

- 2. Application to alter Reagan House, 66 Stewart Street, a property designated under Part IV of the *Ontario Heritage Act***
- Demande visant à modifier la maison Reagan, bien-fonds situé au 66, rue Stewart et désigné aux termes de la partie IV de la *Loi sur le patrimoine de l'Ontario***

### **Committee Recommendations**

**That Council:**

- 1. Approve the application to alter the building at 66 Stewart Street according to plans by SAI Consultants, dated December 18, 2020 and attached as Documents 4 and 5, conditional upon:**
  - a. The proposed new window and opening on the east façade original structure matching the style and profile of the other windows and openings on the historic building;**
- 2. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development;**
- 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 visant à modifier le bâtiment situé au 66, rue Stewart, conformément aux plans soumis par SAI Consulting, datés du 18 décembre 2020 et ci-joints en tant que documents 4 et 5, sous réserve de la condition suivante :**
  - a. Le style et l'aspect de la nouvelle fenêtre et de la nouvelle ouverture proposées sur la façade est de la structure d'origine**

**doivent correspondre à ceux des autres fenêtres du bâtiment historique;**

- 2. délègue au directeur général de la Planification, de l'Infrastructure et du Développement économique le pouvoir d'effectuer des modifications mineures de conception;**
- 3. délivre le permis en matière de patrimoine et de 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 25, 2021 (ACS2021-PIE-RHU-0009)

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 25 février 2021 (ACS2021-PIE-RHU-0009)

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.

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

**24**

**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 25, 2021  
Soumis le 25 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:**

**Jack Mallon, Junior Heritage Planner / Planificateur Patrimonial Junior, Planning,  
Infrastructure and Economic Development Department/ Services de planification,  
d'infrastructure et de développement économique, Heritage Planning Branch /  
Planification du patrimoine**

**613-580-2424, 23677, jack.mallon@ottawa.ca**

**Ward: RIDEAU-VANIER (12)**

**File Number: ACS2021-PIE-RHU-0009**

**SUBJECT: Application to alter Reagan House, 66 Stewart Street, a property  
designated under Part IV of the *Ontario Heritage Act***

**OBJET: Demande visant à modifier la maison Reagan, bien-fonds situé au 66, rue Stewart et désigné aux termes de la partie IV de la *Loi sur le patrimoine de l'Ontario***

## **REPORT RECOMMENDATIONS**

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

- 1. Approve the application to alter the building at 66 Stewart Street according to plans by SAI Consultants, dated December 18, 2020 and attached as Documents 4 and 5, conditional upon:
  - a. The proposed new window and opening on the east façade original structure matching the style and profile of the other windows and openings on the historic building;****
- 2. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development;**
- 3. 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 au Conseil :**

- 1. d'approuver la demande visant à modifier le bâtiment situé au 66, rue Stewart, conformément aux plans soumis par SAI Consulting, datés du 18 décembre 2020 et ci-joints en tant que documents 4 et 5, sous réserve de la condition suivante :
  - a. Le style et l'aspect de la nouvelle fenêtre et de la nouvelle ouverture proposées sur la façade est de la structure d'origine doivent correspondre à ceux des autres fenêtres du bâtiment historique;****
- 2. de déléguer au directeur général de la Planification, de l'Infrastructure et du Développement économique le pouvoir d'effectuer des modifications mineures de conception;**

3. de délivrer le permis en matière de patrimoine et de fixer sa date d'expiration à deux ans après la date de délivrance.

## BACKGROUND

Reagan House, 66 Stewart Street, is a large two-storey red-brick veneer house described in the designation by-law as a Picturesque Victorian residential building constructed in the Georgian tradition with a symmetrical five bay design, steeply pitched central gable, and doorway. The building features matching dormers flanking the central gable, a two-storey painted wood entrance porch with intricate spindle work and fretwork, as well as decorative bargeboard. The house is located on the south side of Stewart Street between King Edward Avenue and Cumberland Street. It is surrounded by the ~~Stewart Wilfred~~ Sandy Hill West Heritage Conservation District (see Documents 1 and 2).

The house at 66 Stewart is an architecturally sophisticated example of middle-class housing, first appearing in the *Ottawa City Directory* in 1864-65. The building was constructed during the first phase of development in Sandy Hill by brick-layer John Reagan as his own residence. Toussaint Trudeau, Deputy Minister of Public Works, was resident from 1866-1875. The house was used for administrative purposes by the Missionary Oblates from the mid-to-late twentieth century. Reagan House is a rare pre-Confederation building in Sandy Hill and contributes to the heritage character of the neighborhood, which is defined by the high number of early buildings, constructed in the mid-to-late nineteenth century.

