

4. **APPLICATION TO ALTER 61 PARK ROAD, A PROPERTY LOCATED IN ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT, DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT***
- DEMANDE DE MODIFICATION DU 61, CHEMIN PARK, UNE PROPRIÉTÉ SITUÉE DANS LE DISTRICT DE CONSERVATION DU PATRIMOINE DE ROCKCLIFFE PARK ET DÉSIGNÉE EN VERTU DE LA PARTIE V DE LA *LOI SUR LE PATRIMOINE DE L'ONTARIO***

COMMITTEE RECOMMENDATIONS

That Council:

1. **approve the application to alter the building at 61 Park Road according to plans submitted by Robertson Martin Architects, received on August 24, 2017 and dated August 16, 2017;**
2. **approve the application to demolish the garage at 61 Park Road, facing Elmwood Avenue;**
3. **approve the landscape design for 61 Park Road according to plans submitted by Robertson Martin Architect on August 24, 2017, and dated August 16, 2017;**
4. **delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development;**
5. **issue the heritage permit with a two-year expiry date from the date of issuance.**

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on November 22, 2017.)

(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 de modification du bâtiment situé au 61, chemin Park, conformément aux plans préparés par Robertson Martin Architects, reçus le 24 août 2017 et datés du 16 août 2017 ;
2. approuve la demande de démolition du garage situé au 61, chemin Park, en face de l'avenue Elwood ;
3. approuve la conception de l'aménagement paysager autour du 61, chemin Park, conformément aux plans préparés par Robertson Martin Architects, reçus le 24 août 2017 et datés du 16 août 2017 ;
4. délègue au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'apporter des changements mineurs de conception ;
5. délivre un permis en matière de patrimoine dont la date d'expiration est fixée à deux ans après la 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 22 novembre 2017.)

Nota : L'approbation de la demande de modification de cette propriété 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. Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development Department dated 4 October 2017 (ASC2017-PIE-RHU-0021)

Gestionnaire, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'Infrastructure et du développement économique daté le 4 octobre 2017 (ASC2017-PIE-RHU-0021)

2. Extract of draft Minutes, Built Heritage Sub-Committee, 16 October 2017
Extrait de l'ébauche du procès-verbal, Sous-comité de patrimoine bâti, le 16 octobre 2017
3. Extract of draft Minutes, Planning Committee, 24 October 2017
Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 24 octobre 2017

**Report to
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
October 16, 2017 / 16 octobre 2017**

and / et

**Planning Committee / Comité de l'urbanisme
October 24, 2017 / 24 octobre 2017**

**and Council / et au Conseil
November 8, 2017 / 8 novembre 2017**

**Submitted on October 4, 2017
Soumis le 4 octobre 2017**

**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:

**Ashley Kotarba, Heritage Planner / Planificatrice, Right of Way, Heritage and
Urban Design / Services des emprises, du patrimoine et du design urbain /
Planning, Infrastructure and Economic Development | Urbanisme, infrastructure
et développement économique**

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SUBJECT: Application to Alter 61 Park Road, a property located in Rockcliffe Park Heritage Conservation District, designated under Part V of the *Ontario Heritage Act*

OBJET: Demande de modification du 61, chemin Park, une propriété située dans le district de conservation du patrimoine de Rockcliffe Park et désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario*

REPORT RECOMMENDATIONS

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

1. Approve the application to alter the building at 61 Park Road according to plans submitted by Robertson Martin Architects, received on August 24, 2017 and dated August 16, 2017;
2. Approve the application to demolish the garage at 61 Park Road, facing Elmwood Avenue;
3. Approve the landscape design for 61 Park Road according to plans submitted by Robertson Martin Architect on August 24, 2017, and dated August 16, 2017;
4. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development;
5. Issue the heritage permit with a two-year expiry date from the date of issuance.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on November 22, 2017.)

(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 du patrimoine bâti recommande au Comité de l'urbanisme de recommander à son tour au Conseil :

1. d'approuver la demande de modification du bâtiment situé au 61, chemin Park, conformément aux plans préparés par Robertson Martin Architects, reçus le 24 août 2017 et datés du 16 août 2017;
2. d'approuver la demande de démolition du garage situé au 61, chemin Park, en face de l'avenue Elmwood;
3. d'approuver la conception de l'aménagement paysager autour du 61, chemin Park, conformément aux plans préparés par Robertson Martin Architects, reçus le 24 août 2017 et datés du 16 août 2017;
4. de déléguer au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'apporter des changements mineurs de conception;
5. de délivrer un permis en matière de patrimoine dont la date d'expiration est fixée à deux ans après la 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 22 novembre 2017.)

Nota : L'approbation de la demande de modification de cette propriété 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

The house at 61 Park Road (constructed in 1908) is a two storey building with rectangular plan, and a medium pitched, side gable roof. The massing, prominent exterior chimney, multi paned casement windows and materials are reflective of the English Cottage Style. The exterior is stucco with half timbering details on the upper storey and stone on the lower. The property is located on the north east corner of Park Road and Elmwood Avenue (see Documents 1 and 2). This area of Rockcliffe Park is typified by two-storey houses inspired by the English Arts and Crafts constructed in the early 20th century.

The Rockcliffe Park Heritage Conservation District (HCD) was designated in 1997 for its cultural heritage value as an early planned residential community first laid out by Thomas Keefer in 1864. The district is also important for its historical associations with Keefer and his father-in-law, Thomas MacKay, the founder of New Edinburgh and the original owner of Rideau Hall. The picturesque nature of the village also contributes significantly to its cultural heritage value. The "Statement of Heritage Character" notes that today the Village of Rockcliffe Park is a distinctive community of private homes and related institutional properties within a park setting.

This report has been prepared because the alteration to a property in a heritage conservation district designated under Part V of the *Ontario Heritage Act* requires the approval of City Council.

DISCUSSION

The application is to alter the house at 61 Park Road, a property located in the Rockcliffe Park Heritage Conservation District (RPHCD). In 1997, the former Village of Rockcliffe Park was designated under Part V of the *Ontario Heritage Act*. The original Rockcliffe Park had Guidelines regarding the management of change in the heritage conservation district.

In March 2016, Council approved a new heritage conservation district plan for the Rockcliffe Park Heritage Conservation District, which is currently under appeal. Since then, heritage staff have used this plan as policy, and also have regard to the 1997 Heritage District plan when assessing applications.

As part of the process leading up to the recently-approved Rockcliffe Park Heritage Conservation District Plan (RPHCDP), each property in the district was researched and evaluated and scored for its Environment, History and Architecture. After review and evaluations, the property was classified as a Grade I building (see Document 3).

