

3. **Application to alter 61 Park Road, a property designated under Part V of the *Ontario Heritage Act*, and located within the Rockcliffe Park Heritage Conservation District**
- Demande de modification du 61, chemin Park, une propriété désignée aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario* et située dans le district de conservation du patrimoine de Rockcliffe Park**

### **Committee Recommendations**

**That Council:**

1. **Approve the application for the as-built conditions at 61 Park Road, subject to the following conditions as shown on the annotated plans, attached as Document 6:**
  - a. **Removing the aluminum soffits and replacing them with wood;**
  - b. **Re-instating wooden rafter tails;**
  - c. **Cladding the concrete landing at the front entrance with stone to match the house and removing the concrete steps and metal railings. These should be reconstructed in wood and narrowed to match the approved 2017 plans;**
  - d. **Painting the exposed wood trim around the front door, removing the wooden posts and reinstating the open wooden canopy over the door;**
  - e. **Painting the exposed wood on the side porch, removing metal flashing, and installing the missing horizontal wooden beams as shown in the approved 2017 plans;**

- 2. Approve the Landscape Plan for 61 Park Road according to plans submitted on December 22, 2020, attached as Document 5, subject to the following conditions:**
  - a. Remove front walkways and reinstate the front yard landscaping as per the 2017 heritage permit;**
- 3. Issue the heritage permit with a two-year expiry date from the date of issuance.**

### **Recommandations du Comité**

#### **Que le Conseil :**

- 1. Approuve la demande d'état après exécution au 61, chemin Park, sous réserve des conditions suivantes imposées dans les plans annotés ayant été joints à la présente sous le nom de document 6 :**
  - a. Enlever les soffites d'aluminium et les remplacer par du bois;**
  - b. Réinstaller les chevrons de bois;**
  - c. Revêtir le palier en béton de l'entrée principale avec de la pierre, pour le faire coordonner avec l'habitation, et enlever les marches en béton et les rampes en métal. Ces éléments devraient être reconstruits en bois dans un format réduit afin de respecter les plans approuvés de 2017;**
  - d. Peindre les boiseries exposées autour de la porte principale, enlever les poteaux en bois et réinstaller l'auvent ouvert en bois surmontant la porte;**
  - e. Peindre les boiseries exposées du porche latéral, enlever le solin métallique et installer les poutres en bois horizontales**

**qui manquent comme indiqué dans les plans approuvés de 2017;**

- 2. Approuve le plan d'aménagement paysager pour le 61, chemin Park, conformément aux plans présentés le 22 décembre 2020 et joints à la présente sous le nom de document 5, sous réserve des conditions suivantes :**
  - a. Enlever les allées piétonnes et restaurer l'aménagement paysager de la cour avant, conformément aux conditions du permis patrimonial délivré en 2017;**
- 3. Délivre le permis patrimonial et fixer sa date d'expiration à deux ans après la date de délivrance.**

Documentation/Documentation

1. Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development Department, dated February 26, 2021 (ACS2021-PIE-RHU-0007)

Rapport du Gestionnaire, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 26 février 2021 (ACS2021-PIE-RHU-0007)

2. Extract of draft Minutes, Built Heritage Sub-Committee, March 9, 2021.

Extrait de l'ébauche du procès-verbal, Sous-comité du patrimoine bâti, le 9 mars 2021.

DIRECTION TO STAFF

That Heritage staff be directed to consult with Forestry staff and By-laws staff if necessary, prior to consideration at Council to review whether permits were obtained for all the trees removed to date and whether there is an impact to the heritage elements relating to landscaping.

INSTRUCTION AU PERSONNEL

Qu'il soit demandé à l'équipe responsable du patrimoine de consulter le personnel des Services forestiers et celui des Services des règlements municipaux, si nécessaire, avant que le Conseil ne se penche sur le dossier afin de déterminer si des permis ont été obtenus pour tous les arbres enlevés à ce jour et s'il y a des conséquences sur les éléments du patrimoine en ce qui concerne l'aménagement paysager.

**Built Heritage Sub-Committee  
Report 19  
April 14, 2021**

**48**

**Sous-comité du patrimoine bâti  
Rapport 19  
Le 14 avril 2021**

**Report to  
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti  
March 9, 2021 / 9 mars 2021**

**and Council / et au Conseil  
April 14, 2021 / 14 avril 2021**

**Submitted on February 26, 2021  
Soumis le 26 février 2021**

**Submitted by  
Soumis par:  
Court Curry,**

**Manager / Gestionnaire,**

**Right of Way, Heritage and Urban Design Services / Services des emprises, du  
patrimoine et du design urbain**

**Planning, Infrastructure and Economic Development Department / Direction  
générale de la planification, de l'Infrastructure et du développement économique**

**Contact Person**

**Personne ressource:**

**Ashley Kotarba, Planner / Urbaniste, Heritage Planning Branch / Planification du  
patrimoine**

**613-580-2424, 23582, Ashley.Kotarba@ottawa.ca**

**Ward: RIDEAU-ROCKCLIFFE (13)**

**File Number: ACS2021-PIE-RHU-0007**

**SUBJECT: Application to alter 61 Park Road, a property designated under Part V  
of the *Ontario Heritage Act*, and located within the Rockcliffe Park  
Heritage Conservation District**

**OBJET: Demande de modification du 61, chemin Park, une propriété  
désignée aux termes de la partie V de la *Loi sur le patrimoine de***

*l'Ontario* et située dans le district de conservation du patrimoine de  
Rockcliffe Park

## **REPORT RECOMMENDATIONS**

**That the Built Heritage Sub-Committee recommend that Council:**

- 4. Approve the application for the as-built conditions at 61 Park Road, subject to the following conditions as shown on the annotated plans, attached as Document 6:**
  - f. Removing the aluminum soffits and replacing them with wood;**
  - g. Re-instating wooden rafter tails;**
  - h. Cladding the concrete landing at the front entrance with stone to match the house and removing the concrete steps and metal railings. These should be reconstructed in wood and narrowed to match the approved 2017 plans;**
  - i. Painting the exposed wood trim around the front door, removing the wooden posts and reinstating the open wooden canopy over the door;**
  - j. Painting the exposed wood on the side porch, removing metal flashing, and installing the missing horizontal wooden beams as shown in the approved 2017 plans;**
- 5. Approve the Landscape Plan for 61 Park Road according to plans submitted on December 22, 2020, attached as Document 5, subject to the following conditions:**
  - a. Remove front walkways and reinstate the front yard landscaping as per the 2017 heritage permit;**
- 6. Issue the heritage permit with a two-year expiry date from the date of issuance.**

