



The proposed development for 216 Cathcart Street.

216 Cathcart Street, Cultural Heritage Impact Statement

PREPARED FOR TITO JURADO
BY CONTENTWORKS INC.

4 MAY 2012



The proposed development for 216 Cathcart Street, view from Cumberland Parkette

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Figure 1: Aerial image illustrating the locations of the existing house and the proposed development at 216 Cathcart Street. Source: Tito Jurado, April 2012.

Introduction

Contentworks Inc. has undertaken a review of the impact of a proposed development at 216 Cathcart Street on the cultural heritage value of the Lowertown West Heritage Conservation District, designated under Part V of the *Ontario Heritage Act*. The property is currently owned and occupied by Shan Cappuccino. The proponent, Tito Jurado, has proposed to build two semi-duplex units on the south side of the property.

The subject property is a long, narrow site of 10 metres wide by 40 metres deep, located on a residential street. The front third of the property is located next to a house dating from the 1900s. The back two thirds of the property is located between Cumberland Parkette (a small municipal open space with seating) and a multi-storey residential development building constructed in the 1980s. The proposed development will be visible from the parkette.

This review will not address zoning issues, including the Heritage Overlay applied to the area.

This review has given regard to the following key policy documents:

- *Lowertown West Heritage Conservation District Study*, May 1993
- The Canadian Register of Historic Places, “Lowertown West Heritage Conservation District”
- *A Guide to Preparing Cultural Heritage Impact Statements*, March 2012

- *Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010*

The review is based on the following design proposal documents:

- Drawings prepared by Christopher Simmonds, Architect, and modified by the proponent, Tito Jurado, May 2012
- Site Survey Plan

A review of additional historical sources included:

- City of Ottawa. *Heritage Survey and Evaluation Form, 216 Cathcart St*, Summer 1992
- City of Ottawa. *Ottawa: A Guide to Heritage Structures*. Ottawa: Local Architectural Conservation Advisory Committee, 2000.
- Fletcher, Katherine. *Capital Walks: Walking Tours of Ottawa*, Second Edition. Markham, ON: Fitzhenry & Whiteside, 2004.
- *Capital Vernacular: People, Power, Wood, Water*. Proceedings of the Vernacular Architecture Forum, Ottawa, May 17-21, 1995.



Figure 2: 216 Cathcart Street shown at red arrow. Source: City of Ottawa emaps, www.ottawa.ca, accessed 30 April 2012.