The proposal also requires approval under the *Planning Act* for Site Plan Control as well for Minor Variances. The variances requested include a reduced rear yard setback of 7.71 metres and waste storage for all residential units to be located in the existing detached garage. The proposed minor variances will be considered by the Committee of Adjustment after the heritage approval.

Designated by City Council under Part IV of the *Ontario Heritage Act*, any alterations to the property are evaluated using the conservation principles outlined in Park Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*. This application is to permit alterations and an addition to the existing house. This report has

been prepared because the alteration of a property designated under Part IV of the *Ontario Heritage Act* requires the approval of City Council.

## **DISCUSSION**

### **Recommendation 1**

Reagan House, 66 Stewart Street is a Picturesque Victorian house built circa 1860-1864. Though the property has undergone some alterations, such as the addition of a dormer on the rear (south) roof, the heritage attributes of the property have remained intact.

This application proposes the construction of a 188.27-square metre, two-storey addition to the rear (south) of the building, and the construction of new window openings on the east and west façades. The addition will feature a flat roof, wood cladding, and will have side yard setbacks that are an additional 0.6 metres from the existing house. The new windows on the addition and the east and west façades of the existing house will be constructed with aluminum clad wood to match the original wood windows on the front façade (see Documents 4 and 5). On the east façade of the existing house two new window openings are proposed. The proposed window on the second storey respects the style and profile of the original windows. The proposed window on the first storey is not in keeping with the style and profile of the original windows. As a condition of approval, staff recommend that the new window and opening on the first storey of the east façade match the style and profile of the original windows on the front (north) façade of the house.

### **Standards and Guidelines for the Conservation of Historic Places in Canada**

City Council adopted Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* 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*, and it is the primary guiding document for alterations to properties with Part IV designation. The following standards are applicable to this proposal:

**Standard 11 (a)** Conserve the heritage value and character defining elements when creating any new additions to an historic place or any related new construction. Such

additions or new construction must not obscure, radically change or have a negative impact on character-defining materials, forms, uses or spatial configurations.

The proposed addition and new window openings align with Standard 11 (a) because neither alteration will compromise any of the character defining elements, as laid out in the Statement of Reason for Designation included in By-law 326-80 (see Document 6). The new window openings on the east and west façades will not affect the original fenestration pattern.

The proposed addition is located at the rear of the building and will not be visible from the street and as such will not negatively impact the massing or form of the building or symmetry of its front façades.

**Standard 11 (b)** Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

The proposed addition is compatible with the original structure because its wood cladding aligns with construction materials commonly used in the nineteenth century. The proposed addition is subordinate to the original structure because it is lower in height than the original building and is set in 0.6 metres on both the east and west sides of the property. The flat roof will not obstruct or interfere with the original roofline. Lastly, the addition will be distinguishable from the original structure because its wood cladding, fenestration pattern, and flat roof ensure that it will be stylistically distinct from the original.

**Standard 12:** Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

The addition will not alter the form or integrity of the original structure, and care will be taken to keep the brick veneer wall on the south façade intact.

## **Conclusion**

Staff recommend the approval of the application to alter 66 Stewart Street as it meets the *Standards and Guidelines for the Conservation of Historic Places in Canada* with the condition that the proposed first storey window and opening on the east façade be modified to match the style and profile of the other windows on the historic building. The

proposed addition and alterations are in keeping with the *Standards and Guidelines* in that the addition is located in the rear yard, set back, lower than the original house, and clad in complimentary material. Additionally, the new window openings will not affect the fenestration pattern of the original house.

#### Recommendation 2

Minor changes to a building sometimes emerge during the working drawing phase. This recommendation is included to allow the General Manager of Planning, Infrastructure and Economic Development to approve these changes.

#### Recommendation 3

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. In this instance, a two-year expiry date, unless otherwise extended by Council, is recommended to ensure that the project is completed in a timely fashion.

### **Provincial Policy Statement**

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

### **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

### **CONSULTATION**

Heritage Ottawa was notified of this application.

As part of the Heritage Planning Branch's Heritage Pre-consultation Pilot Program, Action Sandy Hill's Heritage Committee participated in a pre-consultation meeting with the applicant on December 10, 2020. Heritage staff and Action Sandy Hill provided shared comments, which were supportive of the proposal.

Action Sandy Hill was notified of the application and offered the opportunity to provide comments.