## **RECOMMANDATIONS DU RAPPORT**

**Que le Sous-comité du patrimoine bâti recommande ce qui suit au Conseil :**

- 1. Approuver la demande d'état après exécution au 61, chemin Park, sous réserve des conditions suivantes imposées dans les plans annotés ayant été joints à la présente sous le nom de document 6 :**
  - a. Enlever les soffites d'aluminium et les remplacer par du bois;**
  - b. Réinstaller les chevrons de bois;**
  - c. Revêtir le palier en béton de l'entrée principale avec de la pierre, pour le faire coordonner avec l'habitation, et enlever les marches en béton et les rampes en métal. Ces éléments devraient être reconstruits en bois dans un format réduit afin de respecter les plans approuvés de 2017;**
  - d. Peindre les boiseries exposées autour de la porte principale, enlever les poteaux en bois et réinstaller l'auvent ouvert en bois surmontant la porte;**
  - e. Peindre les boiseries exposées du porche latéral, enlever le solin métallique et installer les poutres en bois horizontales qui manquent comme indiqué dans les plans approuvés de 2017;**
- 2. Approuver le plan d'aménagement paysager pour le 61, chemin Park, conformément aux plans présentés le 22 décembre 2020 et joints à la présente sous le nom de document 5, sous réserve des conditions suivantes :**
  - a. Enlever les allées piétonnes et restaurer l'aménagement paysager de la cour avant, conformément aux conditions du permis patrimonial délivré en 2017;**
- 3. Délivrer le permis patrimonial et fixer sa date d'expiration à deux ans après la date de délivrance.**

## **BACKGROUND**

The house at 61 Park Road (1908) is two-and-a-half storey building with rectangular plan, and medium pitched side gable roof. The massing, prominent exterior chimney,

multi paned casement windows and materials are reflective of the English Cottage Style. The exterior is stucco with half timbering details on the upper storey and stone on the lower. The property is located on the north east corner of Park Road and Elmwood Avenue (see Document 1 and 2). This area of Rockcliffe Park is typified by two storey houses inspired by the English Cottage constructed in the early 20th century.

The Rockcliffe Park Heritage Conservation District (HCD) was designated in 1997 for its cultural heritage value as an early planned residential community first laid out by Thomas Keefer in 1864. The district is also important for its historical associations with Keefer and his father-in-law, Thomas MacKay, the founder of New Edinburgh and the original owner of Rideau Hall. The picturesque nature of the village also contributes significantly to its cultural heritage value. The “Statement of Heritage Character” notes that today the Village of Rockcliffe Park is a distinctive community of private homes and related institutional properties within a park setting.

In 2017 a heritage permit was issued to alter the property ([ACS2017-PIE-RHU-0021](#)). These alterations included an addition to be located to the side and rear of the property, the removal of the existing garage and driveway, the creation of a new three-car garage, and increasing the height of the roof. Over the course of the past few years, the applicant has been working on these changes, however, has not built according to these approved plans. The applicant is seeking permission under the *Ontario Heritage Act* to receive approval for the as-built condition.

This report has been prepared because the alteration to a property in a heritage conservation district designated under Part V of the *Ontario Heritage Act* requires the approval of City Council. The previously approved report included delegation of authority for minor design changes to the General Manager of Planning, Infrastructure and Economic Development Department. The Department does not consider these changes to be minor in nature and as such the revised heritage permit requires the approval of City Council.

## **DISCUSSION**

### **Recommendation 1**

The application is to permit as-built condition on the house at 61 Park Road. In July 2020, Heritage and Building Code Services staff visited the property to conduct an



inspection. The following items were identified as being non-compliant with the approved plans: soffits, front steps, front canopy, side porch, walkways, windows, cladding, and half-timbering. Had the applicant notified the City of their intention to make these modifications, the 2017 permit would have authorized staff to review and approve those of these changes which were minor in nature and met the requirements of the Rockcliffe Park Heritage Conservation District Plan. As this did not occur, a new heritage permit is required.

Heritage staff have determined that some of the changes are appropriate and recommend that Council approve them. This includes the change in window placements, the change in stone cladding and permission to not install the half-timbering motif on the addition. These alterations are all minor and in keeping with the Rockcliffe Park Heritage Conservation District Plan as they relate to making the addition distinguishable from the original house.

#### Conditions

Heritage staff have reviewed the request to permit the remaining alterations and have determined that they are not in alignment with the objectives, policies and guidelines in the Rockcliffe Park Heritage Conservation District Plan (RPHCDP).

One of the objectives of the RPHCDP is to “conserve Grade I buildings and natural features according to the ‘Standards and Guidelines for the Conservation of Historic Places in Canada’”. Furthermore, the ‘Standards and Guidelines for the Conservation of Historic Place in Canada’ assist to “promote responsible conservation practices to help protect Canada’s historic places”. Part of the rationale for approval of the 2017 permit included the understanding that the heritage attributes of the house would be restored.

Staff recommend the following conditions on the heritage permit (Document 6):

- a. Removing the aluminum soffits and replacing them with wood.

As per section 7.4.1.4 in the RPHCDP aluminum soffits are not permitted.

- b. Re-instating wooden rafter tails.

Wooden rafter tails are original to the house and should have been reinstated after the alterations to the roof. Section 7.3.2 (Decorative Features) of the

RPHCDP states that “character-defining heritage attributes including, but not limited to, shutters, brackets, window details, shingling, bargeboard and finials, shall be retained and conserved”. This guideline refers to the conservation of the attributes of the building, like the rafter tails.

- c. Painting the exposed wood trim around the front door, removing the wooden posts and reinstating the open wooden canopy over the door.

Concrete steps and landing are not appropriate for the Rockcliffe Park Heritage Conservation District. The district is characterized by natural materials. Wood and stone should be used instead of concrete and aluminum. RPHCDP Guideline 7.4.1.4 states: “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”.

Section 7.3.2 Conservation and Maintenance (Verandas, Porches and Canopies), states that “the conservation of small canopies found on many houses over the front door is encouraged”. The house at 61 Park Road historically had a wooden canopy and the 2017 heritage permit included plans to reconstruct the original wooden canopy. The canopy is an important heritage attribute that typifies the English Cottage style and should be reinstated.

- d. Painting the exposed wood on the side porch, removing metal flashing, and installing the missing horizontal wooden beams as shown in the approved 2017 plans.

