

**Subject: Application to Demolish 197 and 201 Wilbrod Street, properties designated under Part V of the *Ontario Heritage Act* as part of the Sandy Hill West Heritage Conservation District**

**File Number: ACS2022-PIE-RHU-0015**

**Report to Built Heritage Sub-Committee on 10 May 2022**

**and Council 25 May 2022**

**Submitted on April 5, 2022 by Court Curry, Manager, Right of Way, Heritage and Urban Design Services, Planning, Real Estate and Economic Development Department**

**Contact Person: Ashley Kotarba, Planner II, Heritage Planning Branch**

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

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

**Objet : Demande de démolition des 197-201, rue Wilbrod, des propriétés désignées en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario* et situées dans le district de conservation du patrimoine de Côte-de-Sable Ouest**

**Dossier : ACS2022-PIE-RHU-0015**

**Rapport au Sous-comité du patrimoine bâti**

**le 10 mai 2022**

**et au Conseil le 25 mai 2022**

**Soumis le 5 avril 2022 par Court Curry, Gestionnaire, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'immobilier et du développement économique Personne ressource : Ashley Kotarba, Urbaniste II, Planification du Patrimoine**

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

**Quartier : Rideau-Vanier (12)**

## **REPORT RECOMMENDATIONS**

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

- 1. Approve the applications to demolish 197 and 201 Wilbrod Street, conditional upon:**
  - a. That until the time of the construction of a replacement building, the registered Owner shall landscape the property to the satisfaction of the General Manager of Planning, Real Estate and Economic Development Department. The registered Owner shall prohibit the use of the property for other interim uses and maintain the property in accordance with the Property Standards By-law;**
- 2. Approve the issuance of the heritage permit for each application with a two-year expiry date from the date of issuance unless otherwise extended by Council.**

**That Council:**

- 3. Exempt the subject properties (197 and 201 Wilbrod Street) from the requirements of the Demolition Control By-law, 2012 (2012-377).**

## **RECOMMANDATIONS DU RAPPORT**

**Que le Sous-Comité du patrimoine bâti recommande au Conseil :**

- 1. Approuver les demandes de démolition visant les 197 et 201, rue Wilbrod, sous réserve des conditions suivantes :**
  - a. D'ici la construction du nouveau bâtiment, le propriétaire inscrit devra paysager la propriété à la satisfaction du directeur général de Planification, Immobilier et Développement économique. Il devra également interdire l'utilisation de la propriété à d'autres fins provisoires et entretenir celle-ci conformément au Règlement sur les normes d'entretien des biens;**
- 2. Approuver les demandes de permis en matière de patrimoine, valide pendant deux ans à compter de la date de délivrance, sauf si le permis est prolongé par le Conseil municipal.**

**Que le Conseil :**

- 3. Dispense les propriétés visées (197 et 201, rue Wilbrod) des exigences du Règlement sur le contrôle des démolitions de 2012 (2012-377);**

## **BACKGROUND**

The properties at 197 and 201 Wilbrod Street are both two-and-a-half front gabled brick houses. The properties are located on the north side of the street between King Edward Avenue and Cumberland Street. These two buildings form part of a cluster of three front gable houses and were built circa 1876 as some of the first houses on the block (Document 1-3).

The properties at 197 and 201 Wilbrod Street were designated under Part V of the *Ontario Heritage Act* as part of the Sandy Hill West Heritage Conservation District, which was designated in 1994 as a meeting place between residential, religious and institutional areas. The properties are classified as contributing properties with the heritage conservation district (Document 2).

These two-and-a-half storey buildings have been heavily altered over the years, with stucco applied over the brick on the front façades, iron porches replacing the original wooden ones, and the removal of the bargeboard. A garage has been erected between the two buildings.

In 2003, the owner at the time applied to demolish the buildings under the Demolition Control Provisions of the *Planning Act*. This application was initiated because the owner did not have a replacement building and wanted to demolish them. The owner later requested a deferral. The application was reactivated in 2005, when staff recommended refusal of the application. Council refused the application for demolition in 2005. No application under the *Ontario Heritage Act* was made in accompaniment to this planning application.

