

1. APPLICATION TO ALTER MUTCHMOR SCHOOL, 185 FIFTH AVENUE, A PROPERTY DESIGNATED UNDER PART IV OF THE ONTARIO HERITAGE ACT

DEMANDE EN VUE DE MODIFIER L'ÉCOLE MUTCHMOR, 185, AVENUE FIFTH, PRORPRIÉTÉ DÉSIGNÉE EN VERTU DE LA PARTIE IV DE LA *LOI SUR LE PATRIMOINE DE L'ONTARIO*

COMMITTEE RECOMMENDATIONS

That Council:

- 1. Approve the application to alter Mutchmor School, 185 Fifth Avenue as per plans submitted by Barry J. Hobin and Associates Architects Inc. on February 27, 2013;**
- 2. Delegate authority for minor design changes to the General Manager, Planning and Growth Management Department; and**
- 3. Issue the heritage permit with a two year expiry from the date of issuance.**

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on May 28, 2013.)

(Note: 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.)

RECOMMANDATIONS DU COMITÉ

Que le Conseil :

- 1. approuve la demande en vue de modifier l'école Mutchmor, 185, avenue Fifth, selon les plans soumis par le cabinet d'architectes Barry J. Hobin and Associates Architects Inc. le 27 février 2013;**
- 2. délègue au directeur général, Urbanisme et Gestion de la croissance, le pouvoir d'apporter des changements mineurs au plan;**
- 3. délivre le permis en matière de patrimoine, qui expirera deux ans après sa date de délivrance.**

(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé en vertu de la *Loi sur le patrimoine de l'Ontario*, prendra fin le 28 mai 2013.)

(Nota : L'approbation de la demande de modification aux termes de la *Loi sur le patrimoine de l'Ontario* ne signifie pas pour autant qu'elle satisfait aux conditions de délivrance d'un permis de construire.)

DOCUMENTATION / DOCUMENTATION

1. Deputy City Manager's report, Planning & Infrastructure, dated 8 March 2013 (ACS2013-PAI-PGM-0082).
Rapport de la directrice municipale adjointe, Urbanisme et infrastructure, daté le 8 mars 2013 (ACS2013-PAI-PGM-0082).
2. Extract of Draft Minutes 1, Built Heritage Sub-Committee, 20 March 2013.
Extrait de l'ébauche du procès-verbal 1 du Sous-comité sur le patrimoine bâti d'Ottawa, le 20 mars 2013.
3. Extract of Draft Minutes 50, Planning Committee, 26 March 2013.
Extrait de l'ébauche du procès-verbal 50 du Comité de l'urbanisme, le 26 mars 2013.

Report to/Rapport au :

Built Heritage Sub-Committee
Sous-comité du patrimoine bâti

and/et

Planning Committee
Comité de l'urbanisme

and Council / et au Conseil

March 8, 2013
8 mars 2013

Submitted by/Soumis par : Nancy Schepers, Deputy City Manager/Directrice
municipale adjointe, Planning and Infrastructure/Urbanisme et Infrastructure

Contact Person / Personne ressource: *John Smit, Manager/Gestionnaire,
Development Review-Urban Services / Examen des projets d'aménagement-
Services urbains Planning and Growth Management/Urbanisme et Gestion de la
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CAPITAL (17)

Ref N°: ACS2013-PAI-PGM-0082

SUBJECT: APPLICATION TO ALTER MUTCHMOR SCHOOL, 185 FIFTH
AVENUE, A PROPERTY DESIGNATED UNDER PART IV OF THE
ONTARIO HERITAGE ACT

OBJET : DEMANDE EN VUE DE MODIFIER L'ÉCOLE MUTCHMOR, 185,
AVENUE FIFTH, PRORPRIÉTÉ DÉSIGNÉE EN VERTU DE LA PARTIE
IV DE LA LOI SUR LE PATRIMOINE DE L'ONTARIO

REPORT RECOMMENDATIONS

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

1. Approve the application to alter Mutchmor School, 185 Fifth Avenue as per
plans submitted by Barry J. Hobin and Associates Architects Inc. on February
27, 2013;
2. Delegate authority for minor design changes to the General Manager, Planning
and Growth Management Department; and

3. Issue the heritage permit with a two year expiry from the date of issuance.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on May 28, 2013.)