Section 7.3.2 Conservation and Maintenance (Verandas, Porches and Canopies), states that “screened-in porches were popular in the HCD in the 20th century and the retention of these porches is encouraged”. As part of the design of the 2017 permit, heritage staff supported the relocation of the screened-in porch from the east façade to the west façade in order to accommodate the new addition. In reconstructing this porch, some of the detailing making it appear temporary and subordinate were altered. The installation of a stone base gives the illusion that this is not an addition, but part of the original house. In order to mitigate these changes and to ensure that the porch meets the RPHCDP, staff

recommend the removal of the metal flashing and the reintroduction of the wooden horizontal beam (shown on Document 6). This beam connects to a datum line on the house, creating a break between the first and second floor. With these recommended changes, staff recommend approval of the reconstructed porch

## Recommendation 2

The soft and informal landscape of Rockcliffe Park contributes significantly to its park-like setting and sense of place. The Statement of Objectives in Section 5.0 of the RPHCD and the guidelines in Section 7.0 are strongly focussed on the conservation of the natural landscape and constructed landscape features.

The newly proposed Landscape Plan (Document 5) includes changes to the rear yard to accommodate a pool. While pools do not require a heritage permit, changes to the hard and soft landscaping must respect the guidelines in the RPHCDP. The proposed changes in the rear yard include decreasing the size of the previously approved deck, and the creation of a new paved area around the pool. Heritage staff have no concerns over this modification, as the overall ratio of hard and soft landscaping in the rear yard will be maintained. Soft landscaping will continue to dominate which meets Guideline 7.4.3.1 in the RPHCDP.

The 2017 approval included a narrow walkway leading from the front door to the street, replicating the condition before the alterations took place. Instead, a wider concrete walkway was installed with a second raised concrete walkway leading to the driveway. This increases the hard landscaping in the front yard. The Rockcliffe Park Heritage Conservation District Plan speaks to new walkways following existing patterns in terms of width, material and location. The Statement of Cultural Heritage Value and Attributes in the RPHCDP acknowledges the “Informal landscape character with simple walkways, driveways, stone retaining walls and flowerbeds”; (RPHCDP 7.3.3.9) Concrete walkways are not commonly seen throughout the Village of Rockcliffe, and in particular do not reflect the English Cottage character of the building or the informal landscape of Rockcliffe Park. Staff recommend these new walkways be removed, and the 2017 landscape plan for the front yard be reinstated.

## Standards and Guidelines

City Council adopted the Parks Canada “Standards and Guidelines for the Conservation of Historic Places in Canada” 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 Standards are applicable to this proposal:

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

The current as-built condition of the house does not conserve the heritage value of the historic place. Many of the heritage attributes have been removed and replaced with aluminum or concrete, including the soffits, railing, steps and walkways. One of the objectives of the Rockcliffe Park Heritage Conservation District Plan is “to ensure that the rehabilitation of existing buildings, the construction of additions to existing buildings and new buildings contribute to and enhance the cultural heritage values of the HCD”. By removing and replacing these elements with non-natural materials, the house does not contribute and enhance the cultural heritage value of the HCD.

The landscape is an important attribute of the HCD, and as such, is considered an historic place. The current conditions of the front yard landscaping do not conserve the historic place, and therefore the proposed 2017 landscaping should be put in place.

## Conclusion

Heritage staff have reviewed the as-built condition and recommend approval of the application subject to the conditions listed above. This application has illustrated the challenges with enforcement under the *Ontario Heritage Act*. As a result, the Heritage Planning Branch will be reviewing the existing enforcement strategy with colleagues in By-law and Regulatory Services, as well as Building Code Services in order to identify instances of non-compliance earlier on.

## Recommendation 3

The *Ontario Heritage Act* does not provide any timelines for the expiry heritage permits. A two-year expiry date is recommended to ensure that this 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.

## **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

## **CONSULTATION**

The plans were posted on the City's Development Application website on February 2, 2021.

Heritage Ottawa was notified of this application on February 3, 2021.

The Rockcliffe Park Residents' Association was notified on February 3, 2021 and provided comments (Document 7).

Neighbours within 30 metres of the subject property were notified of the application and meeting dates and offered the opportunity to provide written or verbal comments.

## **COMMENTS BY THE WARD COUNCILLOR**

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

## **LEGAL IMPLICATIONS**

Should Council adopt the recommendations of this report and the owner object to the conditions imposed on this Heritage Permit, the Owner has the option to appeal to the Local Planning Appeal Tribunal. It is estimated that such an appeal may result in a two-day hearing and that such a hearing could be conducted within available staff resources.

If Council chooses not to accept the recommendations of the report and instead refuses the permit application in its entirety a similar process for appeal would apply and a similar hearing length is estimated. An external, expert heritage planner would need to be retained as a witness in the event of such an appeal.

The City reserves the right to pursue legal action on the non-compliance in issue. The approval of the application as presented does not constitute approval or acceptance of the past contravention or any contravention which may occur in the future by the Owner.

### **RISK MANAGEMENT IMPLICATIONS**

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

### **ASSET MANAGEMENT IMPLICATIONS**

There are no direct asset management implications with this report.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **ACCESSIBILITY IMPACTS**

There are no direct accessibility impacts with this report.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications associated with this report.

### **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

- Thriving Communities: Promote safety, cultural, 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 May 4, 2021.

Approval to alter this property under the *Ontario Heritage Act* must not be construed to meet the requirements for the issuance of a building permit.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Heritage Survey Form