The house at 61 Park (see Documents 4 and 5) is an English Cottage style house designed by locally renowned architect W.E. Noffke. Over the past several years, the building has been left in a state of disrepair, and it now requires extensive masonry repairs as well as interior abatement of designated substances.

The current proposal includes these repairs as well as restoration of the front canopy which was badly deteriorated. The proposal also includes new additions to the northeast, and west of the existing building, a new relocated garage, a new roof, and the addition of one new window opening over the entrance (see Documents 6, 7 and 8).

The current proposal features additions to the northeast and west of the property that are inspired by the design of the original building. The northeast addition will be set back from the original in two separate bays and will continue on a lowered side gable roofline. The rear portion of the addition (north) will also have gable roofs and continue the use of stone, stucco and half timbering. These additions are inspired by the existing form of the house in terms of materials, and configuration. The small western addition, an enclosed porch, will feature the same materials, inspired by the half-timbering motif. In order to build the new additions to the east, the existing one-storey screened-in porch will be demolished. A new screened-in porch will be constructed on the west elevation.

The height of all additions will be lower than the original house. In order to create more usable space, the roof will be rebuilt with a steeper pitch, the slopes of which are consistent with the roofs found on Tudor style houses. The RPHCDP Guidelines indicate that any application to alter a roof should be compatible with that of its neighbours. The proposal for 61 Park Road satisfies this guideline, in addition to respecting the original roofline of the house. Rafter tails, synonymous with this style of house, will be reinstated under the eaves of the new roof.

A new window opening will be added on the second floor, above the front door. It will match the existing windows in both shape, form and material.

Recommendation 1

The City of Ottawa approved the adoption of a new heritage conservation district plan for Rockcliffe Park in 2016, but this plan is currently under appeal. Until the resolution of the appeal, the City is using this document as policy in addition to the guidelines of the former Rockcliffe Park Heritage Conservation Study.

The Rockcliffe Park Heritage Conservation Study

The Study completed for the initial designation of the former Village of Rockcliffe Park as a heritage conservation district had policies regarding additions to buildings within the Heritage Conservation District.

iv) Buildings

2) Any alteration to alter an existing building which is listed on the Inventory of Heritage Resources should be reviewed, with consideration of the impact of the proposed alteration on the heritage character of the building and its setting.

Alterations should be recommended for approval only where the change protects

and enhances the existing historical and architectural quality of the building and the site.

4) Any application to construct a new building or addition should be reviewed with consideration of its potential to enhance the heritage character of the Village. New construction should be recommended for approval only where the siting, form, materials and detailing are sympathetic to the surrounding natural and cultural environment.

5) New buildings and additions should be of their own time, but should also harmonize with the cultural landscape. They should be sited and designed so as to retain the existing topography. Their use of natural materials should be encouraged.

Rockcliffe Park Heritage Conservation District Plan

Guidelines for Existing Buildings and Landscapes, Conservation and Maintenance

As a Grade I building, 61 Park Road is subject to Section 7.3.2, "Guidelines for Existing Buildings and Landscapes". This section addresses issues such as maintenance, chimneys, masonry, paint colour etc. The current project will preserve the windows, chimney, stucco and half-timbering, and repair and restore the exterior masonry and front canopy.

7.4.1 Alterations and Additions to Existing Buildings (Document 10)

The RPHCDP has general guidelines for additions to buildings in the HCD. These guidelines reflect accepted heritage practice and emphasize that additions should have a lower roof than the building to which they are attached, use natural materials and have garages located to the rear.

The proposed interventions, described above, respect the guidelines of both the original 1997 study and the council-approved document. The two additions, facing Park Road and Elmwood Avenue have a lower roofline than the original building and a slight setback.

The interventions take inspiration from the original house in terms of materials. The garage itself is consistent with the guidelines regarding new garages, that state that they should be to the rear of the existing building. Additionally, the new garage will be screened by a treed buffer.

Heritage staff have no objections to the proposed additions to the building located at 61 Park Road. The additions are lower than the existing building, set well back from the front façade in order to allow the existing building to retain its primacy on the lot, clad in materials that reflect the character of the original house and are typical of the area. Although similar in expression, the additions are distinguishable from the original house as they are stepped back from the façades and lower than the roof, providing a visual break between old and new.

Recommendation 2

The existing detached garage to the west of the house, facing Elmwood Avenue, will be demolished. It is proposed to relocate the driveway to the east of the house to provide access to a three car garage. This new garage will be to the side and rear of the new eastern addition, and will be set back from Park Road. Access to the new garage will be through the heavily treed buffer, which will provide screening for the new garage.

Recommendation 3

The character of the existing landscape in Rockcliffe Park is a heritage attribute of the heritage conservation district. There are guidelines associated with landscaping in the 1997 Village of Rockcliffe Park Plan as well as in the 2016 Rockcliffe Park Heritage Conservation District Plan.

1. The dominance of soft landscape over hard landscape should be recognized as an essential feature of the past history and present character of the Village.
2. New buildings, fences and other landscape features or alterations and additions to existing buildings and features, should be designed and sited so as to protect and enhance significant qualities of the existing landscape.

The proposed landscape plan (see Document 9) includes the removal of 11 trees directly behind the existing house in order to construct the addition. Many of the trees on the lot are dying or diseased, and the applicant plans to plant new ones to restore the park-like setting after construction. Although the footprint of the building is increasing, the lot coverage will be 25 per cent, well below the maximum permitted. The existing lawns, facing Park Road and Elmwood Avenue are to be retained, and will be enhanced by the removal of a driveway. The existing narrow walkway to the front door will remain. A new terrace in the rear yard is proposed, which will be shielded by the dense shrubs along Elmwood Avenue (see Document 8).

The proposal meets the landscaping requirements of both the Village of Rockcliffe Park Management Guidelines and the new RPHCDP as soft landscaping will continue to dominate. The removal of the garage and driveway from Elmwood Avenue will benefit the eastern lawn, as there will no longer be any hard surface landscaping on the corner side yard. The new driveway will be mostly hidden behind a densely treed buffer. The existing grades of the property are to be maintained.

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.

Recommendation 4

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.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

Standards and Guidelines

City Council adopted the Standards and Guidelines for the Conservation of Historic Places in Canada in 2008. Heritage staff also considers this document in assessing any heritage application. The applicable Standards for the application are:

Standard 1: Conserve the heritage value of an historic place.

Standard 11: Conserve 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.

The proposed alterations to 61 Park Road will provide new life to a significant building in the Rockcliffe Park Heritage Conservation District. The new additions are physically compatible with, distinguishable from and sympathetic to the character of the historic building. The alterations to the historic building are appropriate and conserve the heritage value of the building and the HCD. On balance, there will be more soft

landscaping than hard and most of the mature vegetation on the site will be retained. Overall, the project meets the Guidelines in the Rockcliffe Park HCD Plan and the Standards and Guidelines for the Conservation of Historic Places in Canada.