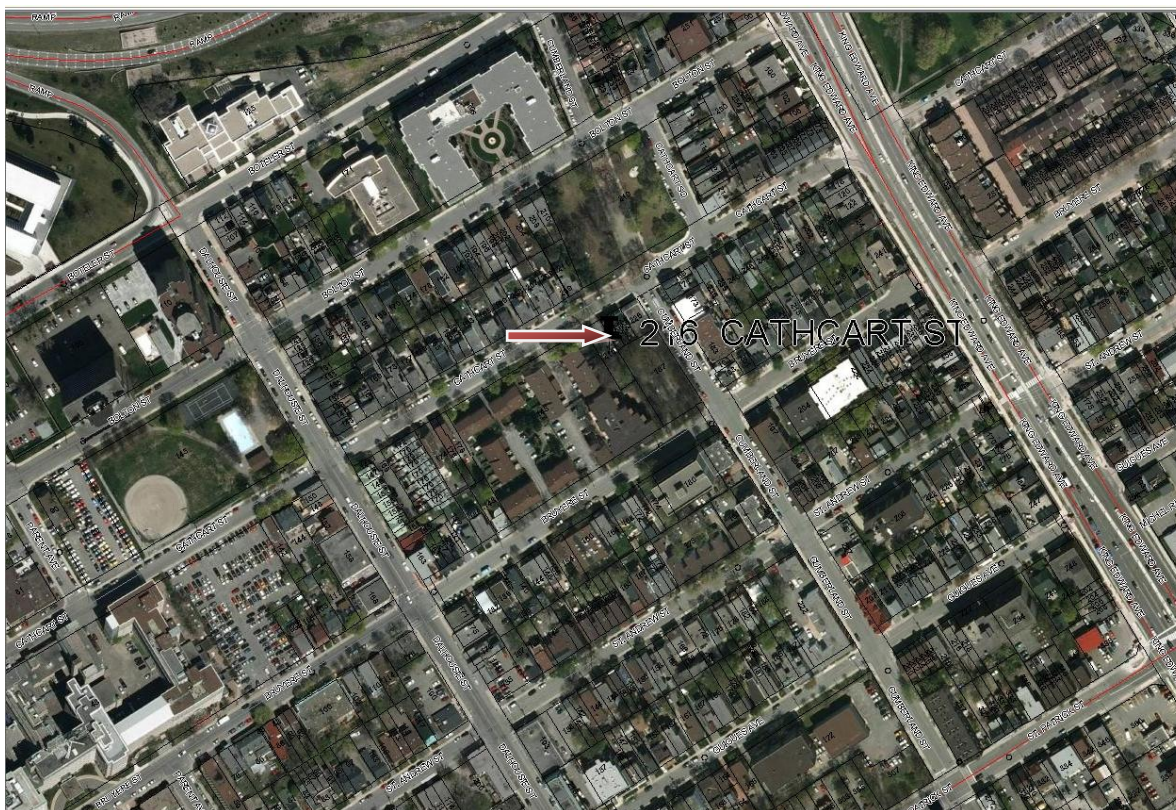


Figure 3: Aerial photo showing 216 Cathcart Street at red arrow. Source: City of Ottawa emaps, www.ottawa.ca, accessed 30 April 2012.



Figure 4: 216 Cathcart St (white house) flanked by house c. 1900 on left and infill multi-unit housing c. 1980 on right. Source: Contentworks, 2012.



Figure 5: Looking across Cathcart Street to Cumberland Street and Cathcart Square (park and street). Source: Contentworks, 2012.

Cultural Heritage Value

The Lowertown West Heritage Conservation District was formally recognized under Part V of the *Ontario Heritage Act* by the City of Ottawa in 1994.¹ Originally settled as a residential area, the district was designated for its association with the early settlement of Bytown (later Ottawa) and the histories of the working class Irish and French settlers of Ottawa. Its value is exhibited in a number of grand scale institutional buildings and the large variation of vernacular architectural styles and expressions found in its collection of residential buildings. The Heritage Character Statement, prepared as part of the district study, is included as Appendix A.

Cathcart Street is a primarily residential street running east to west from Sussex Drive to King Edward Ave. The property at 216 Cathcart Street is located on the south side of the street between Dalhousie and Cumberland streets.

The north side of the Cathcart is primarily comprised of two-storey flat-roofed box houses constructed between 1870 and 1910. Cathcart Square is located to the west of the subject property on the north side of Cathcart Street. Cathcart Square is an historic public space that was originally used as a park and market. Currently it is a small urban park with a modest play structure and a strip of pavement that was once part of Cumberland Street.

The south side of Cathcart Street is comprised of houses built as early as the 1870s to as recently as the 1980s. The largest portion of the block, directly adjacent to the subject property, is occupied by a multi-unit non-profit housing development that was erected in the 1980s on the former site of the St. Charles Hospice. Most of the buildings on the street evaluated at the time of the district study fall within the

¹ By-law 192-94

categories of 3 or 4; one exception, located at the other end of the street at the corner of Dalhousie Street, was evaluated as a category 2 building.

216 Cathcart Street is a 1 ½-storey gable-fronted house with white aluminum siding, casement windows, and a small entry deck. A one-storey addition at the rear of the house was constructed in 2003. This simple home was typical of Lowertown residences and demonstrates the trend of small-scale owner-occupied buildings constructed in the district at the beginning of the 1870s.

Over time, many of the stylistic details of the house, which likely included gable-end details and a porch or door canopy, have been removed. As a result, the house was evaluated as a 'Category 3' building during the district study. These buildings are considered to be "heritage components of an area". "Outside heritage districts these buildings would have less importance and may not warrant individual designation."² The heritage survey and evaluation form has been included as Appendix B.