In 2008, a Fire Marshall's order to demolish the buildings was issued by Building Code Services, however later revoked because of utility and heritage issues. It was determined at the time, that while the Fire Marshall's order overrides the Demolition Control By-law, it does not trump the requirements under the *Ontario Heritage Act*.

Over the course of the past 10 years, several Orders under the *Building Code Act* were issued, and work was undertaken to brace and secure the building.

These houses have been vacant for about 20 years and are victims of demolition by neglect. In 2016, the properties were added to the Heritage Watch List, which monitors designated heritage buildings that are vacant or at risk.

The property was sold to a new owner in recent years and the current owner is seeking to redevelop the properties.

This report has been prepared because demolition in a heritage conservation district designated under Part V of the *Ontario Heritage Act* requires the approval of City Council. An application for new construction was submitted concurrently; however, is on hold until the minor rezoning application is ready to proceed to committee.

## **DISCUSSION**

### **Recommendation 1 - Demolition**

This application is for the demolition of both 197 and 201 Wilbrod Street. Over the course of the last 15 years or more, these buildings have sat vacant and have been the subject of neglect and vandalism. The properties have been braced and fenced and monitored by staff in Building Code Services for several years.

A report from Ojdrovic Engineering, completed in 2013 reviews the condition of the buildings and comments on the possible retention of the whole or parts of each building. The report recommends the immediate bracing of the west wall (completed by the City of Ottawa) and provides a list of restoration and preservation elements, stating that “with all this work is done, there would be very little to show of the original buildings. The facades would have to be rebuilt, and the original plank framing would be hidden behind the insulation and finishes” (Document 4).

The second report, completed four years later by Art Engineering Inc. states that both buildings are in very poor condition and concludes:

*“Despite the heritage value of the structure, it is our opinion that due to the hazardous conditions and deteriorated state, it would be best to demolish the existing structure and replace it with a new building that matches the aesthetic of the neighbourhood.”*

(Document 5)

After many years of working with the previous owner to encourage rehabilitation of these buildings, it became clear that meaningful retention and rehabilitation was no longer possible. Given the safety and by-law issues with these properties and feedback from the local community City staff have reluctantly encouraged the owner to apply for a

demolition under the *Ontario Heritage Act*, provided a replacement building is proposed. With new ownership, these applications have been made. The proposed development is a four-storey apartment building replacing the two buildings. The proposed building will be red brick and draw on design elements found on low-rise apartment buildings in the HCD. The new construction will be subject to review of the BHSC in the coming months. (Document 6)

The Sandy Hill West HCD does not have a post-2005 HCD plan, therefore, the HCD does not have policies related to demolition, because prior to 2005, demolition could only be postponed, not prevented.

Through the engineering reports and on-site photos from Building Code Services, the building has been documented. This information will be deposited at the City of Ottawa Archives. Staff also included a condition to ensure that the site is maintained in good condition following the demolition of the building until construction on the replacement building begins.

### **Recommendation 2 – Heritage Permit Expiry**

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

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 the buildings are demolished in a timely fashion.

### **Conclusion:**

Unfortunately, these buildings were subject to demolition by neglect by the previous owner for many years and there remains little left that could be salvaged. Over the past several years, the City has developed a series of tools to take stronger action on vacant and at risk heritage buildings including the updates to the City's Property Standards By-law, the Heritage Watch List and additional forthcoming tools including the Residential Vacant Unit Tax and the Vacant Building By-law review. One of the goals of this set of tools is to encourage rehabilitation and adaptive reuse of existing vacant heritage buildings and to discourage other heritage buildings from becoming vacant or being allowed to deteriorate.