Conclusion

Staff in Right of Way, Heritage and Urban Design (ROWHUD) have no objection to the proposed alterations to the property located at 61 Park Road. The addition is consistent with 1997 Guidelines for Rockcliffe, and the 2016 Guidelines that are under appeal but being used as policy. The new addition will fit into the existing streetscape in terms of height and massing.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

Heritage Ottawa was notified of the application, and does not object.

The Rockcliffe Park Residents' Association (RPRA) does not support the application and provided comments that can be found in Document 11.

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

COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor is aware of the application.

LEGAL IMPLICATIONS

There are no legal impediments with respect to implementing the recommendations contained within this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications association with the recommendations in 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:

HC4 – Support Arts, Heritage and Culture

Governance, Planning and Decision Making

APPLICATION PROCESS TIMELINE STATUS

The application was processed within the 90-day statutory requirement under the *Ontario Heritage Act*.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Current photographs

Document 3 Heritage Survey Form

Document 4 Site Plan

Document 5 Existing Elevations

Document 6 Proposed Elevations

Document 7 Renderings

Document 8 Streetscape Perspectives

Document 9 Landscape Plan

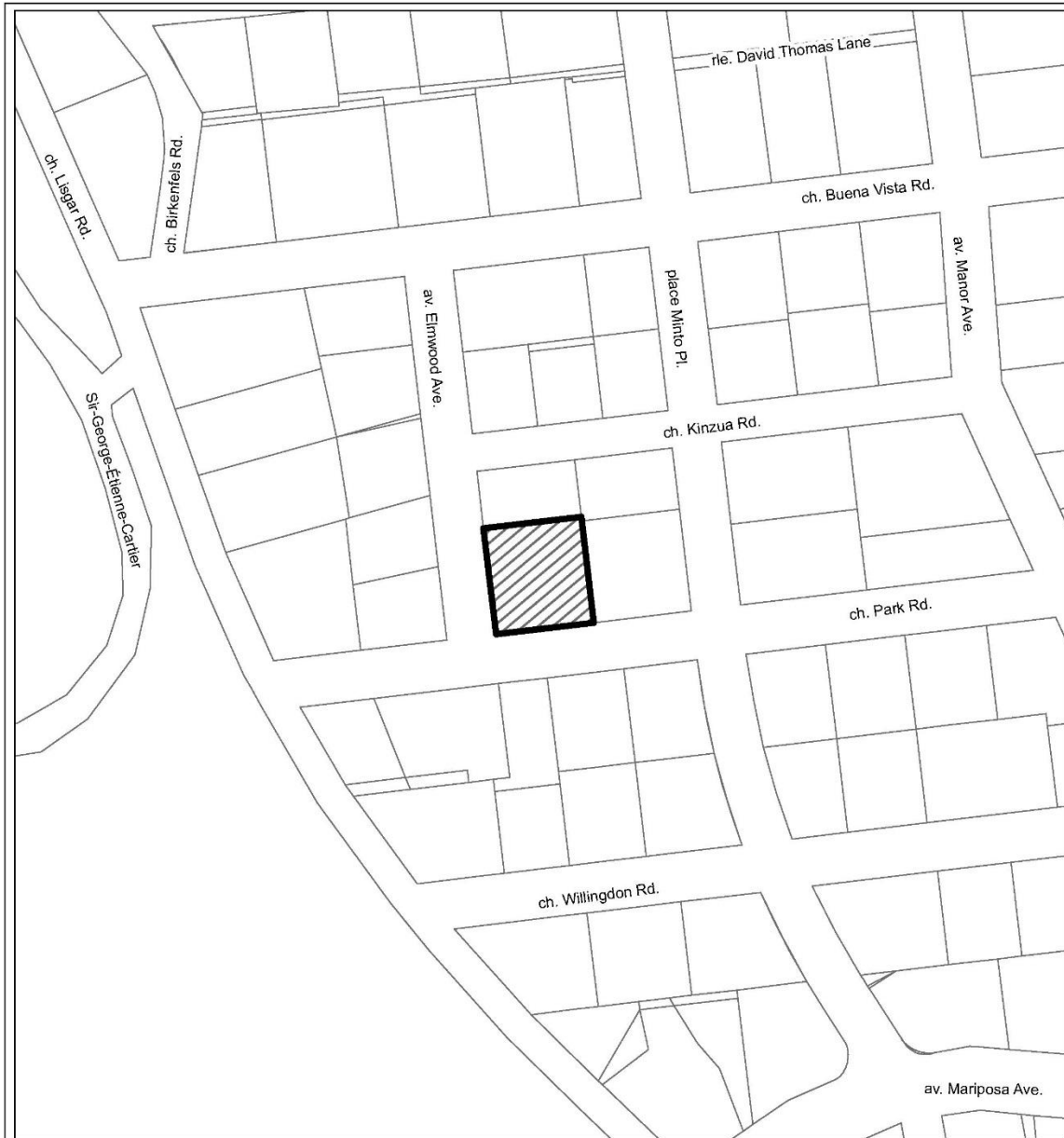
Document 10 Rockcliffe Park HCD Plan Guidelines

Document 11 Rockcliffe Park Residents Association Comments

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.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION SITE PLAN / PLAN D'EMPLACEMENT	
D07-12-17-XXXX	17-1256-B		
I:\CO\2017\Location\ParkRoad61		 61 chemin Park Road	
<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>NOT TO SCALE</small>	
<small>©Les données de parcelles appartiennent à Teranet 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 - 2017 / 08 / 31			

Document 2 – Current Photographs



Figure 1 - Front façade



Figure 2 - South west view of 61 Park Road



Figure 3 - Detached garage, facing Elmwood Avenue



Figure 4 - West elevation



Figure 5 - Easterly side yard



Figure 6 - Park Road and Elmwood Avenue

Document 3 – Heritage Survey Form



HERITAGE SURVEY AND EVALUATION FORM							
Municipal Address	61 Park Road	Building or Property Name		041240082			
Legal Description	PLAN 30 PT LOT C LOT D PARK;N	Lot	PT C, D	Bloc k	PAR K N	Plan	30
Date of Original Lot Development		Date of current structure		1908			
Additions	1926: attached garage	Original owner		James C. Hope			



Main Building

Garden / Landscape / Environment	Prepared by: Brittney Bos / Heather Perrault
	Month/Year: August 2010
Heritage Conservation District name	Rockcliffe Park

Character of Existing Streetscape

This section of Rockcliffe was developed during a number of periods, ranging from the very earliest remaining houses to more contemporary structures. The land was situated close to the original Buena Vista streetcar stop and thus this section was one of the first to develop in the young suburb. Because of the various dates of development and divisions of lots, this section features a number of lot sizes, configurations and characteristics. Both the landscape and architecture in this section are a rich mixture of houses and lots that are old and new, large and small, and featuring a variety of stylistic characteristics from every decade of Rockcliffe's development. Due to this diversity of development, the landscape features of the properties address the individual situations. Although the properties are of varying sizes, approximately half the lots in this section are situated on corners. The result of

all these factors is a multitude of related elements combining to enhance the diverse qualities of this section and illustrate the multiplicity of Rockcliffe itself.