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



## **COMMENTS BY THE WARD COUNCILLOR**

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

## **LEGAL IMPLICATIONS**

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

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with the recommendations 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 accessibility implications associated 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 Priorities:

**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 5, 2021.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Current Photographs

Document 3 Heritage Survey Form

Document 4 Site Plan

Document 5 Elevations

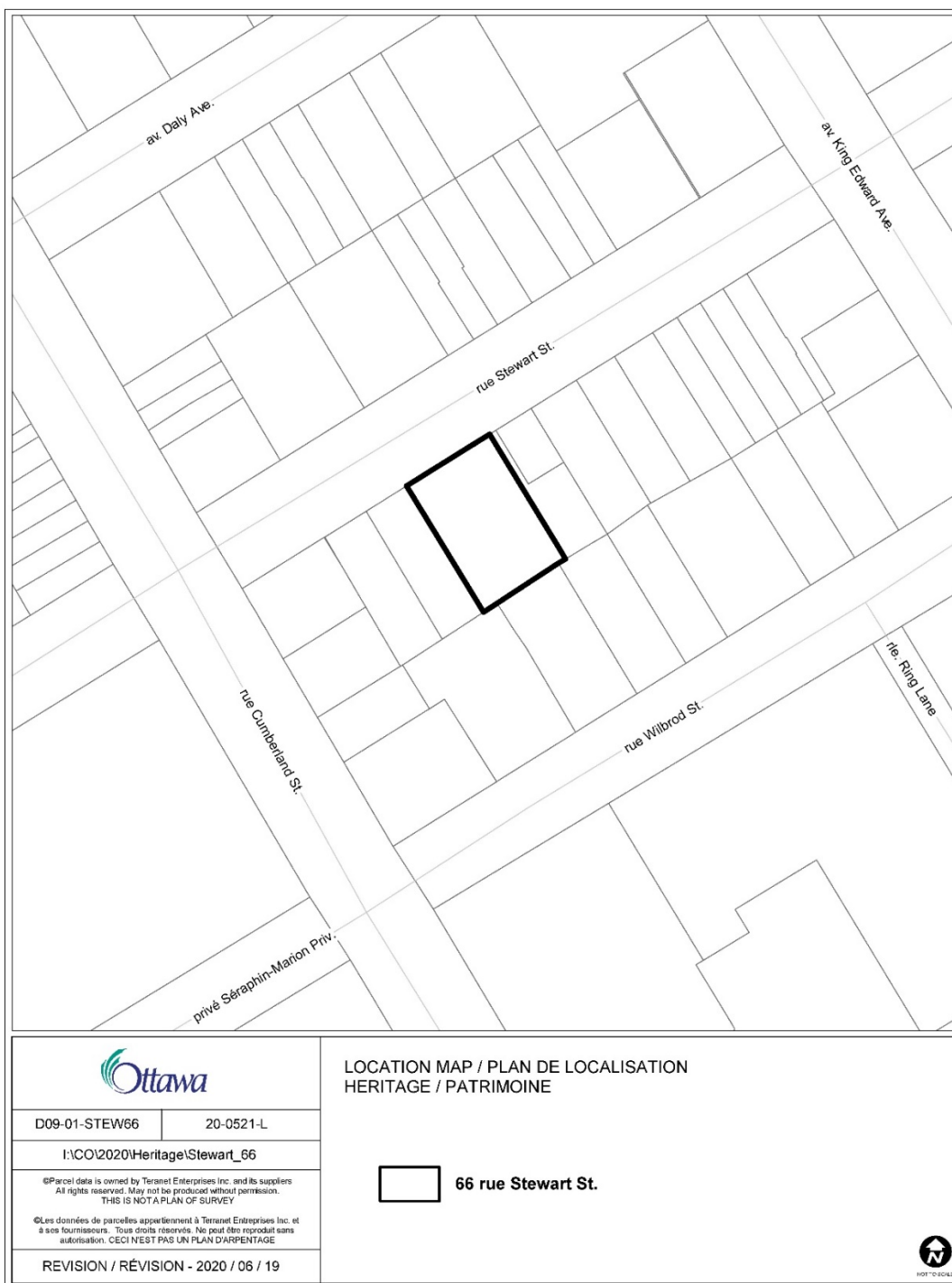
Document 6 By-law 326-80: Statement of Cultural Heritage Value

## **DISPOSITION**

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

Pursuant to the *Delegation of Authority By-law* (By-law No. 2020-360), Schedule "C", Section 7, the City Clerk has authorized the correction of a minor error in this report to reflect that the subject property is surrounded by the Sandy Hill West Heritage Conservation District, and not the Stewart Wilbrod Heritage Conservation District. The Built Heritage Sub-Committee Report 19, published on April 9, 2021, includes this correction.