(Note: 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.)

RECOMMANDATIONS DU RAPPORT

Que le Sous-comité sur le patrimoine bâti d'Ottawa recommande au Comité de l'urbanisme de recommander à son tour au Conseil :

1. d'approuver la demande en vue de modifier l'école Mutchmor, 185, avenue Fifth, selon les plans soumis par le cabinet d'architectes Barry J. Hobin and Associates Architects Inc. le 27 février 2013;
2. de déléguer au directeur général, Urbanisme et Gestion de la croissance, le pouvoir d'apporter des changements mineurs au plan;
3. de délivrer le permis en matière de patrimoine, qui expirera deux ans après sa date de délivrance.

(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé en vertu de la *Loi sur le patrimoine de l'Ontario*, prendra fin le 28 mai 2013.)

(Nota : L'approbation de la demande de modification aux termes de la *Loi sur le patrimoine de l'Ontario* ne signifie pas pour autant qu'elle satisfait aux conditions de délivrance d'un permis de construire.)

BACKGROUND

Mutchmor Public School at 185 Fifth Avenue is a two-storey red brick public school located in Ottawa's Glebe neighbourhood (see Document 1). The building was designated under Part IV of the *Ontario Heritage Act* by City Council in 2000.

The application to alter is for an addition to the existing public school building to accommodate nine new classrooms (with three additional classrooms possible in the basement), a new library and a new office. The addition is necessary to meet the provincial requirements of full day kindergarten. The addition will be located at the southwest of the building facing onto Fifth Avenue. The new addition abuts the south side of the 1980s gymnasium and is connected to the 1911 portion of the building by a glass link (see Document 4).

This report has been prepared because applications to alter designated heritage buildings require the approval of City Council.

DISCUSSION

Recommendation 1:

Existing Building

Mutchmor Public School was designated by the former City of Ottawa in 2000 for its historical and architectural value. The school was one of seven elementary schools constructed in Ottawa in the 1890s and is representative of a time when Ottawa's population was growing very rapidly. The original, 1895 portion of the building was designed by Ottawa architect, E.L. Horwood, who also designed other Ottawa schools in the 1890s. Mutchmor has had three additions in its history, an eight classroom addition in 1911, designed by W.B. Garvock, another eight classroom addition in 1920 designed by W.C. Beattie and a large gymnasium addition in the 1980s.

The 1895 portion of the building is an excellent example of the Romanesque Revival style, and the south façade features an elaborate two-storey frontispiece with round arched windows and an entrance with wrought iron gates. The south façade also features elaborate brick work and terra cotta. The 1911 and 1920 sections of the building are more utilitarian but exhibit the influence of Edwardian Classicism in the pedimented doorways, red brick and stone trim. While constructed at different periods, the original building and its additions blend together harmoniously (see Documents 2, 3).

Addition

The proposed addition is a two-storey, flat-roofed structure clad in red brick with large windows and coloured metal panels. The front, south façade is set back from the original frontispiece of the school and is angled to preserve views of the school from the west along Fifth Avenue (see Document 6). A brick wall rises two-storeys at the southeast corner of the addition, providing a transition between the 1895 building and the new addition. The south façade of the new addition echoes the horizontal lines of the original school by extending the stone foundation, limestone string course and brick channelling that distinguish it. The large window frame of the addition continues the horizontal line between the first and second storeys and a gray panel at the foundation height provides further horizontal division. The window frame has large windows, a metal brise-soleil and brightly coloured panels inspired by colours found in the porches and front doors of the neighbouring houses. The second-storey features large rectangular windows in groupings of three creating a contemporary reflection of the fenestration pattern on the original building.

A glass link connects the new addition and the original school. The link is set back approximately 12 metres from the south façade of the original building. A barrier free ramp with a canopy will lead from Fifth Avenue to the entrance. An interior courtyard is created by the new addition, the original building and the glass link between the two (see Document 4). The wall of the new addition that faces the interior courtyard (not

visible from the street) will be clad in rusticated stone and metal panels, with coloured panels and large windows (see Document 6- east elevation).