Park Avenue is a street that runs three blocks east-west, connecting Lisgar and Springfield Roads. The surface is relatively straight and inclines slightly east at the Manor intersection. There are no sidewalks or curbs on the entire length of the street, and therefore cars and pedestrians share the same roadway. The buildings in this section date from a similar period following World War I, and most of them are consistent in architectural style creating a consistently unified streetscape. This portion of Park is considerably narrower than the easterly section and there is less space between buildings across the street. Most of the buildings are clearly visible from the street, but feature a variety of tree plantings that frame the houses. The front yards are generally lawn with modest gardens and other plantings. The combination of the open space, more narrow roadway, and consistent architecture creates a unified and coherent streetscape.

Elmwood Avenue is a small road that runs the length of one block north-south, connecting Park and Buena Vista Roads. The street surface is flat but very gently inclines up towards Buena Vista at the north end. There are no sidewalks or curbs on the entire length and therefore cars and pedestrians share the same roadway. The street is relatively narrow and there is less space between the buildings on either side of the street than is characteristic of most of Rockcliffe. The east side of the street is lined with mature deciduous trees that partially obscure the facades of the buildings, while the west side is defined more by its open spaces and dotting of coniferous trees. The combination of trees, shallow open spaces and the narrow roadway create a secluded quality. The landscape elements of this street are defined by this seclusion and the distinct diversity between the two sides of the street.

Character of Existing Property

This property is typical of the larger residences on Park Road as well as in Rockcliffe Park. The front yard consists predominantly of lawn interspersed with mature trees as well as a few ornamental trees, particularly in the areas nearest the edge of the property. A walkway spans from the street to the front entrance. There is a substantial side yard on the eastern portion of the lot which is open, mostly containing lawn, but is sheltered somewhat by densely planted trees. The Elmwood Avenue side of the property is open and grassed as well. A paved driveway is located on Elmwood and leads to the garage. This property features a large rear yard sheltered from the street

by mature cedar hedges.	
Contribution of Property to Heritage Environs	
<p>Landscape / Open Space: The open space as well as the variety of mature trees and plantings on this property are consistent with and help to establish the landscape character that typifies this area of Rockcliffe.</p> <p>Architecture / Built Space: This property is consistent with and typical of the larger residences situated on large lots in Rockcliffe as well as in this section of Park Road. This property, along with the others in its vicinity, help to establish the aesthetic of grandeur for which Rockcliffe is known.</p>	
Landmark Status	
This is a visible large residence situated on a substantial lot located at an intersection.	
Summary / Comments on Environmental Significance	
The landscape features of this property are similar to many of the properties on Park Road. The building fits very well within its surrounding landscape. This property and others along the street form a coherent streetscape, both in terms of their landscape and architecture.	
History	Prepared by: Brittney Bos / Heather Perrault
	Month/Year: August 2010
Date of Current Building(s)	1908
Trends	
<p>In the early to mid 20th century, there was an influx of families to Rockcliffe Park as a result of higher-density development and crowding in downtown Ottawa. With its scenic location and relative isolation from the city, the Village of Rockcliffe Park became a fashionable neighbourhood, perceived to be a more healthy and peaceful residential environment.</p> <p>This building is one of a number of properties dating from the first decades of the 20th century. Part of the first year-round residential development in Rockcliffe, this was situated in close proximity to the streetcar stop at Lisgar and Buena Vista. The</p>	

<p>grouping of these properties represents some of the oldest remaining year round residences as Rockcliffe was established as a “Police Village” in 1908.</p> <p>This house was the first of five houses architect WE Noffke was commissioned in the years when Rockcliffe was becoming a place of permanent houses from summer cottages.</p>
Events
Persons / Institutions
<p>Location of 61 Park marked on 1911 Map as “J C Hope”</p> <p>1912-1945-: James Campbell Hope and Ethel Hope: James C Hope was Secretary-Treasurer of the firm James Hope and Sons, Ltd. He was a member of the Canadian Club and the Rotary Club.</p>
Summary / Comments on Historical Significance
<p>This historical significance of this property is due to its age, constructed in 1908, its role in the early-20th century residential development of this area of Rockcliffe Park, and its associations with James Campbell Hope and Woodbury Willoughby as well as prominent architect WE Noffke.</p>
Historical Sources
<p>City of Ottawa File</p> <p>Rockcliffe LACAC file</p> <p>Edmond, Martha. <i>Rockcliffe Park: A History of the Village</i>. Ottawa: The Friends of the Village of Rockcliffe Park Foundation, 2005.</p> <p><i>Village of Rockcliffe Park Heritage Conservation District Study</i>, 1997.</p> <p><i>Village of Rockcliffe Park LACAC Survey of Houses</i>, 1988</p> <p>Carver, Humphrey. <i>The Cultural Landscape of Rockcliffe Park Village</i>. Village of Rockcliffe Park, 1985.</p> <p>Might's Directory of the City of Ottawa</p>

"Ottawa Merchant James C. Hope Has Passed On" The Ottawa Citizen February 2 1945.
http://news.google.ca/newspapers?id=o_8uAAAAIIBAJ&sjid=EdwFAAAAIBAJ&dq=61-park&pg=3076%2C364299

"Social and Personal News" The Ottawa Citizen June 2 1952
<http://news.google.ca/newspapers?id=TwMxAAAAIIBAJ&sjid=q98FAAAAIBAJ&dq=woodbury%20willoughby&pg=7328%2C68809>

Architecture	Prepared by: Brittney Bos / Heather Perrault
	Month/Year: August 2010
Architectural Design (plan, storeys, roof, windows, style, material, details, etc.)	
<p>This two storey building is rectangular in plan with a side extension and capped by a medium pitched side gabled roof. The exterior is stucco with half timbering details on the upper storey and stone on the lower. The west portion of the front facade features a slight rectangular projection containing two multi paned casement windows grouped in three on both the upper and lower storey. A paired of paired multi paned casement windows are near the centre of the front facade. Between these windows and the west projection, there is an entranceway covered by a rooflet supported by decorative brackets. There appears to be additional multi paned casement windows on the east side of the facade, however these are largely obscured by vegetation against the building. A single shed roof dormer with horizontal window is relatively centered on the front roof slope. There is a one storey sunroom addition situated on the east facade. There is a prominent stone chimney on the front facade. Similar multi paned casement windows as the front facade exist on the west side storey, including a rectangular bay window. A single storey one car garage with flat roof is situated at the rear of the side facade.</p>	
Architectural Style	
English Cottage (asymmetrical massing, prominent exterior chimney, half timbering, variety of exterior materials, multi paned casement windows)	