## Document 1 – Location Map



**Document 2 – Current Photographs**

Front Façade:



Rear Façade:



Document 3 – Heritage Survey Form

Heritage Survey Form Page 1

CITY OF OTTAWA  
DEPARTMENT OF PLANNING & DEVELOPMENT  
COMMUNITY PLANNING BRANCH

HERITAGE SURVEY  
AND  
EVALUATION FORM

BUILDING FILE NO.  
PD 43: STEWART 66-68  
HERITAGE DISTRICT FILE NO.  
PD 4302-5-1:

Municipal Address: 66-68 Stewart Street  
Building Name: ~~FEAR~~ HOUSE  
Legal Description: P6 L7 Stewart S  
Date of Construction: 1863  
Original Use: residential, single  
Present Use: institutional, residential, multiple  
Present Zoning: CAH-X #4\*  
Planning Area: Sandy Hill West

Lot: 6 Block: (FIP 141)50/16 Plan: 6  
Additions: 1986  
Original Owner: John Regan

Present Owner: Les Missionnaires Oblats de Marie

PHASE ONE SURVEY				
Potential Significance	Considerable	Some	Limited	None
History	(Pre- 1880)	( 1880 to 1920 )	( 1920 to 1950 )	( 1950 to present )
(Date of Construction)	3	2	1	0
Architecture	3	2	1	0
Environment	3	2	1	0
(Landmark or Design compatibility)				
Phase One Survey Score	/9			
Potential Heritage Building	Yes/No			
Potential Heritage District	Yes/No			

PHASE TWO EVALUATION RESULTS  
(Summarized from Page 4)

Category 1 2 3 4

Part V Definite Yes/No  
Part IV Potential Yes/No

If PART IV, By-law/Date:  
326-80

If PART V:

HERITAGE DISTRICT NAME:  
Sandy Hill West

BY-LAW/DATE:

COMMENTS:



PHOTO DATE: May 1992  
VIEW: 5  
SOURCE: K. Deevey  
NEGATIVE NUMBER: 051

Heritage Survey Form Page 2

**HISTORY**

**PREPARED BY:** M. Carter

**DATE:** May 1992

**Date of Construction:** 1863

**\*Factual/Estimated**

**Sources:** first appears as Regan's residence in Ottawa City Directory for 1864-65, p. 146.

**Trends:**

**Early example of owner-built single family residence**

This is an architecturally sophisticated example of housing for the middle class erected in the first phase of construction in Sandy Hill. It was built by brick layer, John Regan, as his own residence..

**Religious use**

This building has been used by the Oblates since circa 1945 for various institutional uses.

**Daily Avenue as Ottawa's Park Avenue**

An 1867 newspaper referred to Daily Avenue as Ottawa's equivalent to New York's Park Avenue because of its concentration of substantial houses for the well-to-do. This is an example of this type of residence, albeit of a later period.

**Events:**

**Persons/Institutions:**

**Summary/Comments On Historical Significance:** This is an attractive example of a single-family residence erected in the first phase of construction in Sandy Hill, coincident with the erection of the Parliament and Departmental Buildings.

**Historical Sources (Coded):** Ottawa Planning Department, Heritage File #PD04-OHD4300. FIPs 1878, 1901, 1912, 1922, 1948, 1956, Block 141. Maps: 1856 Slater map, NA, NMC 79958; 1857 Austin map, NA, NMC 19842; 1857 Wagner map, NA, NMC 43161; 1869 Thistle map, NA, NMC 15963; 1874 map, NA, NMC 4239; 1876 Bird's Eye View, NA, NMC 4236 and NMC 11967; 1876 map, NA, NMC 4240; 1893 Bird's Eye View, NA, NMC 11851; 1895 Brophy map, NA, NMC 48708; 1895 map, NA, NMC 33001; Askwith Map 1915, NA, MC 17888; NCC, "Ottawa and Environs," 1975; OPD, Heritage Map, 1979 and PB818, 1990; city directories: 1864-65, p. 146; 1866-67, p. 153; 1875, p. 72; 1878, p. 77; 1880, p. 76; 1901, p. 126; 1912, p. 152; 1922, p. 192; 1956, p. 292; 1975, p. 493. Assessment Roll of St. George's Ward, City of Ottawa, for the Year 1877 (Ottawa: Free Press, 1877), p. 27; City of Ottawa, Assessment Roll of St. George's Ward (Ottawa: n.p., 1895), p. 41; City of Ottawa, Property Assessment for Taxes of 1911, St. George's Ward (Ottawa: n.p., 1911), p. 13. OPD, Building Permit no #, 11 September 1934; BP # 2557, 25 November 1947; BP #861689, 11 August 1986. CIHB, Phase 1 06107001200066.