In general, the Heritage Planning Branch does not support the demolition of designated buildings; however, many of their attributes have been lost, and the overall structural integrity is low. While the framing of the buildings may be salvageable, most of the original fabric would be lost in any rehabilitation project. In addition, a new development

is proposed for the site and the lot will be maintained in accordance with the Property Standards By-law in the interim. For these reasons, heritage staff do not object to the proposed demolition at 197 and 201 Wilbrod Street.

### **Recommendation 3 – Demolition Control**

The department recommends excluding this property from the Demolition Control process given the condition of the buildings. A heritage permit application along with a minor zoning bylaw amendment and site plan application have been submitted. The heritage and rezoning applications will be brought forward to committee in the coming months.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that 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 on April 1, 2022 and offered the opportunity to provide comments.

Action Sandy Hill was notified of this application on April 1, 2022.

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 Ward Councillor is aware of this report.

### **LEGAL IMPLICATIONS**

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

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications.

**ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications associated with this report.

**FINANCIAL IMPLICATIONS**

There are no direct financial implications.

**ACCESSIBILITY IMPACTS**

There are no accessibility implications associated with this report.

**ECONOMIC IMPLICATIONS**

There are no economic 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, culture, 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 June 23, 2022.

**SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Heritage Survey Forms

Document 3 Current Context Photos

Document 4 Heritage Structural Review of 197-201 Wilbrod Street, Ottawa,  
Ojdrovic Engineering, 2013

Document 5 Field Review, Art Engineering Inc, 2017

Document 6 Proposed Renderings




**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



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
D09-01-WILB197	22-0249-L	 197-201 rue Wilbrod St.	 <small>NOT TO SCALE</small>
I:\CO\2022\Heritage\Wilbrod_197_201			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers                  All rights reserved. May not be produced without permission.                  THIS IS NOT A PLAN OF SURVEY</small>			
<small>©Les données de parcelles appartiennent à Terranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2022 / 03 / 24			

Document 2 – Heritage Survey Forms

197 Wilbrod Street

CITY OF OTTAWA  
DEPARTMENT OF PLANNING & DEVELOPMENT  
COMMUNITY PLANNING BRANCH

HERITAGE SURVEY  
AND  
EVALUATION FORM

BUILDING FILE NO.  
PD 43: WILBROD 197  
HERITAGE DISTRICT FILE NO.  
PD 4302-5-1:

Municipal Address: 197 Wilbrod  
Building Name:  
Legal Description: Plan 6, W 1/2 Lot 9 Wilbrod N. Lot: W 1/2 of 9 Block: (FIP 141) Plan: 6  
Date of Construction: 1976 Additions: rear addition raised, 1912-1922  
Original Use: residential, single Original Owner: AUGUSTE POTVIN  
Present Use: multiple residential Present Owner: Gorfay Realty Co.  
Present Zoning: CAH-X #4#  
Planning Area: SANDY HILL WEST

PHASE ONE SURVEY

Potential Significance	Considerable	Some	Limited	None
	(Pre- 1880 )	( 1880 to 1920 )	( 1920 to 1950 )	( 1950 to present )
History				
(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	Prepared By:
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:

IF PART V:

HERITAGE DISTRICT NAME:  
Sandy Hill West

BY-LAW/DATE:

COMMENTS:



PHOTO DATE: May 1992  
VIEW: N  
SOURCE: K. Deevey  
NEGATIVE NUMBER: 069

**HISTORY**

PREPARED BY: M. Carter

DATE: May 1992

Date of Construction: 1876

\*Factual/Estimated

Sources: Bracketting 1876 Bird's Eye (NMC 11967) and 1878 FIP (NMC10731 confirmed by directory information

**Trends: initial development of the area**

This house, built in 1876, was the first of the earlier houses to be built on this block, although there was some residential development here as early as the mid 1860s. This was one of three houses built to the same plan in a row. The others at 197 and 205 Wilbrod also survive.

**initial development as civil service residential area**

The original occupant of this house was Augustin Potvin, an upper level career civil servant, and later two sons of a former Clerk Privy Council (Joseph Cote) lived here. He also owned and financed the construction of #201 Wilbrod.