Document 3 2017 approved heritage permit drawings

Document 4 Current Photographs

Document 5 Proposed Landscape Plan

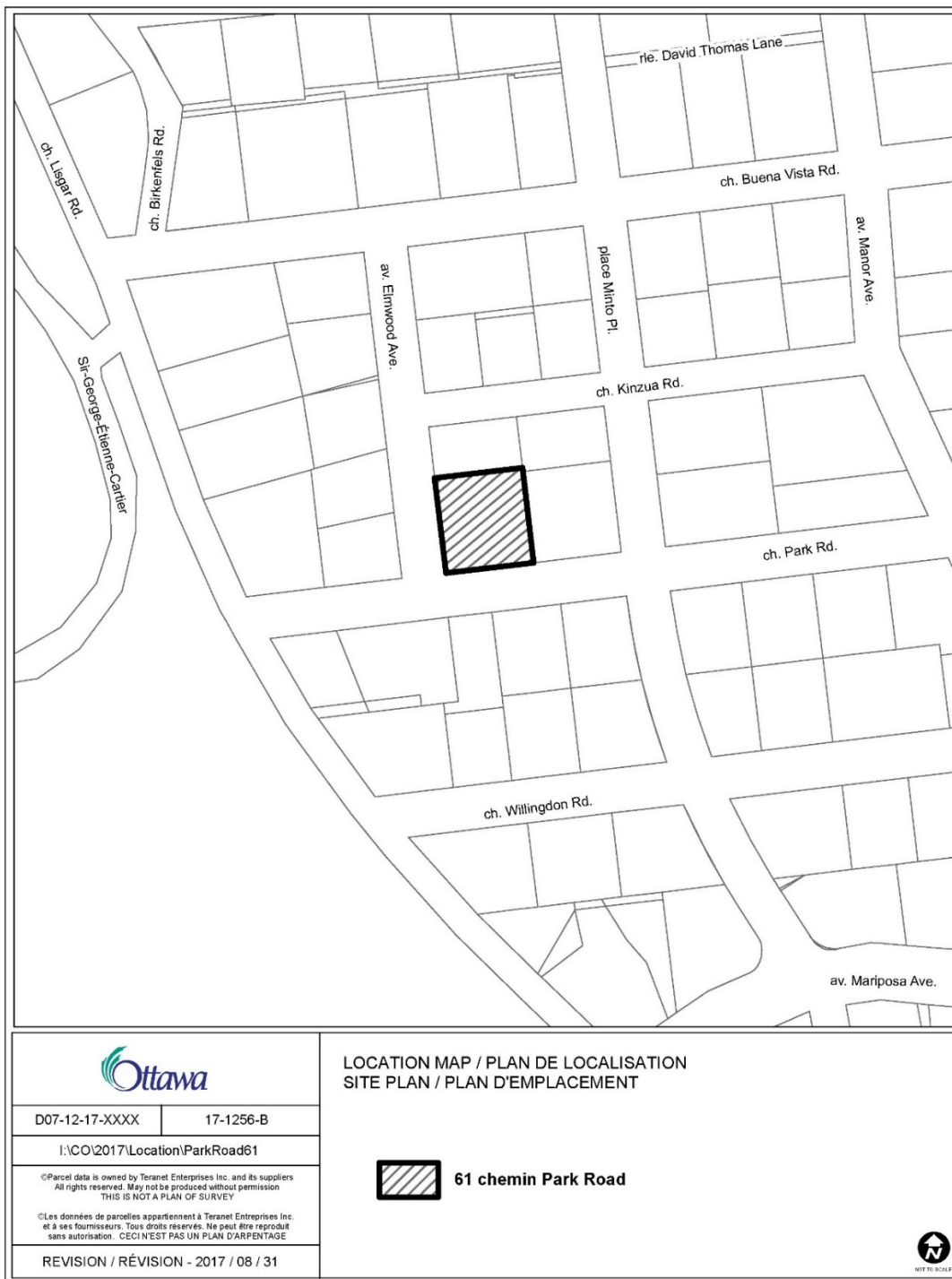
Document 6 Annotated Plans

Document 7 Comments from the Rockcliffe Park Residents' Association

## **DISPOSITION**

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

## Document 1 – Location Map





Document 2 – Heritage Survey Form



HERITAGE SURVEY AND EVALUATION FORM							
Municipal Address	61 Park Road	Building or Property Name		04222-0161			
Legal Description	PLAN M22 Pt BLK A35	Lot		Bloc k	A35	Plan	M22
Date of Original Lot Development		Date of current structure		1908			
Additions	1926: attached garage	Original owner		James C. Hope			



Main Building

<b>Garden / Landscape / Environment</b>	Prepared by: Brittney Bos / Heather Perrault
	Month/Year: August 2010
Heritage Conservation District name	Rockcliffe Park
Character of Existing Streetscape	
This section of Rockcliffe was developed during a number of periods, ranging from the very earliest remaining houses to more contemporary structures. The land was situated close to the original Buena Vista streetcar stop and thus this section was one of the first to develop in the young suburb. Because of the various dates of	

development and divisions of lots, this section features a number of lot sizes, configurations and characteristics. Both the landscape and architecture in this section are a rich mixture of houses and lots that are old and new, large and small, and featuring a variety of stylistic characteristics from every decade of Rockcliffe's development. Due to this diversity of development, the landscape features of the properties address the individual situations. Although the properties are of varying sizes, approximately half the lots in this section are situated on corners. The result of all these factors is a multitude of related elements combining to enhance the diverse qualities of this section and illustrate the multiplicity of Rockcliffe itself.

Park Avenue is a street that runs three blocks east-west, connecting Lisgar and Springfield Roads. The surface is relatively straight and inclines slightly east at the Manor intersection. There are no sidewalks or curbs on the entire length of the street, and therefore cars and pedestrians share the same roadway. The buildings in this section date from a similar period following World War I, and most of them are consistent in architectural style creating a consistently unified streetscape. This portion of Park is considerably narrower than the easterly section and there is less space between buildings across the street. Most of the buildings are clearly visible from the street but feature a variety of tree plantings that frame the houses. The front yards are generally lawn with modest gardens and other plantings. The combination of the open space, more narrow roadway, and consistent architecture creates a unified and coherent streetscape.

Elmwood Avenue is a small road that runs the length of one block north-south, connecting Park and Buena Vista Roads. The street surface is flat but very gently inclines up towards Buena Vista at the north end. There are no sidewalks or curbs on the entire length and therefore cars and pedestrians share the same roadway. The street is relatively narrow and there is less space between the buildings on either side of the street than is characteristic of most of Rockcliffe. The east side of the street is lined with mature deciduous trees that partially obscure the facades of the buildings, while the west side is defined more by its open spaces and dotting of coniferous trees. The combination of trees, shallow open spaces and the narrow roadway create a secluded quality. The landscape elements of this street are defined by this seclusion and the distinct diversity between the two sides of the street.