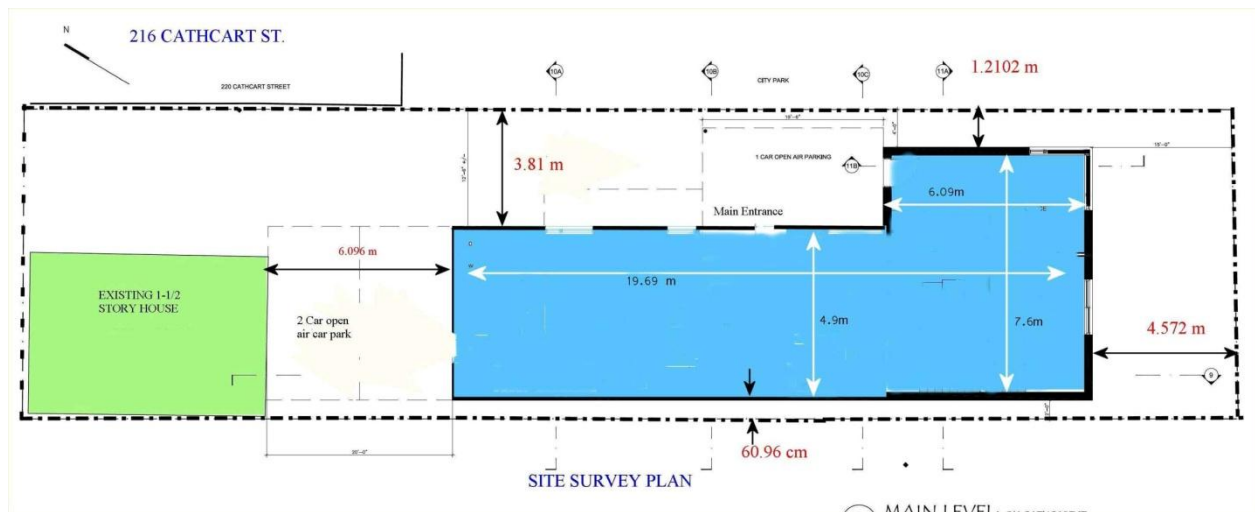


Figure 6: Site survey plan for the proposed development. Source: Tito Jurado, 2012.

² Michael McClelland et al. *Lowertown West Heritage Conservation District Study*, May 1993, p. 99.

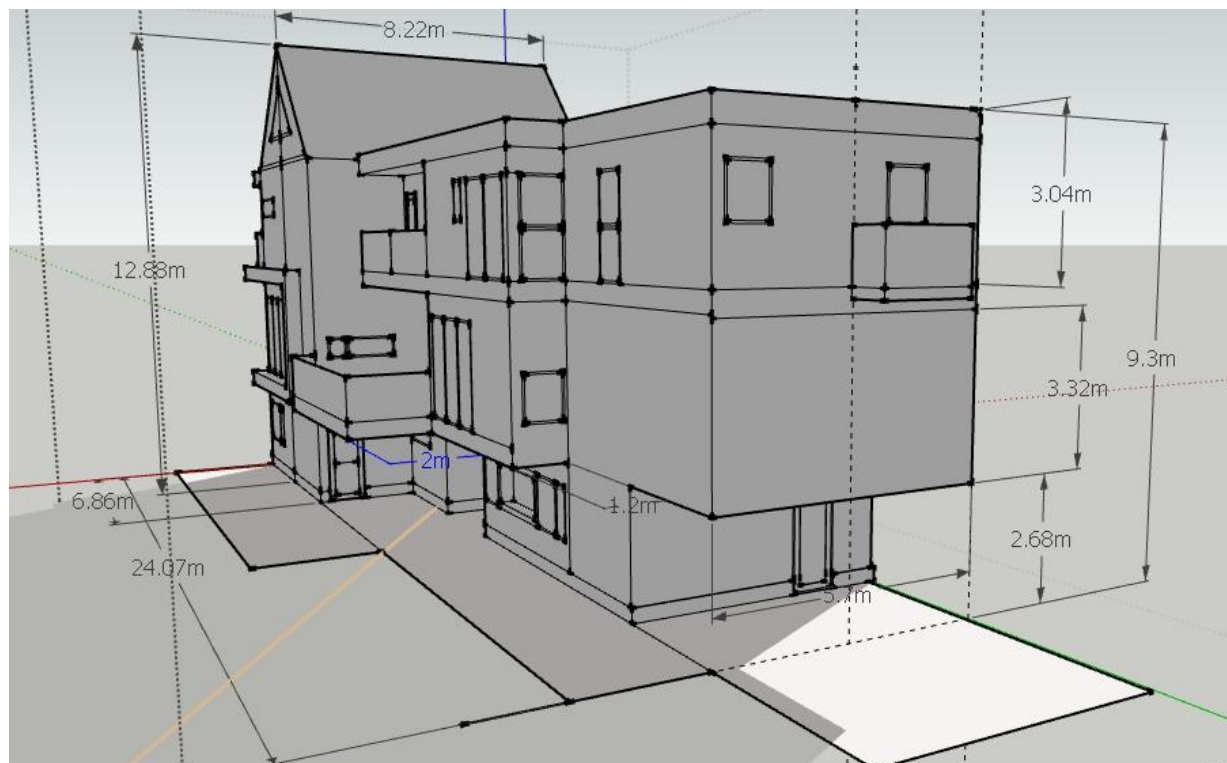


Figure 7: Drawing showing the dimensions of the proposed development.