**University of Ottawa and church institutional associations**

by 1935 the Oblate Order owned this house, when they acquired it and why is unclear. The Oblates are a religious order, integrally associated with the University of Ottawa.

**University of Ottawa student housing, 1990**

in 1990 the house was occupied by students, a result of its proximity to Ottawa U. and an illustration of the demand for housing this institution creates in the neighbourhood.

**single to multiple residential use, 1930s**

While it was owned by the Oblate Order in 1935, this single family residence was converted to apartments, a trend occurring throughout the neighbourhood in the 1920s, 1930s and 40s.

**income property, post 1935**

since 1935 this house been an investment property

**Events:****Persons/Institutions:**

**Summary/Comments On Historical Significance:** An initial building that exhibits many major trends in this area.

**Historical Sources (Coded):** Early Maps -1915 (NMC 17588, Askwith), 1895 (NMC 33001), 1895 (NMC 48708, Brophy), 1893 (NMC 11851, Bird's Eye), 1874 (NMC 4239), 1876 (NMC 11967, Bird's Eye View), FIP-1878, 1901, 1912, 1922, 1948, 1956, Block 146. NCC, "Ottawa and Environs", OPD Heritage Map 1979, PB818, 1990. Ottawa City Directories: 1878, 1902, 1912, 1922, 1948, 1956, 1975, 1990. OPD Building Permits No. 8285, 3042, 49214. 1871 Census. 1911 Assessment Rolls. Ottawa Planning Department, File #PD04-OHD4300197 Wilbrod, 1984

**ARCHITECTURE**

PREPARED BY: J. Smith

DATE: July 1992

**Architectural Design (Plan, Storeys, Roof, Windows, Materials, Details, Etc.):** 2 1/2 storey gable front residence. Stone foundation, stuccoed front wall, brick veneer side walls, segmentally arched windows, decorative finial. Original windows and doors, recent wrought iron porch.

**Architectural Style:** Vernacular Victorian.

**Designer/Builder/Architect:****Architectural Integrity (Alterations):**

**Original building:** 2 1/2 storey square plan brick veneer house with shingle roof and full front porch. 1 1/2 storey brick veneer addition in rear with porch across full west side. Two further 1 1/2 storey sheds close the east and north property lines to form an L.

1878-1901- west side porch removed

1901-1912 - brick kitchen addition altered or rebuilt to same west dimensions as main house. Raised to 2 1/2 storeys.

1912-1922 -wood addition close to house rebuilt to two storeys with new composition roof.

1924- major exterior alterations including reroofing with composition roof, removal of rear sheds and front porch, O.Rose 1935- duplexed (conversion to apartments, value \$1000.00), contractor : B. Milks Construction

1962- new 2 storey open front verandah to duplex. \$750.00, contractor : A. Beaudoin.

**Present:** Full with ground floor porch removed, altered wall finishings, added west shed dormer.

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

**Summary/Comments On Architectural Significance:** Altered late Victorian residence.

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: NW  
SOURCE: K. Deevey  
NEGATIVE NUMBER: 127

Compatibility With Heritage Environs: Compatible in form, scale and details with heritage residential environment.

Community Context/Landmark Status:

Summary/Comments On Environmental Significance: Minor contributing element to heritage character.

## PHASE TWO EVALUATION

CRITERIA SCORING					
HISTORY CATEGORY	E	G	F	P	SCORE
1. Date of Construction	1				35
2. Trends			1		20
3. Persons/Institutions				1	0
HISTORY TOTAL	35	0	20	0	55
ARCHITECTURAL CATEGORY	E	G	F	P	SCORE
1. Design			1		10
2. Style			1		10
3. Designer/Builder					0
4. Architectural Integrity			1		10
ARCHITECTURAL TOTAL	0	0	30	0	30
ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Design Compatibility		1			33
2. Landmark /				1	0
3. Community Context				1	0
ENVIRONMENT TOTAL	0	33	0	0	33

