

October 4, 2019

Lesley Collins
Heritage Planner
City of Ottawa
110 Laurier Ave W.
Ottawa, ON. K1P 1J1

Reference: Heritage Impact of the Proposed Development for 73-77 Guigues Avenue

Dear Lesley,

This letter is a response to the proposed demolition and development at 73 to 77 Guigues Avenue. The LCA Heritage and Culture Committee reviewed the application and is submitting their recommendations on the proposal to the Built Heritage Sub-Committee (BHSC). The proposed development is within the Lowertown West Heritage Conservation District (OHT, Part V) and the Heritage Overlay (Section 60).

The LCA's Heritage & Culture Committee responses are:

1. That demolition is not a sustainable option and sets precedent for further replacement of historic buildings within a Heritage Conservation District and results in an erosion of the area's heritage character.
2. That the project does not address an approach to recycling and re-purposing historic material. It is recommended that if the building is being removed from the site that it be dismantled and recycled since it holds embodied energy. Construction materials may be of excellent quality, considering the age of the building. Due to the wood density of the framing and beams, they may be repurposed for the new property or recycled. Avoiding further disposal in landfill will be beneficial to the project, to the community and to the City.
3. That the proposed design is partly compatible with the reasons for designation of the Lowertown West Heritage Conservation District. The row house building type is compatible with the heritage values of the HCD. The visual elements of the design, including the street front entrances, the setback and flat roof are compatible with the district's CDEs.
4. That there are architectural details of the proposed design that should be refined and improved before being issued a heritage permit. Including:
 - That the exterior design should be more subtle and conform to the traditional uniformity of comparable row houses in the district. The choice of several exterior finishes is not compatible with the district. Stucco, brick, cement board and stone veneer contrasts on a single unit are not a CDE of the district. This recommendation has been raised before to the owner with no substantial changes to the design.
 - That the exterior design should be distinctive from the Ecclesiastical precinct across the street, with its uniformity of stone finish, metal roofing and more formal stylistic influence than the adjacent neighbourhood.
 - That there should be no visible services (HVAC, Air Handling Units etc.) along the roof, and that they should be discreetly placed on the rear of the property

- That there should be a regularity of the roofline along the row, including a regular cornice below a parapet
 - That there should be more decorative accents along the cornice that are contemporary in reading yet are inspired by the cornice lines of many of the district's row houses and doubles. Rosettes, crowning, moldings and brackets may be designed to respect the vernacular interpretations of the Victorian and Edwardian homes within the district, as evident in many of the better maintained homes in the vicinity.
 - That the contemporary interpretation of these recommendations remain, so as to read as a 21st century infill with a competent subtlety to respecting the HCD's CDEs.
5. That the rich history of the property be acknowledged with the developer paying for an interpretive plaque about the people who lived there. Recent historical research of the existing properties holds a rich and early history within the Heritage Conservation District. While City-defined categorization of properties identify the properties as of low value, they are nonetheless a contributing resource within the Lowertown West HCD, and as such should be respected for their historical and associative importance. An important offer for mitigating the loss of the HCDs integrity would be to introduce interpretation of the historic place and the people who lived at this address. To interpret the property is to maintain a strong sense of community and distinction of being part of Lowertown's unique history. The LCA's Heritage and Culture Committee would be able to assist in this endeavour.

While the LCA's Heritage and Culture Committee supports adaptive reuse over demolition, especially in a designated HCD, the proposed project is appropriate for infill and densification of the neighbourhood. **We recommend that the BHSC not approve the project until the architectural design is refined to introduce a design more compatible with the residential character of the Lowertown West Heritage Conservation District.**

The LCA's Heritage and Culture Committee is available to review a further design and make recommendations to heritage planning prior to gaining a heritage permit.

Yours sincerely,
Andrew Waldron, Heritage and Culture Committee
Lowertown Community Association

cc:
Councillor Mathieu Fleury
Councillor Glen Gower
Councillor Rick Chiarelli, Member
Councillor Catherine McKenney
Councillor Riley Brockington
Councillor Scott Moffatt
Carolyn Quinn, Vice-Chair
Amanda Conforti, Member
Jennifer Halsall, Member
Barry Padolsky, Member
Norman Moyer, President, Lowertown Community Association
Richard Belliveau, Heritage Ottawa
Dana Collings, Program Manager, Heritage & Urban Design, City of Ottawa