Designer / Builder / Architect / Landscape Architect
WE Noffke: Werner Ernst Noffke was one of Ottawa's most prominent architects. He was born in Germany and emigrated from Poland, but locally trained at the Fine Arts Association of Ottawa. He practised briefly in Los Angeles, and became influenced by California based Spanish Revival architecture. Noffke returned to Ottawa in 1924, and practised there until 1960. Noffke was known for his work on Rockcliffe estates, including Rosonby at 489 Acacia Avenue, and Greystones at 540 Acacia Avenue. Noffke is also associated with his designs in the Clemow Estates neighbourhood in the Glebe, surrounding Central Park and Patterson Creek.
Architectural Integrity
The only addition appears at the side rear of the property and it is well integrated with the design of the original.
Outbuildings
Other
Summary / Comments on Architectural Significance
This is an excellent example of an early 20 th century residence within this particular section of Rockcliffe. Its architectural features, style, and character (particularly its asymmetrical massing, multi paned rectangular windows, variety of exterior materials, half timbering, prominent exterior chimney) relates this building to others in this section of the neighbourhood. This type of architecture characterizes nearly all of buildings along this stretch of Park Road and thus relates the buildings to one another.

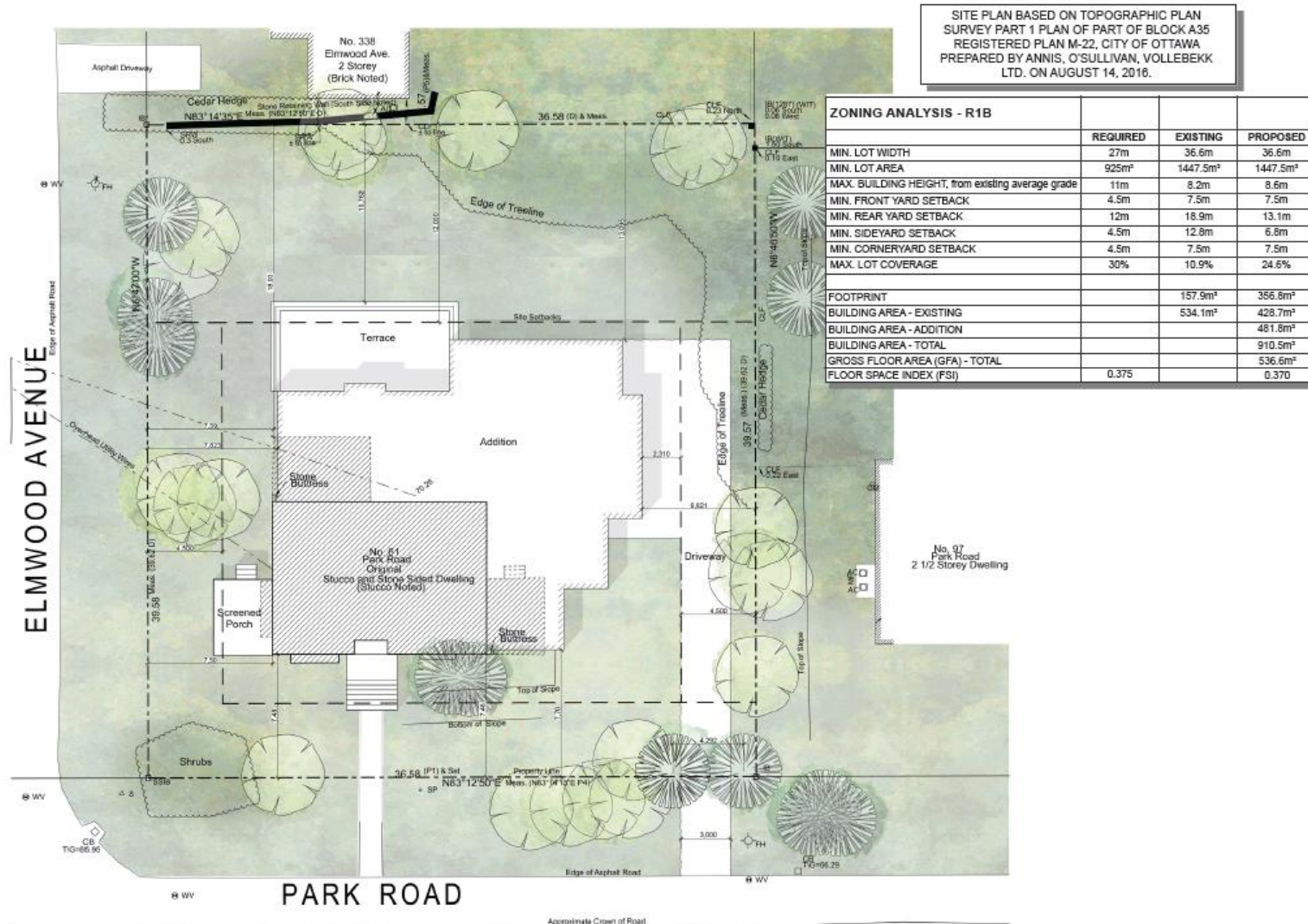
PHASE TWO EVALUATION					
ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Character of Existing Streetscape		X			20/30
2. Character of Existing Property		X			20/30
3. Contribution to Heritage Environs		X			20/30
4. Landmark Status				X	0/10
Environment total					60 /100
HISTORY	E	G	F	P	SCORE
1. Construction Date		X			23/35
2. Trends		X			23/35
3. Events/ Persons/Institutions			X		10/30
History total					56/100
ARCHITECTURE CATEGORY	E	G	F	P	SCORE
1. Design		X			33/50
2. Style		X			20/30
3. Designer/Builder		X			17/10
4. Architectural Integrity	X				10/10
Architecture total					80 /100

RANGES	EXCELLENT	GOOD	GOOD	FAIR	POOR
	Pre-1908	1908 to 1925	1926 to 1948	1949 to 1972	After 1972

Category	Phase Two Score, Heritage District
Environment	60 x 45% = 27
History	56 x 20% = 11.2
Architecture	80 x 35% = 28
Phase Two Total Score	66.2/100 =66