Development Proposal

Tito Jurado has submitted a development proposal to the City of Ottawa for Site Plan Control Approval. The proposal includes two semi-duplex units on the south side (rear) of the property. The modern-style units will be 3-storeys high and approximately 186 square metres per unit. The plan includes above-grade parking at the rear of the existing house and on the east side of the new development.

The existing house will remain a 1 ½-storey gable-fronted house, detached from the proposed development. The 2003 addition at the rear will be demolished. A porch over the main entrance that is sympathetic to the age and style of the original house and area is also planned.

The proposed development will be modern in its design and materials. A neutral colour palette of light and dark grey is being proposed. The light grey will be used on the stucco and the darker grey will be used for the roof and standing seam metal panels.

The details of the development proposal are illustrated in the designs prepared by Christopher Simmonds, and modified by Tito Jurado, attached as Appendix C.

Cultural Heritage Impact

The impact of proposed development on the cultural heritage value of the Lowertown Heritage Conservation District has been evaluated against the guidelines outlined in the Lowertown West Heritage Conservation District Study.



Figure 8: Looking west down Cathcart Street with the subject property on left. Source: Contentworks, 2012.



Figure 9: Looking east showing the south side of Cathcart Street. The subject property is shown with a red arrow. Source: Contentworks, 2012.



Figure 10: The proposed development as it will be seen from the street.

Streetscape Guidelines in the District Study

The streetscape guidelines pertaining to private development on residential streets within the district include those related to building pattern, street trees, front yard gardens and surface parking.

Building Pattern

The plan to retain the existing house respects the recommendations for building patterns, related to maintaining the setback established by neighbouring buildings, general overall height, and articulation of the original lot divisions. The proposed development in relationship to these guidelines will be discussed further under the guidelines for infill buildings included below.

Street Trees

The streets of Lowertown were historically lined with tall trees. There is a mature tree currently located in the front yard of 216 Cathcart. The proposed development at the rear of the property will retain the tree.

Front Yard Gardens

The district study recommends the inclusion of front yard gardens. The property has a small front yard consisting of grass, some plantings and a mature tree. The proposed porch will have a small footprint, just beyond the current steps.

Surface Parking

As per the district study, surface parking should be avoided in the district. A laneway currently runs on the east side of the existing house. The proposed development retains, but does not widen the laneway. Parking for the additional units will be located between the existing house and the new structure, and on the east side of the new structure under an overhang.

Conservation Guidelines in the District Study

The conservation guidelines for the district are based on the principles that: it is important to maintain the diversity of architectural styles from different building periods and building functions; the district should stimulate an appreciation for the contribution of each building to the architectural fabric of the neighbourhood; the modest residential buildings which are vernacular in design should be conserved; and, conservation through stabilization and protection of structures from deterioration or alterations that are incompatible with their heritage quality.

The conservation guidelines that apply to the proposed development are: working with slightly altered buildings, and infill buildings.



Figure 11: Image of 216 Cathcart Street showing the mature tree, minimal plantings and aluminum cladding. Source: Contentworks, 2012.



Figure 12: Proposed option for the front porch. Source: Tito Jurado, May 2012.

Working With Slightly Altered Buildings

The simple form of the existing gable-fronted house remains but many of the stylistic details were removed and many alterations were made, including the aluminum cladding, many years ago. There are no plans in the proposed development to change the cladding.

A new front porch is proposed for the existing house to comply with recommendations in the district study.



Figure 13: Current view of the site from the Cumberland Parkette. Source: Google Street View, accessed 30 April 2012.

