

4. Application to alter 470 Acacia Avenue, a property designated under Part V of the *Ontario Heritage Act* and located in the Rockcliffe Park Heritage Conservation District

Demande de modification du 470, avenue Acacia, une propriété désignée aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario* et située dans le district de conservation du patrimoine de Rockcliffe Park

Committee Recommendations

That Council:

- 1. Approve the application to alter the property at 470 Acacia Avenue, including the construction of a rear addition and landscape alterations, according to plans prepared by Andre Godin Design and John K. Szczepaniak, dated 20 April 2021, and attached as Documents 4 to 7;**
- 2. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department; and**
- 3. Approve the heritage permit with a two-year expiry date from the date of issuance, unless otherwise extended by Council.**

Recommandations du Comité

Que le Conseil :

- 1. Approuve la demande de modification de la propriété située au 470, avenue Acacia, y compris la construction d'un ajout arrière et la réalisation de certaines modifications à l'aménagement paysager, conformément aux plans soumis par Andre Godin Design et John K. Szczepaniak, datés du 20 avril 2021 et joints à la présente en tant que documents 4 à 7;**

- 2. Délègue au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'approuver des modifications mineures de conception; et**
- 3. Approuve la délivrance du permis en matière de patrimoine et fixer sa date d'expiration à deux ans à partir de la date de délivrance, à moins qu'il ne soit prolongé par le Conseil municipal.**

Documentation/Documentation

1. Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development Department, dated May 13, 2021 (ACS2021-PIE-RHU-0016)

Rapport du Gestionnaire, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 13 mai 2021 (ACS2021-PIE-RHU-0016)
2. Extract of draft Minutes, Built Heritage Sub-Committee, June 8, 2021

Extrait de l'ébauche du procès-verbal, Sous-comité du patrimoine bâti, le 8 juin 2021

Built Heritage Sub-Committee
Report 22
June 23, 2021

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Sous-comité du patrimoine bâti
Rapport 22
Le 23 juin 2021

Report to
Rapport au:

Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
June 8, 2021 / 8 juin 2021

and / et

and Council / et au Conseil
June 23, 2021 / 23 juin 2021

Submitted on May 13, 2021
Soumis le 13 mai 2021

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

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613-580-2424, 21607, Adrian.vanWyk@ottawa.ca

Ward: RIDEAU-ROCKCLIFFE (13)

File Number: ACS2021-PIE-RHU-0016

SUBJECT: Application to alter 470 Acacia Avenue, a property designated under Part V of the *Ontario Heritage Act* and located in the Rockcliffe Park Heritage Conservation District

OBJET: Demande de modification du 470, avenue Acacia, une propriété désignée aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario* et située dans le district de conservation du patrimoine de Rockcliffe Park

REPORT RECOMMENDATIONS

That the Built Heritage Sub-Committee recommend that Council:

1. Approve the application to alter the property at 470 Acacia Avenue, including the construction of a rear addition and landscape alterations, according to plans prepared by Andre Godin Design and John K. Szczepaniak, dated 20 April 2021, and attached as Documents 4 to 7;
2. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department; and
3. Approve the heritage permit with a two-year expiry date from the date of issuance, unless otherwise extended by Council.

RECOMMANDATIONS DU RAPPORT

Que le Sous-comité du patrimoine bâti recommande ce qui suit au Conseil :

1. Approuver la demande de modification de la propriété située au 470, avenue Acacia, y compris la construction d'un ajout arrière et la réalisation de certaines modifications à l'aménagement paysager, conformément aux plans soumis par Andre Godin Design et John K. Szczepaniak, datés du 20 avril 2021 et joints à la présente en tant que documents 4 à 7;
2. Déléguer au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'approuver des modifications mineures de conception; et

- 3. Approuver la délivrance du permis en matière de patrimoine et fixer sa date d'expiration à deux ans à partir de la date de délivrance, à moins qu'il ne soit prolongé par le Conseil municipal.**

EXECUTIVE SUMMARY

The property at 470 Acacia Avenue is designated under Part V of the *Ontario Heritage Act* as part of the Rockcliffe Park Heritage Conservation District. This report has been prepared because alterations to properties in a Heritage Conservation District designated under Part V of the *Ontario Heritage Act* require the approval of City Council after consultation with the Built Heritage Sub-Committee. This report recommends approval of the application to construct a rear addition and make landscape alterations.