PHASE TWO EVALUATION SUMMARY				
Phase Two Score	Above	to	to	Below
Group				

Document 4 – Site Plan



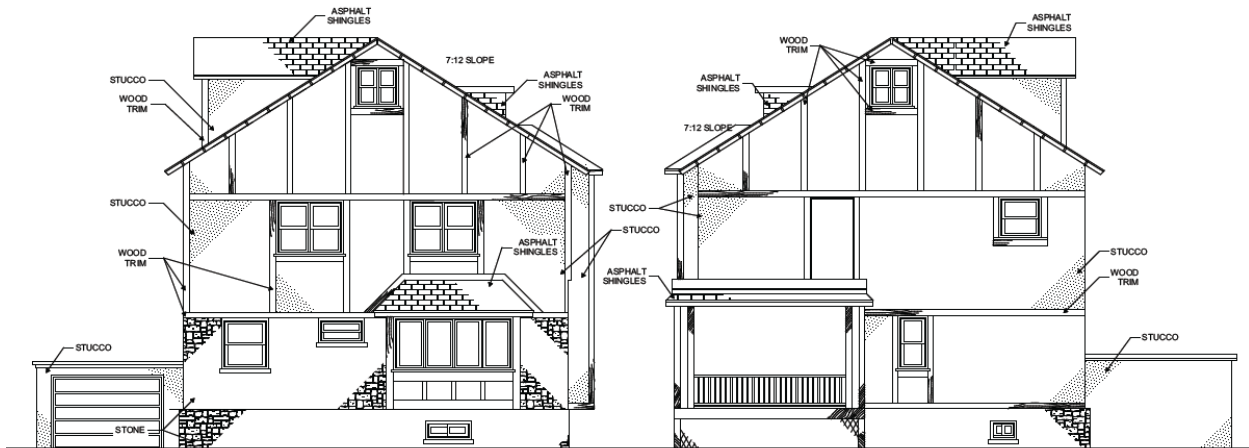
SITE PLAN BASED ON TOPOGRAPHIC PLAN SURVEY PART 1 PLAN OF PART OF BLOCK A35 REGISTERED PLAN M-22, CITY OF OTTAWA PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. ON AUGUST 14, 2016.

ZONING ANALYSIS - R1B			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH	27m	36.6m	36.6m
MIN. LOT AREA	925m ²	1447.5m ²	1447.5m ²
MAX. BUILDING HEIGHT, from existing average grade	11m	8.2m	8.6m
MIN. FRONT YARD SETBACK	4.5m	7.5m	7.5m
MIN. REAR YARD SETBACK	12m	18.9m	13.1m
MIN. SIDEYARD SETBACK	4.5m	12.8m	6.8m
MIN. CORNERYARD SETBACK	4.5m	7.5m	7.5m
MAX. LOT COVERAGE	30%	10.9%	24.6%
FOOTPRINT		157.9m ²	356.8m ²
BUILDING AREA - EXISTING		534.1m ²	428.7m ²
BUILDING AREA - ADDITION			481.8m ²
BUILDING AREA - TOTAL			910.5m ²
GROSS FLOOR AREA (GFA) - TOTAL			536.6m ²
FLOOR SPACE INDEX (FSI)	0.375		0.370

Document 5 – Existing Elevations



EXISTING SOUTH ELEVATION (PARK ROAD FRONT FAÇADE)
1:150



EXISTING WEST ELEVATION (ELMWOOD SIDE FAÇADE)
1:150

EXISTING EAST ELEVATION (SIDE FAÇADE)
1:150

Document 6 – Proposed Elevations



SOUTH ELEVATION (PARK ROAD FRONT FAÇADE)
1:150

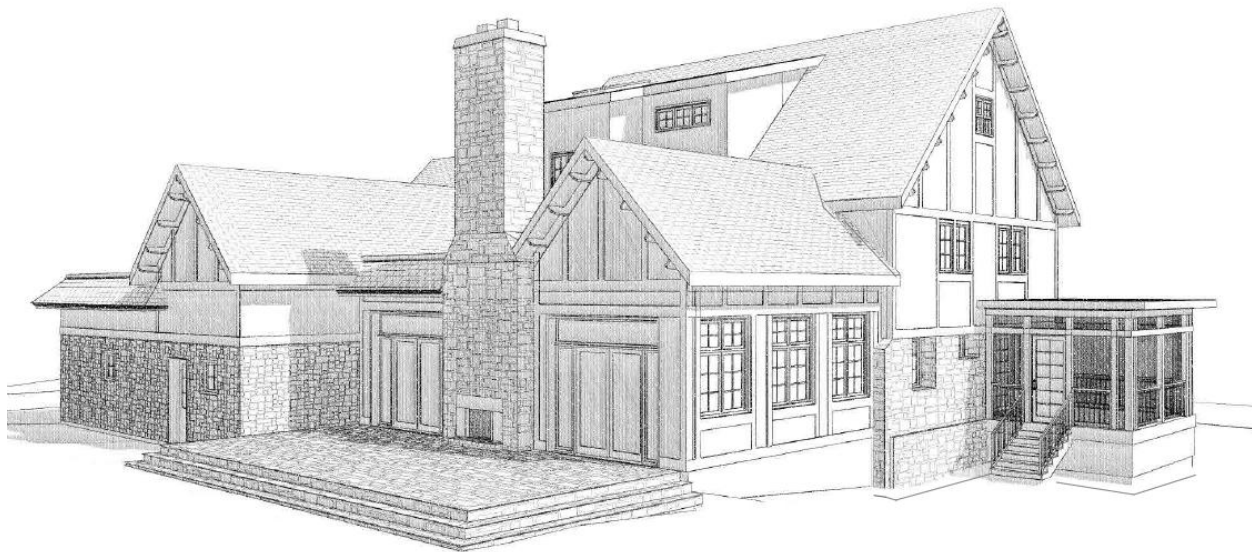
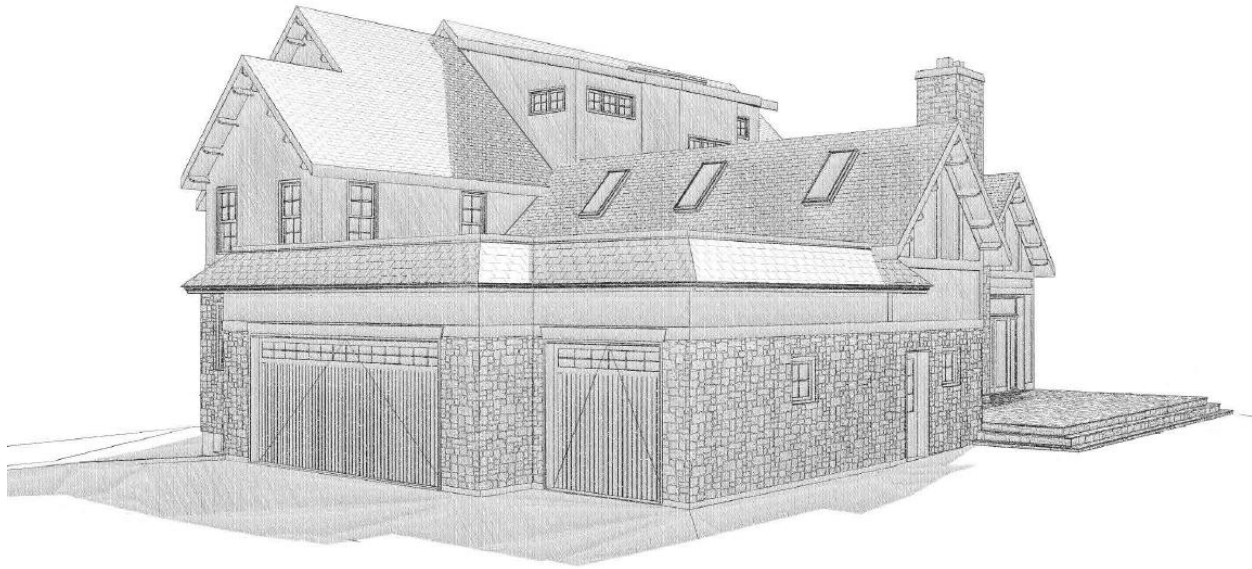