<b>Character of Existing Property</b>	
<p>This property is typical of the larger residences on Park Road as well as in Rockcliffe Park. The front yard consists predominantly of lawn interspersed with mature trees as well as a few ornamental trees, particularly in the areas nearest the edge of the property. A walkway spans from the street to the front entrance. There is a substantial side yard on the eastern portion of the lot which is open, mostly containing lawn, but is sheltered somewhat by densely planted trees. The Elmwood Avenue side of the property is open and grassed as well. A paved driveway is located on Elmwood and leads to the garage. This property features a large rear yard sheltered from the street by mature cedar hedges.</p>	
<b>Contribution of Property to Heritage Environs</b>	
<p><b>Landscape / Open Space:</b> The open space as well as the variety of mature trees and plantings on this property are consistent with and help to establish the landscape character that typifies this area of Rockcliffe.</p> <p><b>Architecture / Built Space:</b> This property is consistent with and typical of the larger residences situated on large lots in Rockcliffe as well as in this section of Park Road. This property, along with the others in its vicinity, help to establish the aesthetic of grandeur for which Rockcliffe is known.</p>	
<b>Landmark Status</b>	
<p>This is a visible large residence situated on a substantial lot located at an intersection.</p>	
<b>Summary / Comments on Environmental Significance</b>	
<p>The landscape features of this property are similar to many of the properties on Park Road. The building fits very well within its surrounding landscape. This property and others along the street form a coherent streetscape, both in terms of their landscape and architecture.</p>	
<b>History</b>	Prepared by: Brittney Bos / Heather Perrault
	Month/Year: August 2010

Date of Current Building(s)	1908
Trends	
<p>In the early to mid 20th century, there was an influx of families to Rockcliffe Park as a result of higher-density development and crowding in downtown Ottawa. With its scenic location and relative isolation from the city, the Village of Rockcliffe Park became a fashionable neighbourhood, perceived to be a more healthy and peaceful residential environment.</p> <p>This building is one of a number of properties dating from the first decades of the 20th century. Part of the first year-round residential development in Rockcliffe, this was situated in close proximity to the streetcar stop at Lisgar and Buena Vista. The grouping of these properties represents some of the oldest remaining year round residences as Rockcliffe was established as a “Police Village” in 1908.</p> <p>This house was the first of five houses architect WE Noffke was commissioned in the years when Rockcliffe was becoming a place of permanent houses from summer cottages.</p>	
Events	
Persons / Institutions	
<p>Location of 61 Park marked on 1911 Map as “J C Hope”</p> <p>1912-1945-: James Campbell Hope and Ethel Hope: James C Hope was Secretary-Treasurer of the firm James Hope and Sons, Ltd. He was a member of the Canadian Club and the Rotary Club.</p>	
Summary / Comments on Historical Significance	
<p>This historical significance of this property is due to its age, constructed in 1908, its role in the early-20th century residential development of this area of Rockcliffe Park, and its associations with James Campbell Hope and Woodbury Willoughby as well as prominent architect WE Noffke.</p>	

Historical Sources
<p>City of Ottawa File</p> <p>Rockcliffe LACAC file</p> <p>Edmond, Martha. <i>Rockcliffe Park: A History of the Village</i>. Ottawa : The Friends of the Village of Rockcliffe Park Foundation, 2005.</p> <p><i>Village of Rockcliffe Park Heritage Conservation District Study</i>, 1997.</p> <p><i>Village of Rockcliffe Park LACAC Survey of Houses</i>, 1988</p> <p>Carver, Humphrey. <i>The Cultural Landscape of Rockcliffe Park Village</i>. Village of Rockcliffe Park, 1985.</p> <p>Might's Directory of the City of Ottawa</p> <p>"Ottawa Merchant James C. Hope Has Passed On" The Ottawa Citizen February 2, 1945.  <a href="http://news.google.ca/newspapers?id=o_8uAAAAIBAJ&amp;sjid=EdwFAAAAIBA&amp;dq=61-park&amp;pg=3076%2C364299">http://news.google.ca/newspapers?id=o_8uAAAAIBAJ&amp;sjid=EdwFAAAAIBA&amp;dq=61-park&amp;pg=3076%2C364299</a></p> <p>"Social and Personal News" The Ottawa Citizen June 2 1952  <a href="http://news.google.ca/newspapers?id=TwMxAAAAIBAJ&amp;sjid=q98FAAAAIBA&amp;dq=woodbury%20willoughby&amp;pg=7328%2C68809">http://news.google.ca/newspapers?id=TwMxAAAAIBAJ&amp;sjid=q98FAAAAIBA&amp;dq=woodbury%20willoughby&amp;pg=7328%2C68809</a></p>

Architecture	Prepared by: Brittney Bos / Heather Perrault
	Month/Year: August 2010
Architectural Design (plan, storeys, roof, windows, style, material, details, etc.)	
<p>This two storey building is rectangular in plan with a side extension and capped by a medium pitched side gabled roof. The exterior is stucco with half timbering details on the upper storey and stone on the lower. The west portion of the front facade features a slight rectangular projection containing two multi paned casement windows grouped in three on both the upper and lower storey. A paired of paired multi paned casement</p>	

windows are near the centre of the front façade. Between these windows and the west projection, there is an entranceway covered by a rooflet supported by decorative brackets. There appears to be additional multi paned casement windows on the east side of the facade, however these are largely obscured by vegetation against the building. A single shed roof dormer with horizontal window is relatively centered on the front roof slope. There is a one storey sunroom addition situated on the east facade. There is a prominent stone chimney on the front facade. Similar multi paned casement windows as the front facade exist on the west side storey, including a rectangular bay window. A single storey one car garage with flat roof is situated at the rear of the side facade.
Architectural Style
English Cottage (asymmetrical massing, prominent exterior chimney, half timbering, variety of exterior materials, multi paned casement windows)
Designer / Builder / Architect / Landscape Architect
WE Noffke : Werner Ernst Noffke was one of Ottawa's most prominent architects. He was born in Germany and emigrated from Poland, but locally trained at the Fine Arts Association of Ottawa. He practised briefly in Los Angeles and became influenced by California based Spanish Revival architecture. Noffke returned to Ottawa in 1924 and practised there until 1960. Noffke was known for his work on Rockcliffe estates, including Rosonby at 489 Acacia Avenue, and Greystones at 540 Acacia Avenue. Noffke is also associated with his designs in the Clemow Estates neighbourhood in the Glebe, surrounding Central Park and Patterson Creek.
Architectural Integrity
The only addition appears at the side rear of the property and it is well integrated with the design of the original.
Outbuildings
Other

Summary / Comments on Architectural Significance
<p>This is an excellent example of an early 20th century residence within this particular section of Rockcliffe. Its architectural features, style, and character (particularly its asymmetrical massing, multi paned rectangular windows, variety of exterior materials, half timbering, prominent exterior chimney) relates this building to others in this section of the neighbourhood. This type of architecture characterizes nearly all of buildings along this stretch of Park Road and thus relates the buildings to one another.</p>

PHASE TWO EVALUATION					
ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Character of Existing Streetscape		X			20/30
2. Character of Existing Property		X			20/30
3. Contribution to Heritage Environs		X			20/30
4. Landmark Status				X	0/10
Environment total					60 /100
HISTORY	E	G	F	P	SCORE
1. Construction Date		X			23/35
2. Trends		X			23/35