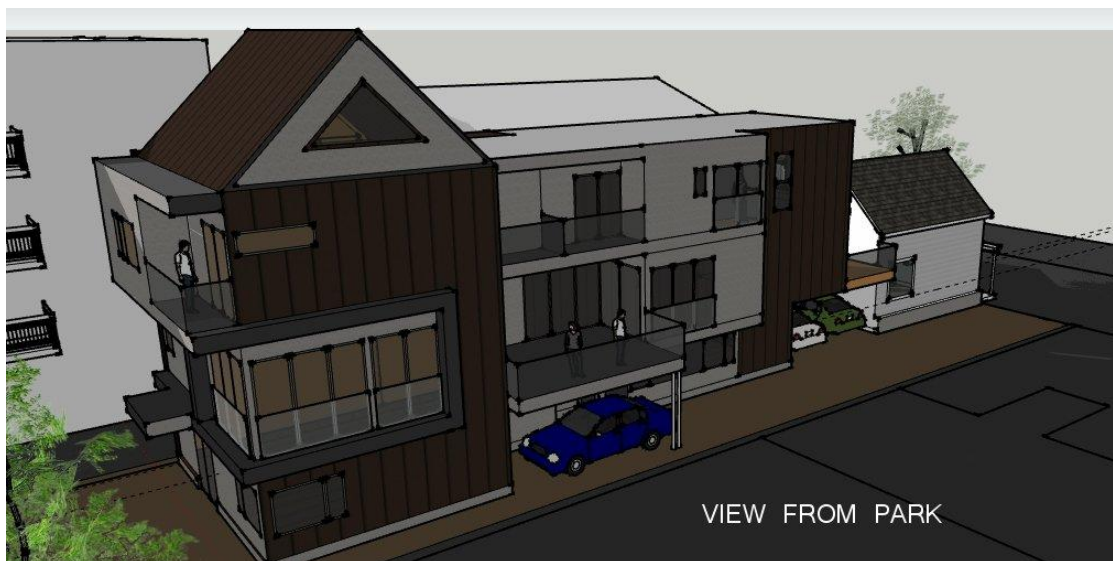


Figure 14: Proposed elevations on the east and south sides of the development. The drawing is titled “view from park” but it is an oblique view from above, not from standing in the park. When standing in the park, the building will appear as a three-and-a-half-storey building. Source: Tito Jurado, May 2012.

Infill Buildings

According to the district study, infill buildings must respect the scale, set-backs, architectural design and materials of neighbouring buildings, work within the existing lot divisions, be contemporary in design and follow the streetscape guidelines.

By retaining the existing home and developing the back yard of the existing lot, the proposed development satisfies the guidelines for set-backs, lot divisions and streetscape. Previous changes, especially the construction of the adjacent multi-unit development, had already altered the relationship between the subject house and its urban context; it is small in height and presence compared to the development. At the same time, however, the house is important evidence of the previous scale of residences on the block.

The proposed development is higher than the existing house and occupies a much larger footprint. The transition of the development from the gable roof of the existing house, to the flat roof of the north end of the new structure, and to the gable roof of the south part of the new structure lessens the impact of the new construction on the appearance of the original house. In effect, the rectangular profile of the new building will frame the gable profile of the existing house.

The infill will be most visible from the neighbouring Cumberland Parkette and not the streetscape but it will not have a negative impact on the parkette. A stepped effect will be created with the 1980s housing development in the backdrop of the new duplex development in the rear of 216 Cathcart.

The architectural style proposed is modern in its design and selection of materials. It makes no attempt to appear older than it is.

As discussed earlier in this report, the proposed development follows the streetscape guidelines.

Recommendations

The proposed porch is a reasonable approach, but it is recommended that further research be conducted to obtain historical documentation of the original porch and façade before moving forward with the porch construction.

The designs for the proposed development are complete. No recommendations to change the designs, other than the porch, are being put forward.

Conclusion

The Lowertown District Study focuses almost exclusively on the street-side appearance of properties. No recommendations are relevant to the treatment of backyards, except to the extent that they affect the appearance of the streetscape, the lot division or appearance of heritage structures. The geometry of the subject property and the scale of the development, however, require a consideration of the appearance of the development from Cathcart Street and from the neighbouring parkette.

The proposed development at 216 Cathcart, as illustrated in the documents and architectural drawings provided, respects the guidelines outlined in the Lowertown West Heritage Conservation District. Specifically, it meets the streetscape guidelines, including the recommendations for building pattern, street trees, front yard gardens and surface parking, and conservation guidelines, including the recommendations for working with slightly altered buildings and infill buildings. This development would not negatively impact the cultural heritage value of the district.

Respectfully submitted

A handwritten signature in black ink that reads "Julie Harris". The signature is written in a cursive, flowing style.

Julie Harris, M. Mus., CAHP

Appendix A: Heritage Character Statement

This Heritage Character Statement provides a summary of the reasons for designation of Lowertown West as a Heritage Conservation District.

The original plan for settlement of Bytown included both Upper Town and Lower Town, with Upper Town planned as a more institutional centre and Lower Town as the residential and commercial core. Lower Town grew quickly and included commercial properties in the Byward Market area and residential sections east and west of King Edward. The residential neighbourhood west of King Edward and north of the market is now known as Lowertown West.

