>
The removal of mature trees is strongly discouraged. Where a tree must be removed to allow for new construction, it will be replaced with a new tree of an appropriate size and species.	<i>It is anticipated that no mature trees will be removed either at the front or in the rear garden where the footprint of the proposed addition replaces the existing addition and deck.</i>
The street tree canopy of Rockcliffe Park is a key character-defining element of the HCD. Mature trees that succumb to age or disease should be replaced in order to continue and maintain the tree canopy.	<i>The landscape plan provides for the introduction of new deciduous and conifer trees to augment the need for screening of adjacent properties. See the Landscape Plan</i>
Visual continuity across property lines is strongly encouraged. Where dividing lines are required, hedges are an appropriate alternative to fences.	<i>The proposed landscape plan maintains the existing visual continuity of the landscape between properties.</i>

## 6.0 ALTERNATIVES AND MITIGATION STRATEGIES

### 6.1 Mitigation Measures

Mitigation measure may include:

Landscape and Parking:

- Reduce the hard landscape surfacing to offset net increases in hard surfacing on driveways.
- Consideration should be given to the use of porous materials such as turfstone.

- Retain and reuse the large limestone paving slabs as part of the renewed landscape.

## 6.2 Conclusions

It is our opinion that the new addition can sit comfortably in its surroundings and will continue to support the character of the Heritage District.

The proposed addition incorporates and responds to 540 Manor Avenue's mid block setting and to the five adjacent properties between Thorold, and Hillcrest Roads considered to be contributing heritage resources within the context of the Rockcliffe Park Heritage Conservation District. The design of the addition is representative of the Tudor influence of the existing house and the picturesque quality of the HCD with a sympathetic interpretation of building typology characteristic of the neighbouring residences, including 480 Manor Avenue and 211 Hillcrest Road.

The addition preserves the prominence of the existing Tudor Revival residence and its context within an important picturesque grouping. This portion of Manor Avenue provides an eclectic mix of homes that have evolved over a period of time creating a highbred neighbourhood. The proposed addition meets the requirements of the HCD, as well as the requirements imposed by its proximity to these significant buildings in the following ways:

The proposed site plan respects the orientation, site setback and height requirements outlined in the Heritage Conservation Plan recommendations and retains the relationship to adjacent buildings and respecting cultural heritage value of the streetscape. The plan allows for the retention of the White Pine and hedge plantings, as well as respecting the Districts tradition of single-family homes on generous lots.

The proposed addition is considered to evoke the spirit and character of the district, incorporating a palette of high quality, natural materials and asymmetrical massing representative of the surrounding context.

The addition supports the conservation and interpretation of the original house and gardens. It responds to the adjacent heritage context with a form that interprets up much of the Tudor expression in terms of massing, building heights, roof slopes, dormers and finishes. Placing the addition at the rear conserves the three main facades of the house. The most significant architectural heritage qualities of the Tudor Revival Style are on the front façade and these have been carefully reinterpreted.

In terms of architectural merit, the new addition is designed to reference traditional Tudor elements without challenging or creating a noticeable contrast in styles. The scale of the addition could have overshadowed the original building but is mitigated by its placement, the setback from the street and by the dense planting of mature trees that completely screen the addition from the neighbouring properties and the street. The planned addition will be an extension on the east side of the house. It is designed to complement and be distinguishable from the original architecture.

Creating a home for a multi-generational family with special needs is a challenge; the rehabilitation of this fine Tudor Revival home with a rear addition is an appropriate fit within the context of Rockcliffe Park and the intent of the Heritage Conservation District.

## 7.0 BIBLIOGRAPHY / PEOPLE CONTACTED.

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### Bibliography

- Part IV and V of the Ontario Heritage Act;
- Guidelines for the Preparation of Cultural Heritage Impact Statements (City of Ottawa);
- Village of Rockcliffe Park, Heritage Conservation District Study, Julian Smith & Associates 1997;
- Rockcliffe Park Heritage Conservation District Plan, July 2016 City of Ottawa (By-law 2016-089);
- Heritage Survey and Evaluation Forms for 514, 540, 541, 571, 572, 581 Manor Avenue, and 250 Thorold Street.

### List of People Contacted

Sally Coutts, Heritage Planner City of Ottawa

Ashley Kotarba, Heritage Planner

Members of the Rockcliffe Park Heritage Committee

## 8.0 AUTHORS QUALIFICATIONS

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**Commonwealth Historic Resource Management** is an integrated consulting and management firm that offers a range of professional services related to conservation, planning, research, design, and interpretation for historical and cultural resources. The firm was incorporated in 1984.

**John J. Stewart**, B.L.A., O.A.L.A., C.S.L.A., CAHP, a principal of Commonwealth is a specialist in the planning and design of cultural resources, building conservation, and commercial area revitalization. A graduate of the University of Guelph, he received additional training at Cornell University (USA) and Oxford University (UK) and holds a diploma in the Conservation of Monuments from Parks Canada, where he worked as Head, Restoration Services Landscape Section. Before Commonwealth's formation, Stewart served for four years as the first director of Heritage Canada's Main Street Program.

Stewart is a founding member of the Canadian Association of Heritage Professionals. He has served as the Canadian representative of the Historic Landscapes and Gardens Committee of ICOMOS and the

International Federation of Landscape Architects. Stewart is a panel member with the Ottawa Urban Design Review Panel and is a board member of Algonquin College Heritage Carpentry Program.

## 9.0 APPENDIX A – ZONING COMPLIANCE CHART

Zoning Compliance Chart - 540 Manor Ave	
<b>Zone R1BB[1258]</b>	
<b>Front Yard Setback:</b>	
Minimum Front Yard Setback	7.5m
Existing Front Yard Setback	10.65m (front wall of house)
	10.35m (front wall of garage)
Proposed Front Yard Setback	10.65m (front wall of house)
	14.63m (front wall of garage)
<b>Rear Yard Setback:</b>	
Minimum Rear Yard Setback	12m
Existing Rear Yard Setback	32.68m (to addition to be removed)
Proposed Rear Yard Setback	24.77m
<b>Interior Side Yard Setback:</b>	
Minimum Interior Side Yard Setback	4.5m
Existing Interior Side Yard Setback	
North Lot Line	5.24m
South Lot Line	3.41m
Proposed Interior Side Yard Setback	
North Lot Line	5.27m
South Lot Line	5.05m
<b>Building Height:</b>	
Maximum Building Height	11m
Proposed Height of Addition	9m
<b>Lot Coverage:</b>	
Maximum Lot Coverage	25%
Existing Lot Coverage	14%
Proposed Lot Coverage	22.70%
	(Basement footprint plus detached garage plus pool house)
Maximum Floor Space Index (FSI)	35%
Proposed Floor Space Index (FSI)	34%
<b>Total Area with Addition</b>	
600 sq.m.	
<b>Area of Detached Garage</b>	
27.5 sq.m.	
<b>Area of Pool House</b>	
27.5 sq.m.	
<b>Total area of all proposed buildings</b>	
654.5 sq.m.	
<b>Lot Area</b>	
1,917 sq.m.	
<b>Proposed FSI</b>	
34%	
**Note - basement area not included in calculation of FSI as existing average grade is above the midpoint of the basement walls.	