**ARCHITECTURE**

**PREPARED BY:** J. Smith

**DATE:** July 1992

**Architectural Design (Plan, Storeys, Roof, Windows, Materials, Details, Etc.):** 2 1/2 storey centre gable residence. Symmetrical 5 bay design with 2 storey entrance porch. Matched dormers flanking centre gable. Brick veneer. Decorative wood eaves detailing, intricate wood porch with spindle work and fretwork, asphalt shingle roof. Some turn of the century doors and windows still exist, the rest are recent replacements.

**Architectural Style:** Vernacular Gothic Revival

**Designer/Builder/Architect:** probably builder's design by owner, John Regan

**Architectural Integrity (Alterations):**

**Original building:** 2 1/2 storey frame rectangular building, rough cast, with a 1 storey rough-cast tail wing, originally with a verandah across the front and 2 storey frame outbuilding to the rear (outbuildings have been changed several times)

1878-1901 - building brick veneered, original porch removed and current porch constructed

1934 - foundations repaired

1947 - fire escapes added

1986- demolish 2nd storey of rear wing and build another

**Other (Structure, Interior, Building Type, Etc.):**

**Summary/Comments On Architectural Significance:** Significant example of mid-19th century residential architecture.

Heritage Survey Form Page 3

ENVIRONMENT

PREPARED BY: J. Smith

DATE: July 1992

Planning Area: Sandy Hill West

Heritage Conservation District Name: Sandy Hill West

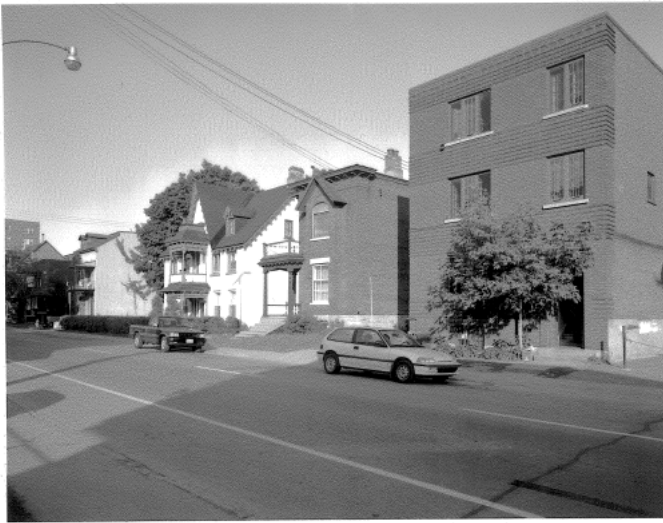


PHOTO DATE: May 1992  
VIEW: SE  
SOURCE: K. Deevey  
NEGATIVE NUMBER: 123

113

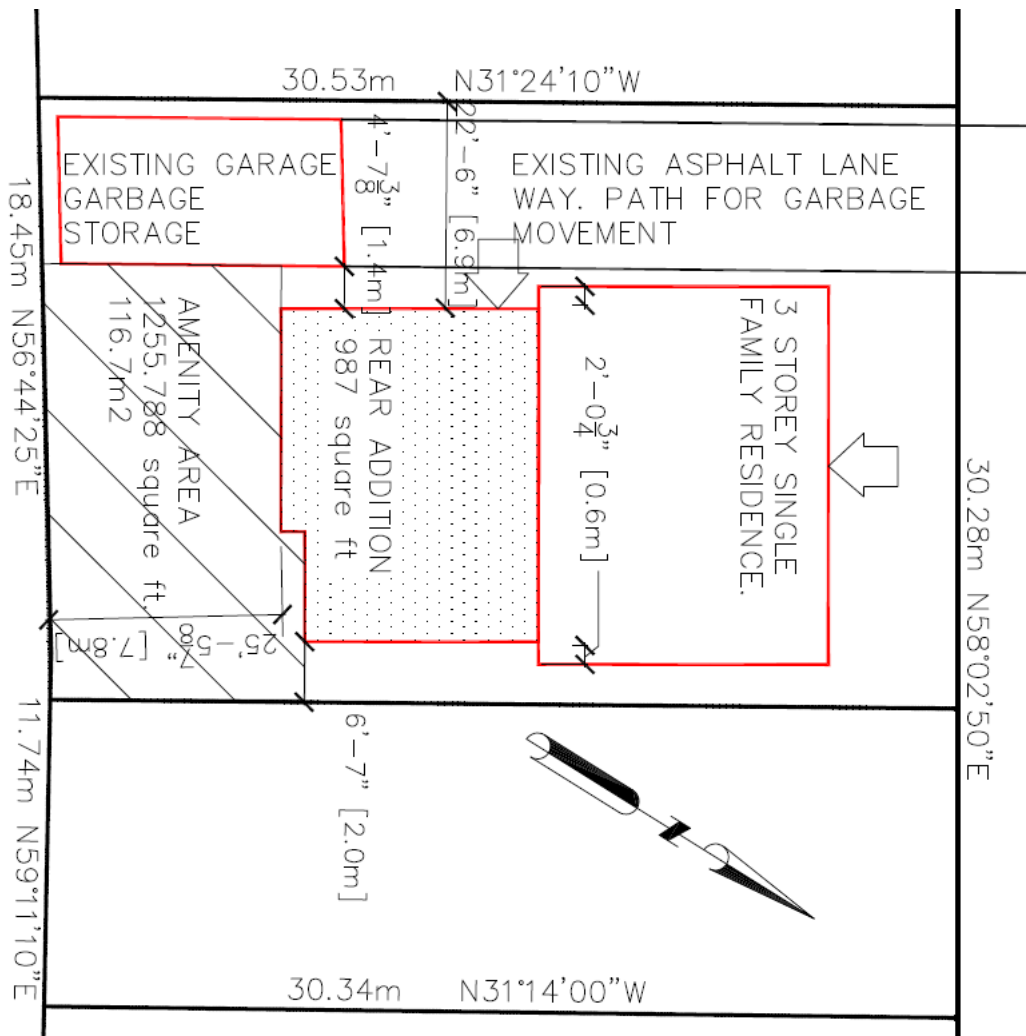
Compatibility With Heritage Environs: Very compatible in scale, form, materials and detailing with heritage residential environment.