Lowertown West comprises the oldest area of residential settlement in the City of Ottawa. The area was the civilian centre of Ottawa from the British survey of the townsite in 1826 until the turn of the twentieth century. From about 1890 to the mid-1970s growth occurred in other areas of the city at the expense of Lowertown and much of the urban fabric east of King Edward and north of Boteler was demolished during urban renewal. Urban renewal commenced with zoning changes in the 1950s and demolitions throughout the 1960s and 1970s.

The Lowertown West heritage conservation district encompasses all of the remaining older buildings of Lowertown west of King Edward, with the exception of the area now designated as the Byward Market Heritage Conservation District and a number of isolated buildings south of Murray Street. The District includes a number of significant early institutional buildings, many of which are already designated under the Ontario Heritage Act, including the Basilica and the Elizabeth Bruyere Centre, and a rich collection of residential buildings which demonstrate the early history of Lowertown and its gradual evolution through time. This evolution through time is a crucial characteristic of the area, and it requires recognition of the heritage importance of both the earliest buildings and later buildings. It also requires awareness that many of the incremental alterations which have occurred to the earlier buildings reflect later historical and social trends which contribute to the historical record of the neighbourhood. The history of Lowertown West is the history of generations of Ottawa's working people, both French and English speaking, and the physical record of that social history, represented by both the institutions and the residential buildings, is a major cultural resource for the City of Ottawa.

Appendix B: Heritage Survey and Evaluation Form

Municipal Address: 216 Cathcart St.
Building Name:
Legal Description:
Date of Construction: 1869-1872
Original Use: residential - single
Present Use: residential - single
Present Zoning: HR-1
Planning Area: Lowertown West

Lot: E P L 25 **Block:** Cathcart S **Plan:** 3
Additions:
Original Owner: Cameron family
Present Owner: Philippe Black

PHASE ONE SURVEY

Potential Significance	Considerable	Some	Limited	None
	(Pre- 1878)	(1878 to 1913)	(1914 to 1957)	(1958 to 1992)
History (Date of Construction)	3	2	1	0
Architecture	3	2	1	0
Environment (Landmark or Design Compatibility)	3	2	1	0
	Phase One Survey Score /9		Potential Heritage Building Yes/No	
	Potential Heritage District Yes/No		Prepared By:	



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:

IF PART V:

HERITAGE DISTRICT NAME:

BY-LAW/DATE:

COMMENTS:

PHOTO DATE: June 1992

VIEW:

SOURCE: Gilberto Prioste

NEGATIVE NUMBER:

HISTORY

PREPARED BY: Michael McClelland

DATE: Summer 1992

Date of Construction: 1869-1872

Factual/Estimated

Sources:

Abstract Index: assignment 1866, Joseph Duschene, grantor, Napoleon Duschene, grantee.

Abstract Index: discharge 1869, Sarah Cameron, grantor, Joseph Duschene, grantee.

Assessment 1872: Donald Cameron, freehold; value of real property, value in 1872, 600; in 1871, 250. (Note difference in assessment between 1871 and 1872).

Assessment 1876: Cameron, freehold; value, 600.

FIP: appears on all plans 1878-1956. (Note lot shown as vacant on 1851 plan).

City Directories: First listing of Cameron on Cathcart is 1872.

Trends:

Demonstrates the trend of a small scale owner occupied building being constructed in Lowertown at the beginning of the 1870s.

Events: n/a Persons/Institutions:

The first occupant was Donald Cameron (and Sarah?). Cameron was listed as a driver, watchman, brewer and labourer (1872-73, 1874-75, 1875, 1877, 1879; no listing for Cameron 1869-70; Cameron not listed on Cathcart in 1868).

Summary/Comments On Historical Significance:

The building is an example of an early owner occupied residence in Lowertown.

Historical Sources**ARCHITECTURE**

PREPARED BY: Michael McClelland

DATE: Summer 1992

Architectural Design (Plan, Storeys, Roof, Windows, Materials, Details, Etc.):

1 /12 storey gable fronted house with aluminum siding; casement windows; small entry deck; rebuilt chimney; parged foundation.

Architectural Style:

Simple form of the gable fronted house is typical of Lowertown, but many of the stylistic details have been removed.

Designer/Builder/Architect:

unknown.

Architectural Integrity (Alterations):

Replacement windows; recladding in aluminum; gable end details removed; chimney rebuilt; porch or door canopy removed.

Other (Structure, Interior, Building Type, Etc.):**Summary/Comments On Architectural Significance:**

The building is an example of an early gable fronted house, although substantially reclud.