The glass link will be a two-storey, flat roof structure and will incorporate the existing entrance on the west wall of the original school. On the ground floor, the existing pediment around the doorway will be retained but the existing door, frame, and transom will be removed, altered and replaced where possible. At the second level, the existing large window will be removed and made into an entrance, but the existing brickwork and stone voussoir will be retained (see Document 7).

The exterior materials for the addition include a combination of materials that reflect the character of the original building and contemporary materials. The use of red brick for the cladding and rusticated stone for the foundation reflects the materials in the historic building. The large windows reflect the 19th century goal of allowing maximum light and air into the classrooms for the health of the students. Contemporary materials including the metal panels and cladding clearly distinguish the structure as a new addition.

Cultural Heritage Impact Statement

A Cultural Heritage Impact Statement was prepared by Commonwealth Resource Management as part of this application and the corresponding Site Plan Control application. The CHIS concludes that,

The proposed addition is a very positive development that will ensure the continued use of the building as an elementary school well into the future. The addition will enhance the functionality and quality of this visible community asset by providing much needed additional classroom space, meeting accessibility requirements and complimenting the existing heritage building.

The complete CHIS is included as Document 8 and is on file with the City Clerk.

Prior to the issuance of a building permit, approval of a Site Plan Control application and the granting of minor variances for existing parking spaces, rear yard setback and gross floor area from the Committee of Adjustment are required.

Standards and Guidelines for the Conservation of Historic Places in Canada

City Council adopted the "Standards and Guidelines for the Conservation of Historic Places in Canada" (Standards and Guidelines) in 2008. This document is used in evaluating all applications to alter designated heritage buildings. The applicable Standards for this proposal are:

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

Standard 3: Conserve heritage value by adopting an approach calling for minimal intervention.

Standard 11: Conservation the heritage value and character defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

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 following Guidelines are applicable:

4.3 (13) Selecting the location for a new addition that ensures that the heritage value of the place is maintained.

4.3 (14) Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.

4.3(15) Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.

The Department supports this application because the proposed addition to Mutchmor School meets the Standards and Guidelines noted above. The application is appropriate for the following reasons:

- The heritage value of the existing school building is conserved through an approach of minimal intervention for the historic portion of the building, further, the addition could be removed in the future with minimal damage to the designated building.
- The character defining elements of the building as described in the Statement of Reason for Designation will be conserved.
- The new addition is physically and visually compatible with, subordinate to and clearly distinguishable from the original building.
- The angled setback of the addition along Fifth Avenue preserves views of the original school from the west.
- The addition reinforces the south façade of the building as the principal façade and the link between the new addition and the original building is cleverly conceived to provide additional barrier free access to the building while reducing the impact on the building's heritage attributes.
- The proposed addition allows the use of this building as an elementary school into the future.

Recommendation 2:

Occasionally, minor changes to a building emerge during the working drawing phase. This recommendation is included to allow the Planning and Growth Management Department to approve these changes.

Recommendation 3:

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. A two-year expiry date is recommended to ensure that projects are completed in a timely fashion and according to the approved heritage permit.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

Heritage Ottawa is aware of and supports the application to alter. Comments from Heritage Ottawa are included as Document 9.

Neighbours within 30 metre of the property were notified of the application and offered the opportunity to comment.

The Glebe Community Association is aware of the application.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Chernushenko is aware of the application.

LEGAL IMPLICATIONS

There are no direct legal implications associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications.

FINANCIAL IMPLICATIONS

There are no direct financial implications associated with this report.

ACCESSIBILITY IMPACTS

The proposed addition will increase barrier free access to the school building.

TECHNOLOGY IMPLICATIONS

There are no technology implications associated with this report.

TERM OF COUNCIL PRIORITIES

C3: Provide a vibrant, compelling destination

HC4: Improve arts and heritage

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Current Conditions

Document 3 Statement of Reason for Designation

Document 4 Site Plan

Document 5 Elevations

Document 6 Perspectives

Document 7 Interior Perspective

Document 8 Cultural Heritage Impact Statement (on file with the City Clerk and distributed separately)

Document 9 Comments from Heritage Ottawa

DISPOSITION

City Clerk and Solicitor Department, Legislative Services to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision.