Community Context/Landmark Status: Prominent design on large lot.

Summary/Comments On Environmental Significance: Significant element in establishing the heritage character of the area.



Document 4 – Proposed Site Plan

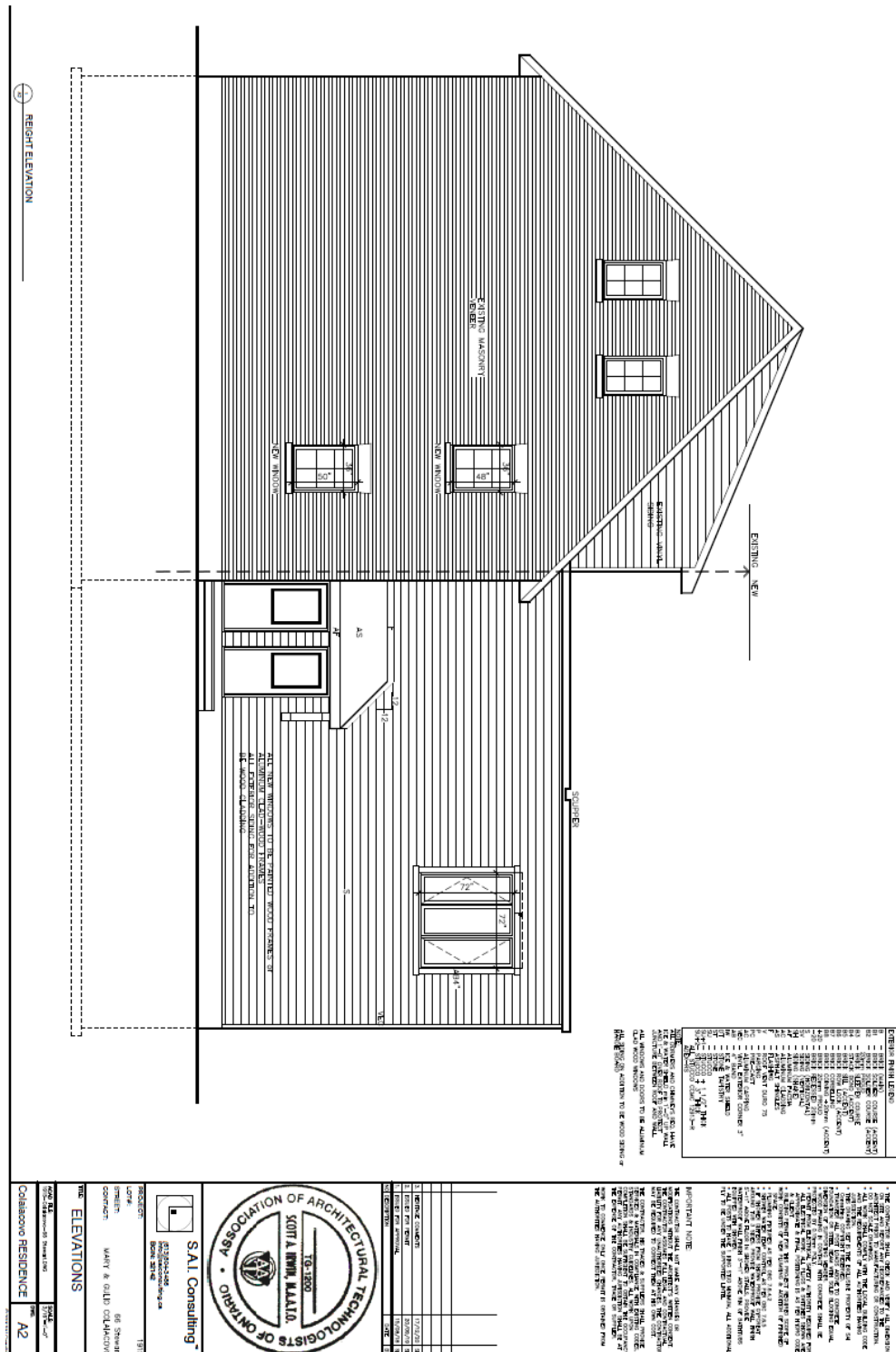




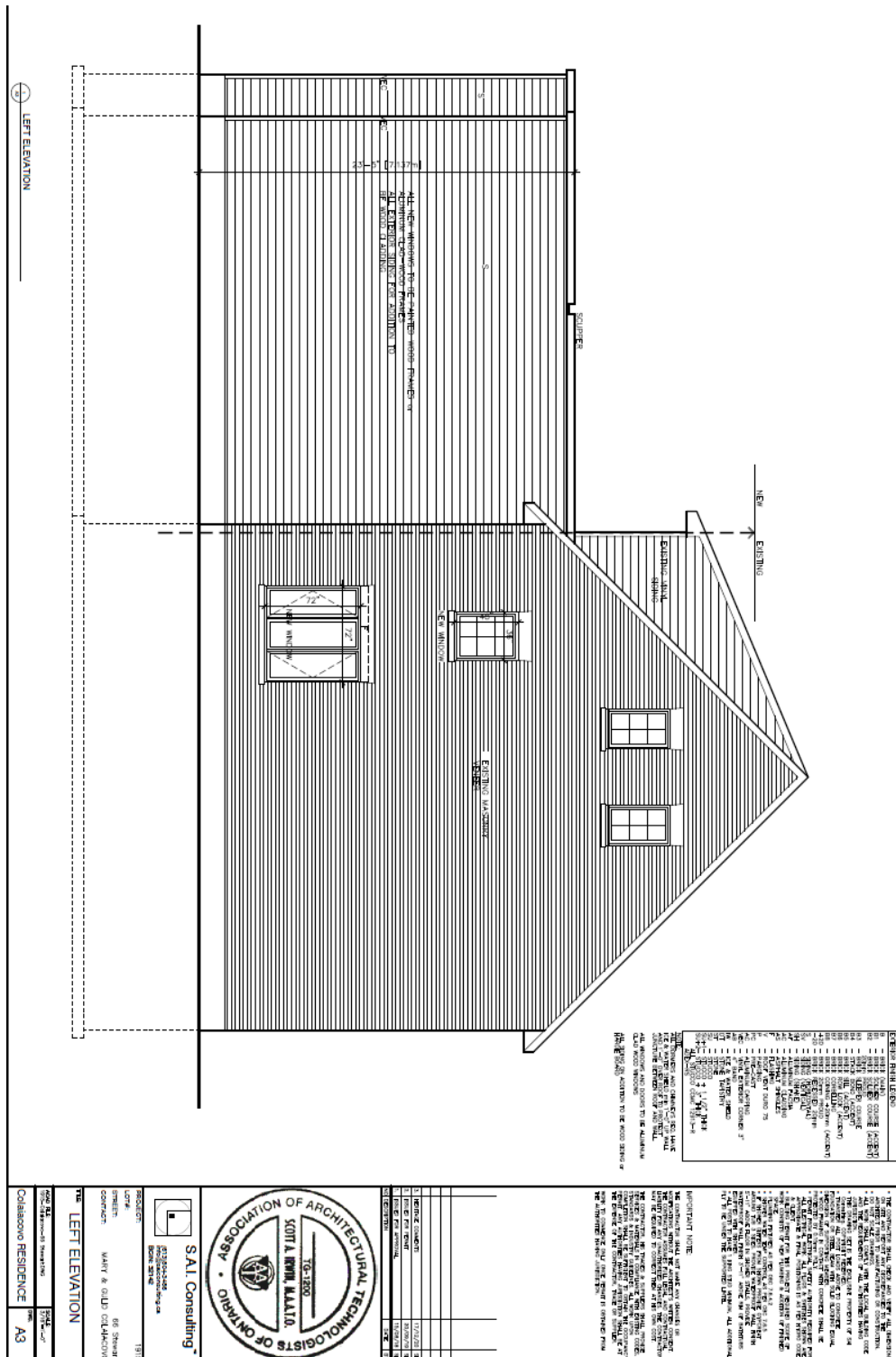
Architectural drawing of the rear elevation of a residence. The drawing shows a two-story building with a gabled roof. The rear elevation features a central section with a large double door and two windows, flanked by two smaller windows. The roof is labeled "EXISTING ROOF". The drawing includes dimensions and a north arrow. The title "REAR ELEVATION" is at the bottom left.