ENVIRONMENT

PREPARED BY: Michael McClelland

DATE: Summer 1992

Planning Area: Lowertown West

Heritage Conservation District Name (if any):



PHOTO DATE: June 1992
VIEW:
SOURCE: Gilberto Prioste
NEGATIVE NUMBER:

Compatibility With Heritage Environs:

The basic form and character of this building is compatible with other heritage buildings in Lowertown.

Community Context/Landmark Status:

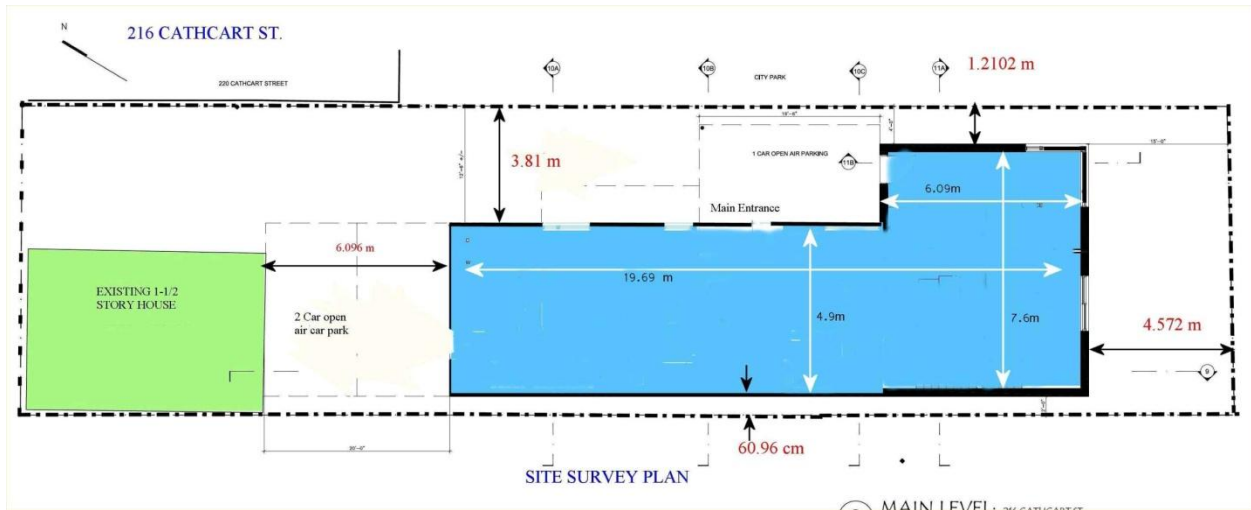
A mid-block building, but set beside the Ottawa Non-Profit Housing development. This building reestablishes the more typical setback relationship found in Lowertown.

Summary/Comments On Environmental Significance:

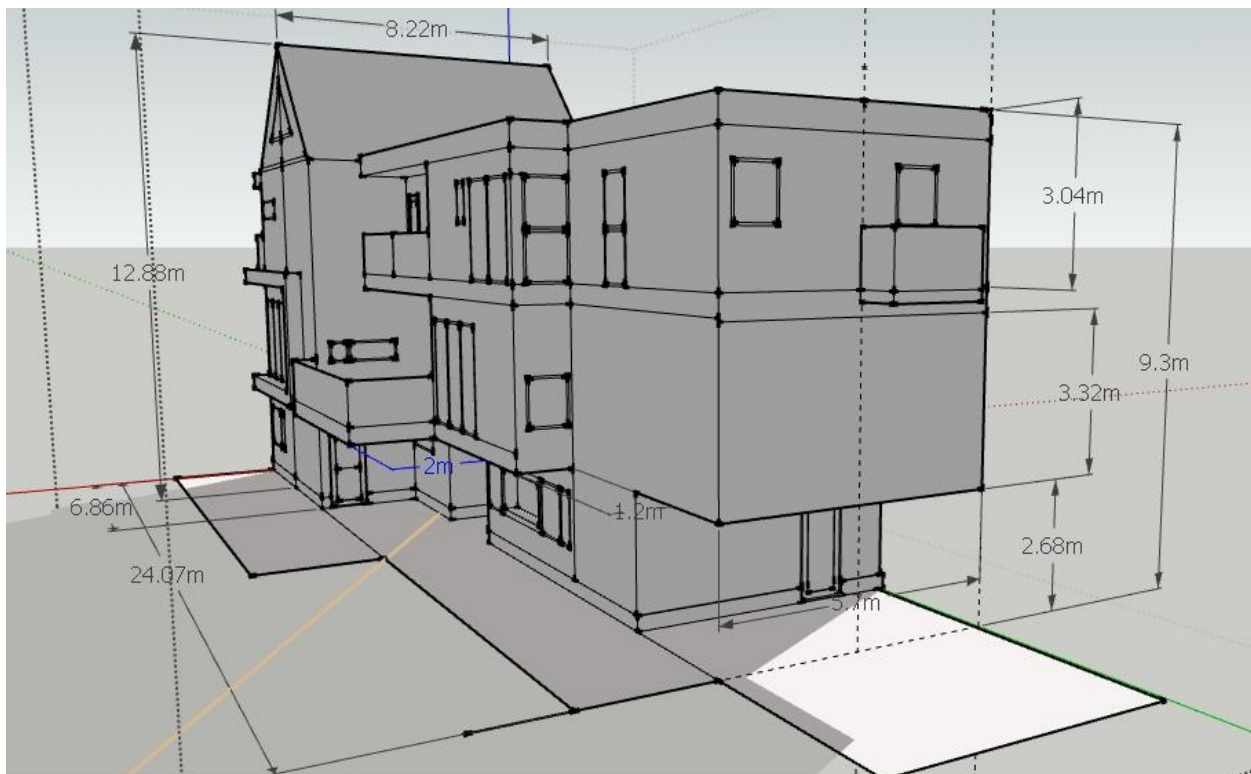
The building contributes in a modest manner to the heritage character of Lowertown.