3. Events/ Persons/Institutions			X		10/30
History total					56/100
<b>ARCHITECTURE CATEGORY</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>SCORE</b>
1. Design		X			33/50
2. Style		X			20/30
3. Designer/Builder		X			17/10
4. Architectural Integrity	X				10/10
Architecture total					80 /100

<b>RANGES</b>	<b>EXCELLENT</b>	<b>GOOD</b>	<b>GOOD</b>	<b>FAIR</b>	<b>POOR</b>
	Pre-1908	1908 to	1926 to	1949 to	After 1972

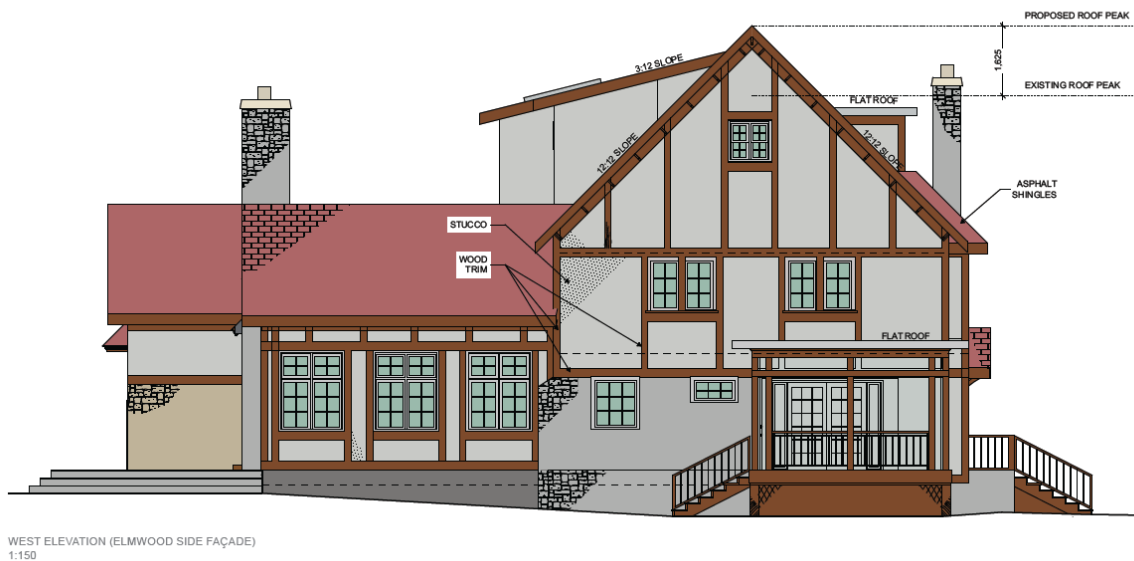
<b>Category</b>	<b>Phase Two Score, Heritage District</b>
Environment	60 x 45% = 27
History	56 x 20% = 11.2
Architecture	80 x 35% = 28
Phase Two Total Score	66.2/100 <b>=66</b>