<p><b>ASSOCIATION OF ARCHITECTURAL TECHNOLOGISTS OF ONTARIO</b></p> <p>16-1882</p> <p>SCOTT A. NIMM, M.A.I.T.O.</p>		<p><b>S.A.I. Consulting</b></p> <p>1975</p> <p>1976</p> <p>1977</p> <p>1978</p> <p>1979</p> <p>1980</p> <p>1981</p> <p>1982</p> <p>1983</p> <p>1984</p> <p>1985</p> <p>1986</p> <p>1987</p> <p>1988</p> <p>1989</p> <p>1990</p> <p>1991</p> <p>1992</p> <p>1993</p> <p>1994</p> <p>1995</p> <p>1996</p> <p>1997</p> <p>1998</p> <p>1999</p> <p>2000</p> <p>2001</p> <p>2002</p> <p>2003</p> <p>2004</p> <p>2005</p> <p>2006</p> <p>2007</p> <p>2008</p> <p>2009</p> <p>2010</p> <p>2011</p> <p>2012</p> <p>2013</p> <p>2014</p> <p>2015</p> <p>2016</p> <p>2017</p> <p>2018</p> <p>2019</p> <p>2020</p> <p>2021</p> <p>2022</p> <p>2023</p> <p>2024</p> <p>2025</p> <p>2026</p> <p>2027</p> <p>2028</p> <p>2029</p> <p>2030</p> <p>2031</p> <p>2032</p> <p>2033</p> <p>2034</p> <p>2035</p> <p>2036</p> <p>2037</p> <p>2038</p> <p>2039</p> <p>2040</p> <p>2041</p> <p>2042</p> <p>2043</p> <p>2044</p> <p>2045</p> <p>2046</p> <p>2047</p> <p>2048</p> <p>2049</p> <p>2050</p> <p>2051</p> <p>2052</p> <p>2053</p> <p>2054</p> <p>2055</p> <p>2056</p> <p>2057</p> <p>2058</p> <p>2059</p> <p>2060</p> <p>2061</p> <p>2062</p> <p>2063</p> <p>2064</p> <p>2065</p> <p>2066</p> <p>2067</p> <p>2068</p> <p>2069</p> <p>2070</p> <p>2071</p> <p>2072</p> <p>2073</p> <p>2074</p> <p>2075</p> <p>2076</p> <p>2077</p> <p>2078</p> <p>2079</p> <p>2080</p> <p>2081</p> <p>2082</p> <p>2083</p> <p>2084</p> <p>2085</p> <p>2086</p> <p>2087</p> <p>2088</p> <p>2089</p> <p>2090</p> <p>2091</p> <p>2092</p> <p>2093</p> <p>2094</p> <p>2095</p> <p>2096</p> <p>2097</p> <p>2098</p> <p>2099</p> <p>2100</p>	
<p><b>REAR ELEVATION</b></p>		<p><b>COLLEGGIO RESIDENCE</b></p>	

## West Façade



### East Façade



## **Document 6 – By-law 326-80**

### **By-law 326-80**

#### **Statement of Cultural Heritage Value- Reagan House, 66-68 Stewart Street**

The property at 66-68 Stewart Street is recommended for designation as being of architectural and historical interest. Built prior to 1866, this brick veneer building reflects the Georgian Tradition in its central doorway, roof, and symmetrical window placement. In its overall exterior appearance it is a residence of Picturesque Victorian character, featuring a steeply pitched front gable, decorative bargeboard and dormers. Toussaint Trudeau, Deputy Minister of Public Works, was resident from 1866-1875. The building is a rare pre-Confederation building in Sandy Hill and a rare example of a rural cottage type in this urban area.