RÉSUMÉ

La propriété du 470, avenue Acacia est désignée aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario* et située dans le district de conservation du patrimoine de Rockcliffe Park. La rédaction du présent rapport a été motivée par le fait que les modifications devant être apportées à des propriétés situées dans un district de conservation du patrimoine ayant été désigné aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario* doivent être approuvées par le Conseil municipal après consultation du Sous-comité du patrimoine bâti. Le présent rapport recommande l'approbation de la demande visant la construction d'un ajout arrière et la réalisation de certaines modifications à l'aménagement paysager.

BACKGROUND

The property at 470 Acacia Avenue is located on the east side of Acacia Avenue between Hillcrest and Buena Vista Roads in the Rockcliffe Park neighbourhood (see Document 1 – Location Map). The main house on this property was constructed in circa 1909 by Allan Keefer in the Tudor Revival style and is a two-storey residence with a centre hall plan and steeply pitched roof. The first storey of the house is clad in stone and the second storey is clad in stucco, separated by wood banding. A large wing on the south side of the house (added in 1970 and altered in 1985) contains a double car garage, clad entirely in stucco. In 1993 a one-storey addition was constructed at the rear of the house. The landscape features of the property are typical of Rockcliffe Park and match those of its neighbours along Acacia Avenue. The front yard contains several mature trees and a semi-circular driveway.

The property is located in the Rockcliffe Park Heritage Conservation District (HCD), which was designated under Part V of the *Ontario Heritage Act* in 1997. A new HCD Plan was approved by Council in 2016 (By-law 2016-89). As part of the HCD study, an inventory evaluated each property for their contribution to the cultural heritage value of the HCD. At that time, 470 Acacia Avenue was identified as a contributing property in the HCD (see Document 2 – Heritage Survey and Evaluation Form).

The Rockcliffe Park HCD was designated for its cultural heritage value as a rare and significant approach to estate layout and landscape design according to the principles of the Picturesque tradition (see Document 3 for the Statement of Cultural Heritage Value). The HCD is historically associated with the McKay/Keefer family, who were influential in the economic, social, cultural and political development of Ottawa. Rockcliffe Park has been developed gradually since 1864, but its original design intentions have been consistently maintained.

DISCUSSION

Project Description

The application to alter 470 Acacia Avenue is to permit the construction of a rear addition and landscape alterations (see Documents 4 to 7). A building permit under the *Building Code Act* will also be required.

Description of Proposal

Rear Addition

The application includes removal of the flat-roofed addition at the rear of the property (constructed in 1993) and replacement with a larger hip roofed addition (see Document 4 – Site Plan). The northern section of the addition will be one-storey in height and the southern section will be two-storeys in height. The addition will be clad in stucco to match existing cladding and feature new wood-framed windows, including an upper storey bay. A large stucco-clad chimney with a terra cotta flute is proposed on the rear façade of the northern section of the addition.

As part of this project, a number of alterations are proposed to the exterior of the existing dwelling (see Document 6 – Elevations). Several windows on the front and rear of original house are proposed to be replaced with new wood-framed units. Replacement windows on the front façade will feature muntin bars to match existing windows. The garage doors will be replaced with traditional wooden units that are more

complementary to the architectural character of the original house. An existing upper storey bay window is proposed to be replaced with a larger, but better proportioned unit with lead muntins. Two new metal roof canopies with wooden support brackets will be added on the ground floor of the addition and will match the existing standing steel roof seam on the front left side of the garage. An existing front-facing metal slab door will be replaced with a new traditional wooden door.

Landscape Alterations

The applicant is proposing to extend the existing rear terrace behind the original building for additional entertainment space and to provide access to the family room in the new addition. The terrace will be finished in the same flagstone as existing and will feature new stairs leading to the rear yard. To accommodate the extended terrace, two cedar trees are proposed to be removed and replanted (see Document 5 – Landscape Plan).

The new terrace area will include a loggia with a wood-burning fireplace and stucco-clad chimney with a terra cotta flute. The loggia will be finished in the same stone as the original house and will be enclosed by wrought iron railing.