WEST ELEVATION (ELMWOOD SIDE FAÇADE)
1:150



Document 7 – Renderings

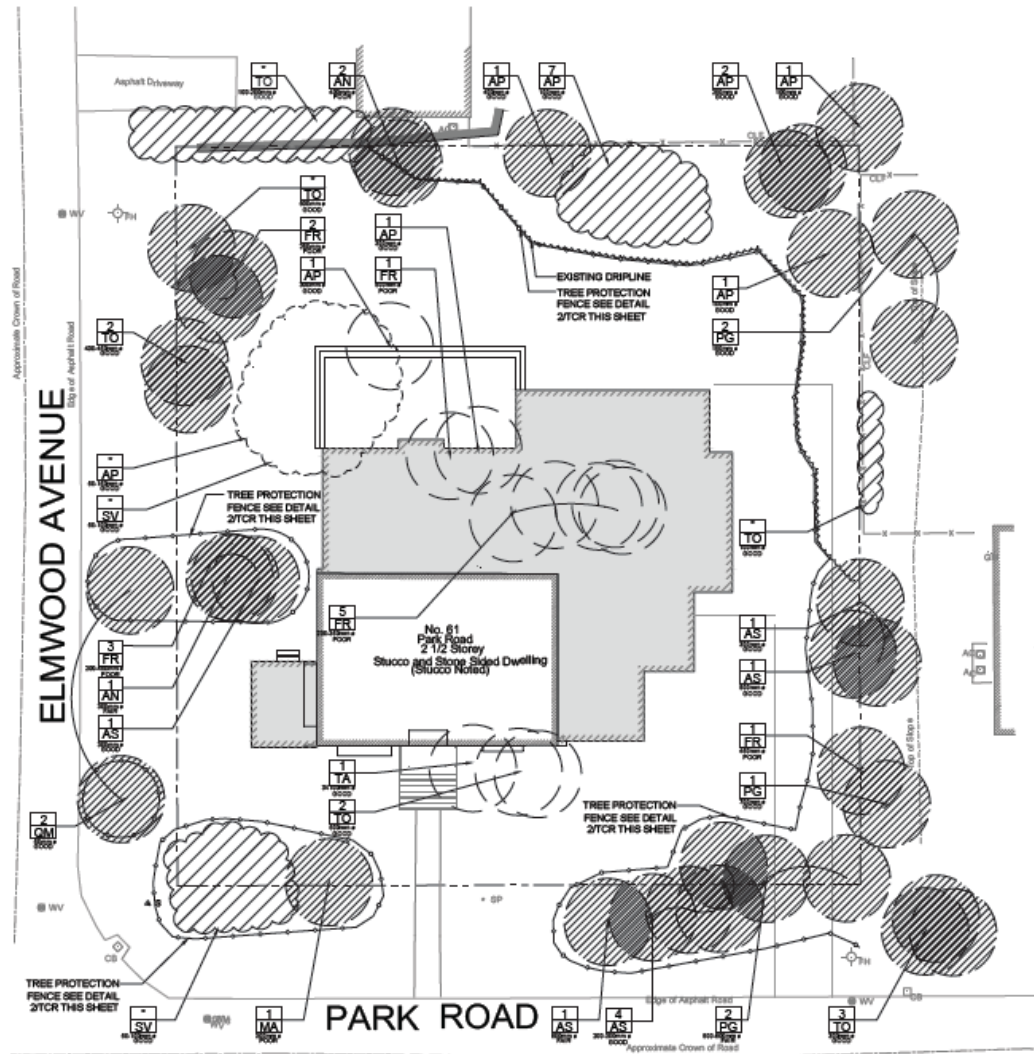




Document 8 – Streetscape Perspective



Document 9 – Landscape Plan



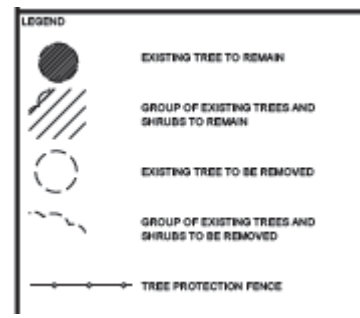
EXISTING TREE LIST						CITY
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
AN	3	Acer negundo	Northern Maple	300-400mm ø	POOR-FAIR	See Plan
AP	*	Acer palmatum	Norway Maple	50-400mm ø	GOOD	See Plan
AS	8	Acer saccharum	Sugar Maple	200-500mm ø	FAIR-GOOD	See Plan
FR	13	Fraxinus sp.	Ash	200-500mm ø	POOR	See Plan
MA	1	Malus sp.	Crispinapple	300mm ø	POOR	See Plan
QM	2	Quercus macrocarpa	Bur Oak	50mm ø	GOOD	See Plan
SV	*	Syringa vulgaris	Common Purple Lilac	50-100mm ø	GOOD	See Plan
TA	1	Taxus sp.	Yew	3x100mm ø	GOOD	See Plan
TO	*	Thuja occidentalis	White Cedar	100-500mm ø	GOOD	See Plan

* DENOTES NUMEROUS

- GENERAL NOTES:**
- It is the responsibility of the appropriate contractor or official to report any errors, omissions or discrepancies on this plan with actual site conditions to the Landscape Architect before proceeding with construction.
 - The contractor is to notify all utility companies and authorities prior to any excavation and ascertain locations of underground services.
 - The contractor is to rehabilitate all areas and items damaged as a result of construction activity.
 - The contractor is to comply with all pertinent codes and bylaws.
 - The contractor is to maintain a positive surface run-off throughout the entire construction period.
 - The Landscape Architect is not responsible for subsurface conditions.
 - The contractor is to identify all existing trees to remain on site with the Landscape Architect prior to construction.
 - A tree permit is required prior to the removal of the trees onsite. The contractor is to have the permit available onsite at all times during the removal.