PHASE TWO EVALUATION SUMMARY				
Phase Two Score	Above	to	to	Below
Group				

## Document 3 – 2017 Approved Heritage Permit Drawings



Front (South) elevation



Side (West) elevation



Rear (North) elevation



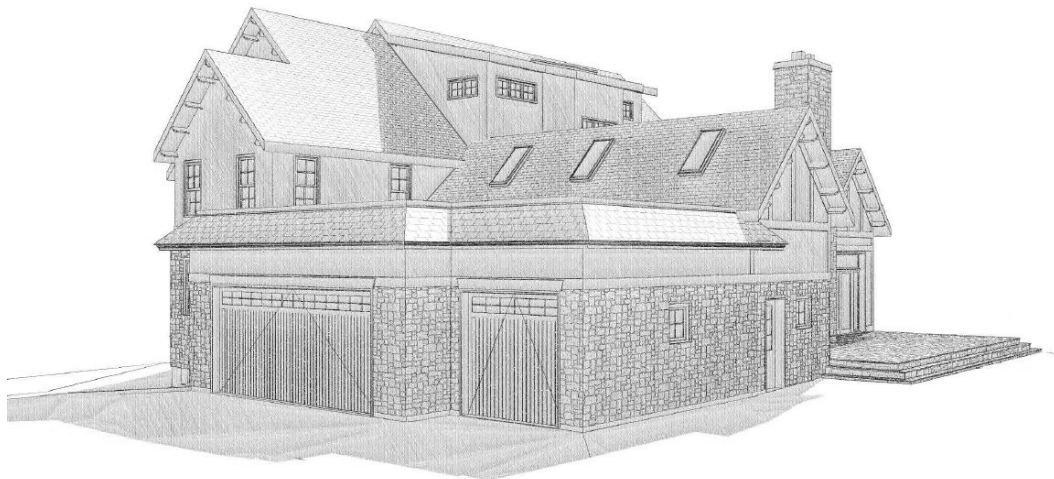
Side (East) elevation



Southwest perspective



Southeast perspective



Northwest perspective



Southeast perspective

**Document 4 – Current Photographs**













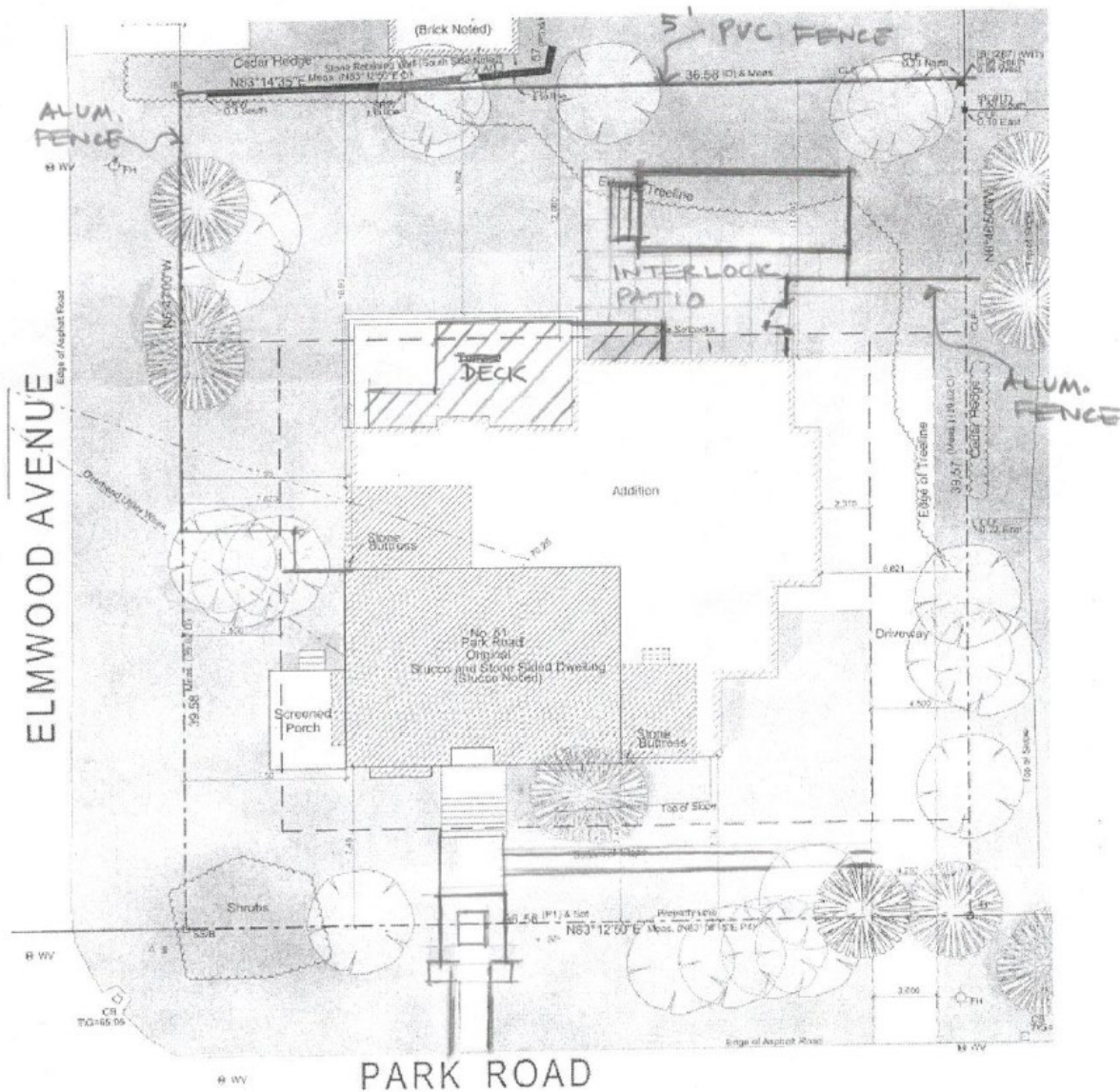




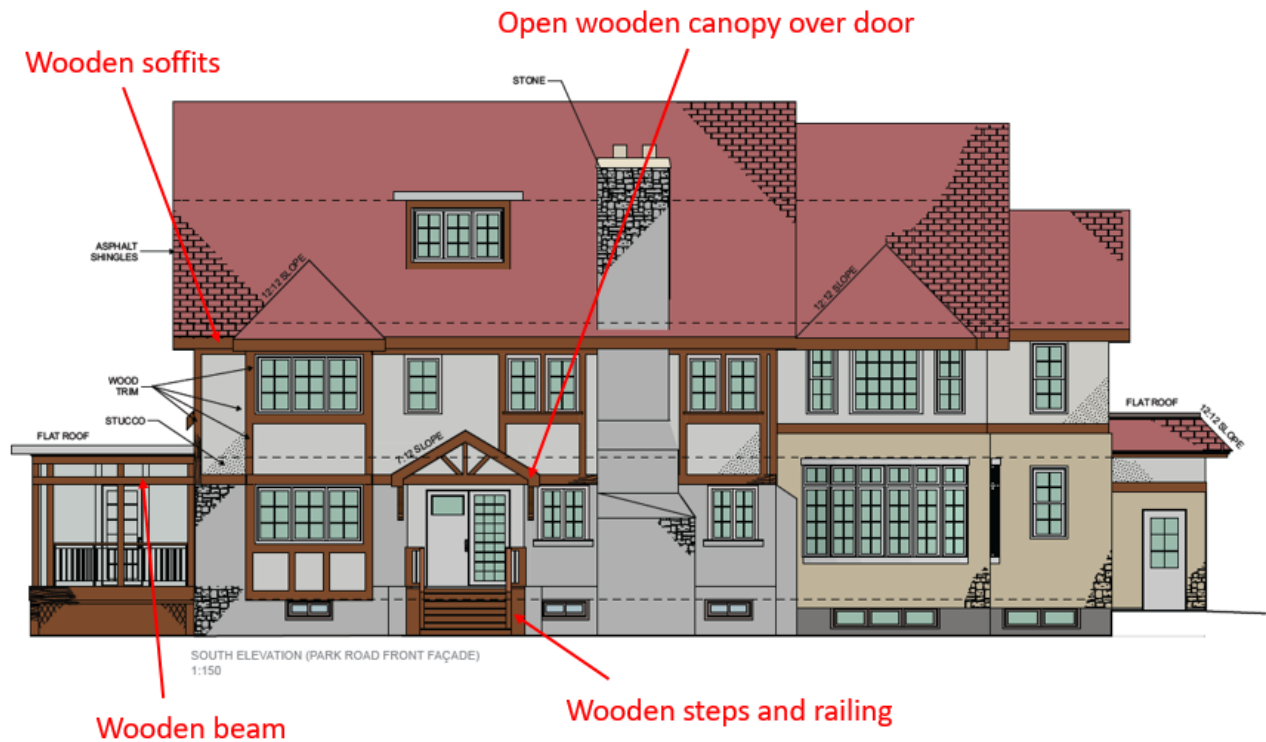


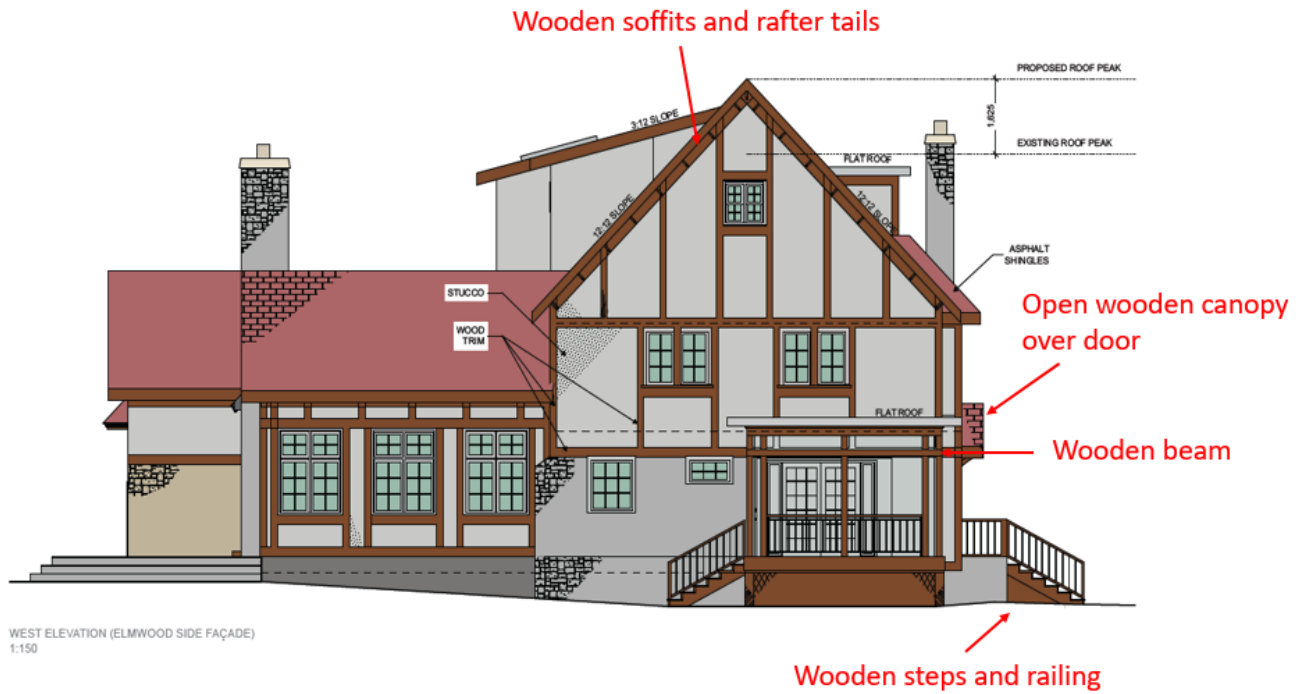


Document 5 – Proposed Landscape Plan



Document 6 – Annotated Plans





## Document 7 – Comments from the Rockcliffe Park Residents Association

The Rockcliffe Park Residents Association Heritage Committee (or the 'RPRA HC') has reviewed the drawings that you have kindly provided us with in relation to an application to alter 61 Park Road after the fact. This follows a Heritage Permit Approval granted in 2017.

Since construction, there have been a number of built changes by the owner which do not comply with the Heritage Permit and with the *Rockcliffe Park Heritage Conservation District Heritage Plan*. These changes were carried out without discussion or approval by City staff and without discussion with the RPRA Heritage Committee. In addition we have recently been told by the immediate neighbours that a fence abutting property lines was built over property lines, that many mature trees were removed from the property during construction which do not achieve the approved landscape plan notably on the East side adjacent to the new Driveway, and that the driveway was widened beyond what was approved and is now very close to the property line. It was also reported that the East neighbour's 80 year old tree was damaged during the work and that this tree had to be removed. **No. 1 The RPRA HC respectfully requests that these allegations be verified by City staff, and if confirmed appropriately addressed by the City of Ottawa in consultation with the RPRA HC, and redressed by the Owner in accordance with approved plans and City requirements. We would appreciate being informed of City follow up as soon as it is initiated and throughout the process.**

We understand that the proponent is now requesting approval for the several changes to the approved designs to reflect the built decisions that were taken by him without prior City and RPRA HC consultation and/or approval, and without regard for the fact that this is a GRADE 1 property which should be treated with the highest level of conservation practice. Their inclusion respects and reinforces the attributes, objectives and guidelines of the Rockcliffe Park Heritage Conservation District Plan, and the principles of the *Standards and Guidelines for the Conservation of Historic Places in Canada (or 'the S&G')*. **Their inclusion and the Heritage Permit that they are associated with also represent the result of a collaborative and substantial, not to say lengthy, City, Community and Owner and his representatives process,**