A new infinity edge pool and patio area are proposed behind the extended terrace. It will be surrounded by stepping-stones and new plantings (see Document 5 – Landscape Plan).

The applicant is proposing to construct a new detached garage in the south-east corner of the property to store a vehicle for seasonal use. Its finishes and details will match those of the house. A deciduous tree is proposed to be removed to accommodate the construction of this accessory building. It will be connected to the existing driveway by a path of tire track unit pavers running beside the south lot line of the property.

Recommendation 1

The applicant's proposal has been evaluated against the Rockcliffe Park HCD Plan and the *Standards & Guidelines for the Conservation of Historic Places in Canada*. Heritage staff are recommending approval of the proposal.

Staff are supportive of the proposal insofar as it is consistent with the following HCD guidelines:

- Subsection 7.3.2, Conservation and Maintenance - Windows:

2. “Replacement windows should match the historic windows in size, shape, materials and divisions. Where no documentary evidence of the original windows exists, replacement windows should be based on local examples of houses of a particular historic style.”

3. “The material of replacement windows should match the originals; however, alternate materials may be approved. Multi-paned windows should have appropriate muntin and mullion bars. Snap in muntin and mullion bars will not be supported.”

4. “The replacement of inappropriate newer windows with more compatible units is encouraged.”

Replacement windows on the original house will match existing windows in size, shape, materials and divisions. They will be wood-framed. Windows that are proposed to be replaced on the front façade will feature muntin bars to match similar existing units. The existing upper floor bay window on the front façade of the garage addition will be replaced with a larger unit featuring lead muntin bars. The replacement windows will be more compatible with the style and character of the original house.

- Subsection 7.4.1, Alterations and Additions to Existing Buildings – General Guidelines:

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.”

The proposed addition has been designed in a sympathetic style to the original house. It will be the same height as the existing building and will feature a hipped roof to match the existing.

The applicant is proposing materials that will match the existing house, including asphalt roof shingles, wood-framed windows and doors, stone sills and chimney caps, wood fascia and stucco cladding.

- Subsection 7.4.1, Alterations and Additions to Existing Buildings – 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.) should be respected and well-integrated.”

The proposed addition will be sympathetic but distinguishable from the original building. It will be subordinate to the existing home as it will be located at the rear of the building and replace an existing one-storey addition. The massing and façade proportions are appropriate and compatible with the existing house. It will maintain the same hipped roofline of the original.

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.”

The addition and proposed alterations to existing windows on the original home will be compatible with the building and the associated streetscape. The addition will be located at the rear of the building. The scale, massing, height and materials of the addition are appropriate and compatible with the original.

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. Multipaned windows should have appropriate muntin bars.”

The proposed windows on the addition are appropriate and complement the building’s existing windows. They will be wood framed and feature stone sills.

5. “New additions shall not result in the obstruction or removal of heritage attributes of the building or the HCD.”

The proposed addition will replace an existing one-storey rear addition that was constructed in 1993. The new addition will not result in the obstruction or removal of the attributes of the original home or the HCD.

6. “Cladding materials for additions to Grade I buildings will be sympathetic to the existing building. Natural materials are preferred.”

The proposed addition will be clad in stucco to match existing stucco.

- Subsection 7.4.2, Guidelines for New Buildings – Garages and Accessory Buildings:
 1. “New freestanding garages and accessory buildings such as security huts, shall be designed and located to complement the heritage character of the associated streetscape and the design of the associated building. In general, new garages should be simple in character with a gable or flat roof and wood or stucco cladding.”
 3. “Other accessory buildings (sheds, playhouses, pool houses) should be located in the rear yard and will not result in the loss of significant soft landscaping.”

The proposed loggia is to be located on the north end of the property at the rear of the original house. It will project slightly beyond the north façade and will be only slightly visible from the street. The impact of this proposal on the streetscape is minor, as the loggia will be set back from the street and it will be screened by existing mature trees. Its materials will match the existing home.

The proposed seasonal garage will be located in the rear yard of the property and will be largely hidden from the view of the street. The design and proposed materials for the accessory building will match the main home. It will be finished in stucco and feature a hipped roof with asphalt shingles. It will be accessed by a painted wood garage door and feature casement windows with stone sills on the north and south facades. To accommodate the new accessory building, one deciduous tree is proposed to be removed.