\*Date of Construction in Sandy Hill area.  
 Excellent ( Before 1880 ), Good ( 1880 to 1920 ), Fair ( 1920 to 1950 ), Poor ( After 1950 )  
 Criteria Scoring completed by: EVALUATION COMMITTEE Date: Sept. 1992

CATEGORY SCORE	DETERMINATION OF THE PHASE TWO TOTAL SCORE	
	IN A POTENTIAL HERITAGE DISTRICT	NOT IN A POTENTIAL HERITAGE DISTRICT
History	55 x 45% = 25	X 40% =
Architecture	30 x 25% = 8	X 40% =
Environment	33 x 30% = 10	X 20% =
PHASE TWO TOTAL SCORE	42 /100	/100

## HERITAGE CLASSIFICATION FOR THE SANDY HILL WEST AREA

Phase Two Total Score

Group	0	0	3	0
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PHASE TWO EVALUATION SUMMARY: 197 Wilbrod

201 Wilbrod Street

CITY OF OTTAWA  
DEPARTMENT OF PLANNING & DEVELOPMENT  
COMMUNITY PLANNING BRANCH

HERITAGE SURVEY  
AND  
EVALUATION FORM

BUILDING FILE NO.  
PD 43: WILBROD ST |  
HERITAGE DISTRICT FILE NO.  
PD 4302-5-1:

Municipal Address: 201 Wilbrod  
Building Name:  
Legal Description: Plan 6, E 1/2 Lot 9 Wilbrod N Lot: 1/2 of 9 Block: (FIP 141) Plan: 6  
Date of Construction: 1876 Additions: rear addition raised, small brick addition 1924  
Original Use: residential, single Original Owner: Auguste Potvin  
Present Use: multiple residential Present Owner: Gorfay Realty Co  
Present Zoning: CAH-X #4\*  
Planning Area: SANDY HILL WEST

PHASE ONE SURVEY

Potential Significance	Considerable	Some	Limited	None
	(Pre- 1880	) ( 1880 to 1920	) ( 1920 to 1950)	( 1950 to present)
History				
(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				

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:  
Sandy Hill West

BY-LAW/DATE:

COMMENTS:



PHOTO DATE: May 1992  
VIEW: N  
SOURCE: K. Deevey  
NEGATIVE NUMBER: 070

**HISTORY**

PREPARED BY: M. Carter

DATE: May 1992

Date of Construction: 1876

\* Factual/Estimated

Sources: Evident in 1876 Bird's Eye (NMC 11967) and 1878 FIP (NMC10731) confirmed by 1877 Tax Roll listing, p.14.

**Trends: initial development of the area**

This house, built in 1876, was this was one of the earlier houses to be built on this block, although there was some residential development here as early as the mid 1860s.

**initial development as civil service residential area**

The owner of this house was Augustin Potvin, an upper level career civil servant, who lived at 197 Wilbrod, next door. He appears to have been the investor that built this property.

**speculative development construction, 1870s**

This was one of three houses built in a row to the same plan. The others at 197 and 205 Wilbrod still survive.

**long term ownership association with house now at at 197 Wilbrod**

201 Wilbrod was originally owned with 197 Wilbrod on the same lot. While the original owner sold 201 its tenant, Tasse, by 1911 Tasse had acquired both properties. In 1924 both properties were owned by the St. Laurent family, then Dr. Hurteau owned both properties in 1962. From 1977-present the two houses have been owned by the same real estate company.

**University of Ottawa student housing, 1990**

in 1990 the house was occupied by students, a result of its proximity to Ottawa U. and an illustration of the demand for housing this institution creates in the neighbourhood.

**single to multiple residential use, 1920s**

This single family residence was converted to apartments, an trend occuring throughout the neighbourhood in the 1920s, 1930s and 40s.

**Investment property, 1990s****Events:****Persons/Institutions:**

**Summary/Comments On Historical Significance:** . An initial building that exhibits many major trends in this area. The close association with its neighbour at 197 Wilbrod argue that the early tradition of development investment that was important in the creation of this area has survived in these properties.