LOCATION MAP

DOCUMENT 1



 Produced by Infrastructure Services and Community Sustainability Produit par le Services d'infrastructure et Viabilité des collectivités	
D09-01-FIFT 185	13-0325-C
I:\CO\ 2013 \Heritage\ FifthSt185	
2013 / 03 / 01	
REVISION DATE DE RÉVISION	



Location Map / Plan de révision
Heritage / Patrimoine
185 FIFTH AVENUE

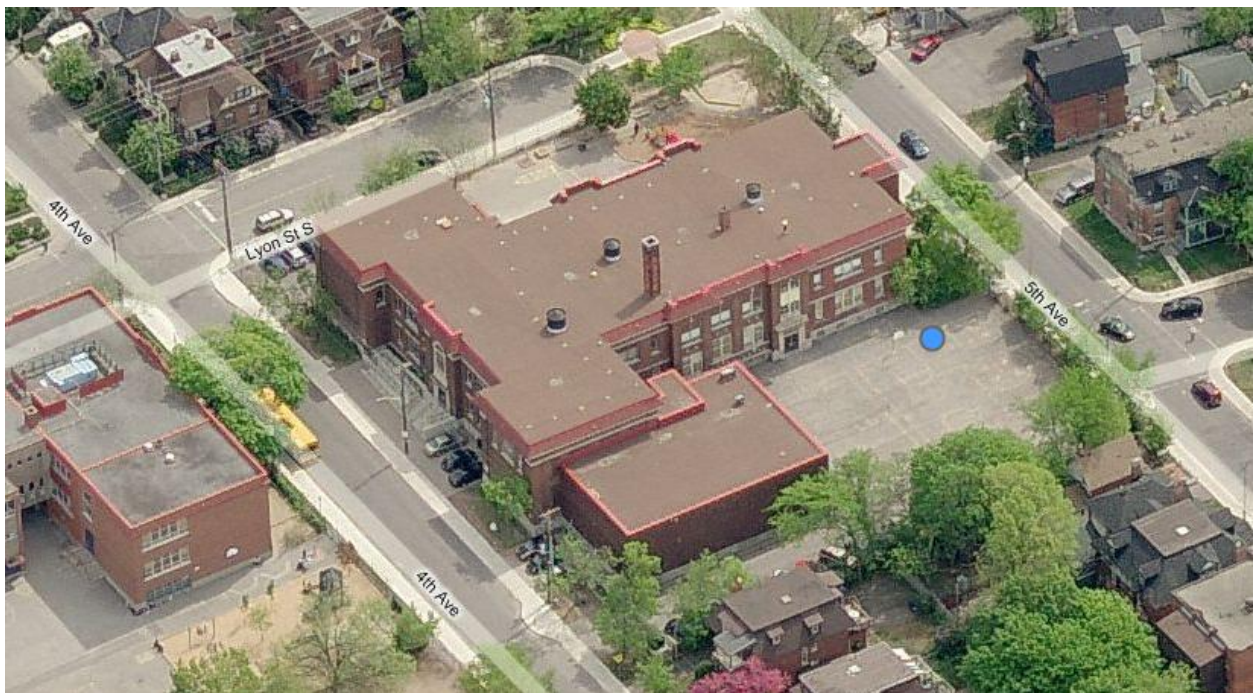
Échelle
 N.T.S.
 Mètres



Scale
 N.T.S.
 Metres

CURRENT CONDITIONS

DOCUMENT 2







STATEMENT OF REASON FOR DESIGNATION

DOCUMENT 3

By-law 43-2000

Mutchmor Public School is recommended for designation under Part IV of the Ontario Heritage Act for historical and architectural reasons.

Mutchmor Public School, completed in 1895, was one of seven elementary schools constructed in Ottawa in the 1890s. Of these schools, only two others, First Avenue Public School (1898) and Osgoode Street School (1897, now Ecole Franco-Jeunesse) remain standing. The Ottawa Public School Board built these schools when Ottawa's population was growing very rapidly and they remain as important visual reminders of an era of growth in the city when schools were a considerable source of civic pride.