- Subsection 7.4.3, Landscape Guidelines – New Buildings and Additions:

1. "New buildings and additions to existing buildings shall respect the heritage attributes of the lot's existing hard and soft landscape, including but not limited to trees, hedges and flowerbeds, pathways, setbacks and yards. Soft landscaping will dominate the property."
2. "New buildings and additions will be sited on a property to respect the established landscaped character of the streetscape."
3. "The existing landscaped character of a lot will be preserved, when new buildings and additions are constructed."
7. "Setbacks, topography and existing grades, trees, pathways and special features, such as stone walls and front walks shall be preserved."
9. "The removal of mature trees is strongly discouraged, and all applications will be subject to the appropriate bylaw and permitting process. Where a tree has to be removed to accommodate new construction, it will be replaced with a new tree of an appropriate size and species elsewhere on the lot with preference given to native species."

The proposed landscape alterations will result in the increase of some hard surface area through the extension of the rear terrace, addition of a loggia, construction of a pool and patio area and the construction of a rear yard detached seasonal garage. Heritage staff are not concerned that the loss of soft landscaping is significant. Three trees are proposed to be removed and replanted to accommodate these alterations. The existing landscaped character of the lot and existing grades will be preserved.

The proposal generally meets the following standards contained within the *Standards & Guidelines for the Conservation of Historic Places in Canada*:

- Standard 1:

"Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element."

The applicant's proposal conserves the heritage value of the original building. Only minor alterations to historic portion of the building will be made. Alterations to existing elements on the later addition will ensure that its features are more

compatible with the style of the original home. The proposed addition will be located in the rear yard and replace an existing one-storey addition.

- 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 addition will be visually and physically compatible with, subordinate to and distinguishable from the original home through its considerations to height, massing, placement and materials. The addition will be largely hidden from street view.

Conclusion

Heritage staff are supportive of the applicant’s proposal for the following reasons:

- The alterations proposed to front and rear windows will be compatible with the original home;
- The proposed addition will be subordinate to, distinguishable from and compatible with the existing building;
- The proposal respects the heritage attributes of the original home, the associated streetscape and the HCD;
- The proposed materials are appropriate and compatible with the existing house; and
- The proposed landscape alterations will not result in the significant loss of soft landscaping or obstruct the landscape attributes of the lot or the HCD.

The Department recommends approval of the application to alter 470 Acacia Avenue as it generally meets the objectives, policies and guidelines of the Rockcliffe Park HCD Plan and the *Standards & Guidelines for the Conservation of Historic Places in Canada*.

Recommendation 2

Minor design changes may emerge during the working drawing phase of the project. As is common practice for heritage applications, this recommendation is included to delegate the authority to the General Manager, Planning, Infrastructure, and Economic Development Department to undertake 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 the project is completed in a timely fashion.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2020.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

The plans were posted on the City's Development Application Search (DevApps) webpage on 6 May 2021.

Heritage staff and the application consulted with the Rockcliffe Park Residents' Association (RPRA) prior to the submission of the present application. The RPRA was notified of the heritage permit application on 6 May 2021 and provided comments (see Document 8). In response to some of these comments, the applicant made minor changes to the proposal.

Heritage Ottawa was notified of the application on 6 May 2021.

Neighbours within 30 metres of the property were notified of the application and meeting dates and offered the opportunity to provide written or verbal comments.

COMMENTS BY THE WARD COUNCILLOR

Councillor King is aware of the application related to this report.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the recommendations of this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with the recommendations of this report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with the recommendations of this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- Thriving Communities: Promote safety, cultural, social and physical well-being for our residents.

APPLICATION PROCESS TIMELINE STATUS

The application was processed within the 90-day statutory requirement under the *Ontario Heritage Act*. It will expire on 8 August 2021.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Heritage Survey and Evaluation Form

Document 3 Statement of Cultural Heritage Value

Document 4 Site Plan

Document 5 Landscape Plan

Document 6 Elevations

Document 7 Renderings




Document 8 Rockcliffe Park Residents' Association Comments

DISPOSITION

Office of the City Clerk, Council and Committee 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 HERITAGE / PATRIMOINE	
D09-01-21-0021	21-0723-J		470 av. Acacia Ave.
I:\COI\2021\Heritage\Acacia_470			
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REVISION / RÉVISION - 2021 / 05 / 05			
			