**culminating with City of Ottawa Council approval. Also involving follow up inspections by the City.**

**In this instance rather than get into a conversation on whether their inclusion or not meets or not the RP HCD Plan or the S&G, we will focus on the following issue which is the matter of precedent:**

We ask: These approval processes: which involve the engagement by community and the assiduous administration of City staff, which are expected to deliver as promised by the drawings subject to the Heritage Permit, which are paid for by the taxpayer, can these processes be deemed discretionary to and by the owner? Can the owner make the decisions unilaterally and then come back for a rubber stamp on changes that were not planned for, or pre-approved by the City, and that do not meet community expectations.

As for any argument that had these designs been submitted earlier, they might have or might not have been approved, we consider this a moot point. Several different designs could have been submitted which might have met the *RP HCD Plan*. Several would have not. The key point is that THESE are the designs that the owner presented, and that the community, city staff, and BHSC recommended for approval, and that the City approved. None other.

To support an owner's discretionary decision to not implement the designs that the Owner submitted, in order to obtain a permit and which are then subject to a City of Ottawa Heritage Permit, is to reject an approved process, declare waste to community and city time and costs, and to establish a precedent not only for this owner but for all others who obtain a Heritage Permit henceforth to follow. We cannot therefore support this owner's request and we ask that the City reject the owner's request.

Here are the owner's requests to which the RPRA Heritage Committee objects, as explained above:

- Remove half-timbering on addition
- Change wood soffits to aluminum soffits. No installation of rafter tails.
- Change the front steps and railing from wood and stone to concrete and aluminum/pvc

- Change the front canopy from an open wooden canopy to a closed aluminum structure with posts
- Construct a new concrete walkway leading to the driveway, and widen the approved walkway leading to the street
- Alter the side porch to construct a stone base instead of wood. Remove some wooden detailing
- Alter some window placements

In addition to the above, the applicant is seeking modifications to the approved landscape plan to include a deck and terrace in the rear yard. These further reduce the generous landscape which is a requirement of the Rockcliffe Park Heritage Conservation District Plan. We recommend that after all above requirements have been met, that City staff and the RPRA Heritage Committee review together the request for the deck and the terrace and collaborate together with the owner on the ideal dimensions taking into account all other hard surfaces on the property. However, given the Owner's attitude towards City of Ottawa permits, we recommend that all future permits continue to be granted through a full City process including BHSC and City Council, and not through Delegated Authority.

We appreciate the time and consideration that we have received from City staff on this file, throughout the process involving 61 Park Road.

Cordially,

Linda Dicaire

Chair

RPRA Heritage Committee

and members

Michele Collum-Hayman, John Cook, Mariane Feaver, Daniel Goldberg, Bea Hampson, Michael Kelen, and David McRobie