**Historical Sources (Coded):** Early Maps -1915 (NMC 17888, Askwith), 1895 (NMC 33001), 1895 (NMC 48708, Brophy), 1893 (NMC 11851, Bird's Eye), 1874 (NMC 4239), 1876 (NMC 11967, Bird's Eye View). FIP-1878, 1901, 1912, 1922, 1948, 1956, Block 146. NCC, "Ottawa and Environs", OPD Heritage Map 1979, PB818, 1990. Ottawa City Directories; 1878, 1902, 1912, 1922, 1948, 1956, 1975, 1990. OPD Building Permits No. 3338, .8285, 3042, 49213, 49214. 1877, 1895, 1911 Assessment Rolls. Ottawa Planning Department, File #PD04-OHD4300197 Wilbrod, 1984

**ARCHITECTURE**

PREPARED BY: J. Smith

DATE: July 1992

**Architectural Design (Plan, Storeys, Roof, Windows, Materials, Details, Etc.):** 2 1/2 storey gable front residence. Stone foundation, stuccoed front wall, brick veneer side walls, segmentally arched windows, decorative finial. Original windows and doors, recent wrought iron porch.

**Architectural Style:** Vernacular Victorian.

**Designer/Builder/Architect:****Architectural Integrity (Alterations):**

**Original building:** 2 1/2 storey brick veneer house with a square plan, shingle roof and open porch across front facade and on west facade of 1 1/2 storey rear addition.

1878-1901- removal of west side porch

1901-1912 - re roofing rear addition

1924 - conversion to 3 apartments, value \$8,000, O. Rose, contractor. These changes also included removal of wooden rear sheds, raising of roof of rear addition to 2 storeys, and construction of small brick addition to rear, removal of front porch and replacement of main roof with composition roofing.

1962-new 2 storey open front verandah, value of work \$750.00, A. Beaudin, contractor

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

**Summary/Comments On Architectural Significance: Present:** Full with ground floor porch removed, altered wall finishings, added west shed dormer.

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: NW  
SOURCE: K. Deevey  
NEGATIVE NUMBER: 127

Compatibility With Heritage Environs: Altered late Victorian residence.

Community Context/Landmark Status:

Summary/Comments On Environmental Significance: Compatible in form, scale and details with heritage residential environment.



## PHASE TWO EVALUATION

CRITERIA SCORING					
HISTORY CATEGORY	E	G	F	P	SCORE
1. Date of Construction	1				35
2. Trends			1		20
3. Persons/Institutions				1	0
HISTORY TOTAL	35	0	20	0	55

ARCHITECTURAL CATEGORY	E	G	F	P	SCORE
1. Design			1		10
2. Style			1		10
3. Designer/Builder					0
4. Architectural Integrity			1		10
ARCHITECTURAL TOTAL	0	0	30	0	30

ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Design Compatibility		1			33
2. Landmark /				1	0
3. Community Context				1	0
ENVIRONMENT TOTAL	0	33	0	0	33

\*Date of Construction in Sandy Hill area.

Excellent ( Before 1880 ), Good ( 1880 to 1920 ), Fair ( 1920 to 1950 ), Poor ( After 1950 )  
 Criteria Scoring completed by: EVALUATION COMMITTEE Date: Sept. 1992

CATEGORY SCORE	DETERMINATION OF THE PHASE TWO TOTAL SCORE		
	IN A POTENTIAL HERITAGE DISTRICT		NOT IN A POTENTIAL HERITAGE DISTRICT
History	55 x 45% =	25	X 40% =
Architecture	30 x 25% =	8	X 40% =
Environment	33 x 30% =	10	X 20% =
PHASE TWO TOTAL SCORE		42 /100	/100

## HERITAGE CLASSIFICATION FOR THE SANDY HILL WEST AREA

## Phase Two Total Score

Group	0	0	3	0
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PHASE TWO EVALUATION SUMMARY: 201 Wilbrod

Document 3 – Current Photos



**Document 6 – Proposed Renderings**