2 TREE PROTECTION FENCE
 TCR SCALE: NTS



Document 10 – Rockcliffe Park Heritage Conservation District Plan

7.4.1 ALTERATIONS AND ADDITIONS TO EXISTING BUILDINGS

General Guidelines

1. Property owners are encouraged to retain an architect, designer and/or heritage professional when designing an addition to an existing building.
2. Additions to existing buildings should be of their own time and are not required to replicate an historic architectural style. If a property owner wishes to recreate an historic style, care should be taken to ensure that the proposed addition is an accurate interpretation.
3. The height of any addition to an existing building should normally not exceed the height of the existing roof. If an application is made to alter the roof, the new roof profile should be compatible with that of its neighbours.
4. The use of natural materials, such as stone, real stucco, brick and wood is an important attribute of the HCD, and the use of materials such as vinyl siding, aluminium soffits, synthetic stucco, and manufactured stone will not be permitted.
5. Brick and stone cladding will extend to all facades.
6. Terraces on the top storey of buildings do not form part of the heritage character of the HCD, however, a terrace on the top storey may be permitted if it is set back from the roof edge, it and its fixtures are not visible from the surrounding public realm and the terrace does not have a negative effect on the character of the surrounding cultural heritage landscape.
7. Terraces and balconies below the top storey (for example, on a garage roof, or one storey addition) may be recommended for approval if they do not have a negative effect on the character of the surrounding cultural heritage landscape.
8. New garages shall not normally be attached to the front or side facades of existing buildings, but may be attached to the rear of the building. Exceptions may be made for attached garages set back significantly from the front facade in order to reduce their impact on the cultural heritage value of the associated streetscape.

9. The use of modern materials such as plastic or fiberglass to replicate architectural details such as columns, balusters or bargeboard is not acceptable and will not be permitted.

Guidelines for Grade I Buildings

1. All additions to Grade I buildings shall be complementary to the existing building, subordinate to and distinguishable from the original and compatible in terms of massing, facade proportion, and rooflines.
2. In planning alterations and additions to Grade I buildings, the integrity of the rooflines of the original house (gable, hip, gambrel, flat etc.) shall be respected.
3. Alterations and additions to Grade I buildings shall be designed to be compatible with the historic character of buildings in the associated streetscape, in terms of scale, massing, height, setback, entry level, and materials.
4. Windows in new additions should complement the building's original windows. Windows may be wood, metal clad wood, steel or other materials as appropriate. Multi-paned windows should have appropriate muntin bars.
5. New additions shall not result in the obstruction or removal of heritage attributes of the building or the HCD.
6. Cladding materials for additions to Grade I buildings will be sympathetic to the existing building. For instance, an addition to a brick building could be clad in wood board and batten siding. Natural materials are preferred

**Document 11 – Rockcliffe Park Residents Association Comments, received
October 3, 2017**

We met with the architect, Robert Martin, on May 11, and followed up with comments which set out in detail why to we could not support the scale of the proposed alterations and additions to the existing Grade I house. Our concerns have been largely ignored.

The intent of the Rockcliffe Park Heritage is to protect the heritage character of important buildings like this one and their landscape setting. The existing Grade I house by architect Noffke, a significant architect in Ottawa history, would not remain legible and predominant given the enormous scale of the proposed additions and the dramatically altered proportions involved. The landscape setting would be dramatically reduced in size.

In short, **this proposal would do the opposite of “protecting and enhancing the existing historical and architectural quality of the building and site”** as required by the 1997 Heritage Study and Guidelines that have been in place for 20 years, and more fully articulated in the new Rockcliffe Park Heritage Plan. Two illustrations of this failure to “protect and enhance” are:

Change in roof pitch on existing house:

The proposed much steeper roof fundamentally changes the proportions and the architecture of the Grade I house. The roof would become overly dominant. Such alteration is **not permitted by the Rockcliffe Park Heritage Plan**. The roof is a “**character defining element**” of the house and, like all character defining elements, **must be maintained**; the “integrity of the roofline of the original house shall be respected”.

The applicant tries to justify this **change to the historic fabric** of the house by referring to some other houses in the immediate context that have steeper pitched roofs. First, this is being selective. He acknowledges that other houses in the immediate context have the same roof pitch as the existing house. Second, the pitch of roofs on other houses cannot justify altering the roof of **this house** – its roof is integral to the architect’s design. The applicant also mentions that increasing the roof pitch would permit compliance with the Ontario Building Code regarding ceiling heights. **The Ontario Code is not retroactive** – it does not and cannot require that existing houses be renovated to adjust to new provisions.

Enormous increase in mass and lot coverage:

The extensive additions would **more than double the lot coverage and the footprint** of the house - by over 120%. Additions on this scale are contrary to the Heritage Plan provision that additions “shall be subordinate to the existing building” and “compatible in terms of massing.” Additions on this scale are contrary to the Heritage Plan provision that “the existing landscaped character of a lot will be preserved when additions are constructed” and the 1997 Guideline that “additions to existing buildings should protect and enhance significant qualities of the existing landscape”.

The applicant acknowledges that “we are increasing the lot coverage significantly” – with the explanation that “the objective was to design an addition where the client could age in place and where in the future the living space could be located on the ground floor.” This is not a valid reason for violating on such an enormous scale the provisions designed to protect the landscape character of properties in Rockcliffe Park. It also fails to acknowledge other factors that increase coverage in this case, such as a three car garage.

The applicant also attempts to justify the enormous increase in lot coverage by saying it is within the zoning by-law and within “the average” of neighbouring houses. This fails to reflect the fact that what is being proposed **on this lot itself** must meet the provisions of the Rockcliffe Park Heritage Plan, and that the Heritage Plan prevails over the zoning by-law where there is a conflict as there is in this case. In short, the existing landscaped character of this lot must be preserved and the qualities of this landscape are to be protected no matter what the zoning by-law permits. And it must be preserved and protected no matter what “average” may have been calculated for other lots.

Staff response to Rockcliffe Park Residents Association comments:

Staff reviewed the comments provided by the Rockcliffe Park Residents Association, and continue to have no objections to the proposed application. The integrity of the roofline is being respected in that the new roof is also a gable form, albeit with a steeper pitch. The massing and size of the additions are appropriate for the lot and located to the north and east and are setback from the house, reducing the impact on the streetscape. In addition, the impact of the building on the street in this location is appropriate as the proposal maintains the existing landscaped character of the lot.