216 Cathcart St.

Appendix C: Architectural Drawings



Site Survey Plan



North and west elevations showing the building's dimensions



View of the existing house from Cathcart Street with the proposed development in behind



View of the existing house, proposed development, laneway and parking from Cathcart Street



Front elevation showing a proposed porch addition



Oblique aerial view of the east elevation of the proposed development



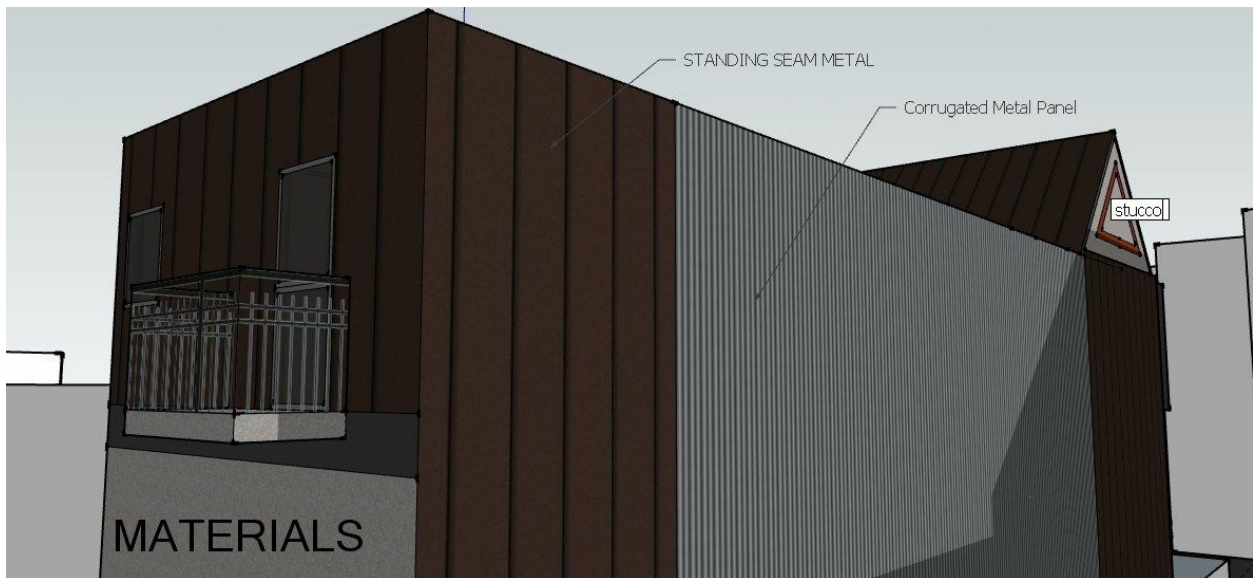
View of the south and east elevations of the proposed development and existing house. [It should be noted that the view is from above the park, not from the ground.]



View of the south and west elevations of the proposed development. [The drawing is mislabelled.]



View of the east elevation illustrating the proposed building materials



View of the north and west elevations illustrating the proposed building materials