Mutchmor Public School was designed by local architect E.L. Horwood, who also designed the city's other remaining 19th century public schools. In 1911, the Board of Education architect W.B. Garvock designed an eight-room addition and in 1920, his successor W.C. Beattie added eight rooms.

Mutchmor Public School is a two-storey, red brick structure with a rock-faced stone foundation, stringcourses, window sills and lintels. A sloped parapet with bracketed eaves conceals a flat roof. The principal (south) façade, the original section of the school, is distinguished by a two-storey frontispiece with a centrally-placed, round-arched entrance and a recessed door. Elaborate terra cotta impostes from which brick voussoirs spring, a Palladian window, a date stone and a pair of handsome wrought iron gates further enhance the frontispiece. Brick is used with considerable accomplishment in this portion of the building to create decorative features such as channels, a dog-toothed course, rectangular boxes and elaborate corbelling below the cornice. Garvock and Beattie carefully designed the two additions to the north of the original portion of the school to match it, but each has more subdued classical details such as pedimented doorways and smooth-cut stone details. Large windows, designed to allow maximum light and air into the classrooms for the health of the students, further distinguish the building.

The original section of Mutchmor Public School is an example of the Romanesque Revival style that was popular in the 1880s and 1890s. Buildings of this style feature rusticated stone foundations and trim, few decorative motifs and the extensive use of the round arch, especially for elaborate entrances. The new portions of the building are more utilitarian, but show the influence of Edwardian Classicism in the classically inspired doorways, red brick and stone trim.

As few original details remain, the interior of the school and the 1980s gymnasium addition are not included in the designation.

ELEVATIONS

DOCUMENT 5



PERSPECTIVES

DOCUMENT 6



MUTCHMOR PUBLIC SCHOOL

CONCEPT RENDERINGS

FEBRUARY 22, 2013





MUTCHMOR PUBLIC SCHOOL
CONCEPT RENDERINGS

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MUTCHMOR PUBLIC SCHOOL
CONCEPT RENDERINGS

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MUTCHMOR PUBLIC SCHOOL
CONCEPT RENDERINGS

FEBRUARY 22, 2013



MUTCHMOR PUBLIC SCHOOL
CONCEPT RENDERINGS

FEBRUARY 22, 2013



INTERIOR PERSPECTIVES

DOCUMENT 7



LINK TO EXISTING SCHOOL:
GROUND FLOOR



LINK TO EXISTING SCHOOL:
SECOND FLOOR



MUTCHMOR PUBLIC SCHOOL
CONCEPT RENDERINGS

FEBRUARY 22, 2013



COMMENTS FROM HERITAGE OTTAWA

DOCUMENT 9



Application to Alter Mutchmor School, 185 Fifth Avenue

Thank you for the opportunity to comment on this plan for Mutchmor School. We would like to congratulate the Ottawa Carleton District School Board in collaboration with Barry J. Hobin & Associates Inc, for developing an addition that is respectful of this Part IV designated heritage structure, which is so much treasured by the community.

The proposed addition for Mutchmor is respectful of the earlier portions of the structure covered by the Part IV designation, and respectful of the character of the neighbourhood. The scale of the addition is appropriate, and there is a clear distinction from the earlier portions of the heritage building. The material and design of the new addition, and the setbacks from the street, as well as the rhythm of the new windows work well. The plan is in the spirit of the original intention of generous windows which were to promote learning and health through light and fresh air. We appreciate that the coloured panels, which were quite prominent in an earlier iteration, have been toned down so that the new addition, while clearly of its own time, does not overwhelm the visual qualities of the heritage structure.

We support the recommendations of the CHIS (p. 32), with respect to the existing wooden door assembly: the door frame and materials should be reused if sound. If no other measures can be found to retain the double side doors and transom, perhaps they can be reused as a part of the new second front entrance which leads out onto Fifth Avenue.

The CHIS produced for this proposal is thorough, balanced and a constructive contribution to a successful project.

Thank you

Leslie Maitland, M.Mus., CAHP
President, Heritage Ottawa