Document 2 – Heritage Survey and Evaluation Form



HERITAGE SURVEY AND EVALUATION FORM				
Municipal Address	470 Acacia Avenue	Building or Property Name	042270052	
Legal Description	PLAN M22 PT BLK A 15 RP;4R-2210 PART 1 LESS RP;4R-5358 PART 1	Lot	Block	Plan
Date of Original Lot Development		Date of current structure	c.1909	
Additions	1970 added garage 1985 addition over garage 1993 One storey addition, removed interior wall	Original owner	H.James Kerr	



Main Building

Garden / Landscape / Environment	Prepared by: Lashia Jones / Heather Perrault
	Month/Year: June 2011
Heritage Conservation District name	Rockcliffe Park
Character of Existing Streetscape	
<p>This stretch of Acacia was primarily constructed in the early 20th century within a booming period of development. The curving roadway of Acacia allows for the creation of changing vistas throughout this section and therefore these lots were an appealing sale. Buildings are characterized by similar lot sizes, setbacks and architectural styles, many dating from this early era of development. This north portion of Acacia features the largest lot sizes and generally the grandest buildings of the entire roadway.</p> <p>Acacia Avenue follows the winding curve of the embankment above MacKay Lake. This portion of the street is relatively flat with gentle curves. On this section of the road, there is no sidewalk or curb on either side of the street, therefore cars and pedestrians share the same roadway. A variety of trees, that have replaced the loss of the original elm tree canopy, continue to line the street. The buildings along this portion of Acacia generally have similar setbacks and property features; however, this unity is not immediately apparent due to the winding roadway of ever-changing streetscapes. Many of the properties in this section are defined by frontage sheltering elements (such as hedges or front gardens), and large side and rear yards.</p>	
Character of Existing Property	
<p>The property is characteristic of this section of Acacia Avenue. The large lot is flat, and partially open to the street. Though it does not have formal frontage defining elements such as garden walls or hedges like neighbouring properties, the lot is defined by a large, curving garden bed containing mature trees and a variety of shrubs and plants. The garden bed serves a similar purpose to the formal frontage defining elements on other lots. A long, semi-circular driveway passes in front of the house, with a short straight section connecting the street to the garage.</p>	
Contribution of Property to Heritage Environs	
<p>Landscape / Open Space This property is mostly consistent with the overall landscape elements of Acacia Avenue. Defined by its frontage elements such as lawns and gardens, Acacia features a variety of landscape features situated on extensive lots. This property contributes to the characterization of these qualities, especially through its front yard with lawn, gardens, trees and curved driveway.</p> <p>Architecture / Built Space Due to its date of construction and resulting architectural style, this building is consistent with its neighbours along Acacia. This building's setback, architectural style and property defining elements match with others on the street to form a coherent and unified streetscape.</p>	

Landmark Status	
Though partially shielded by trees, the house and lot are visible from Acacia Avenue.	
Summary / Comments on Environmental Significance	
The landscape features of this property are mostly typical and match those of its neighbours along Acacia. The building fits very well within its surrounding landscape. Characterized by its lawns with dottings of trees and garden elements sheltered by frontage plantings, this property and others along the street form a coherent streetscape, both in terms of their landscape and architecture.	
History	Prepared by: Lashia Jones / Heather Perrault
	Month/Year: June 2011
Date of Current Building(s)	c. 1909
Trends	
<p>During the first decade of the 20th century, improved transportation routes leading to the area, in addition to the existing streetcar service, made the area more accessible to those who worked in the City. Ottawa's population boom led to an outward expansion during this period. The character of the early homes reflected the mix of residents who had moved to the area at the turn-of-the-century.</p> <p>The Village of Rockcliffe Park was a planned residential community first laid out in 1864 created by a partial subdivision of the large estate belonging to Thomas McKay. Development occurred slowly but a Police Village was established in 1908, and the Village of Rockcliffe Park was incorporated in 1926. The Village was established according to an estate layout approach and landscape design adapted from the 18th century English precedents based upon picturesque qualities of the scenery, the importance of curving roads, extensive planting, and naturalistic settings.</p> <p>Allan Keefer, the grandson of T.C. Keefer, was a prominent architect and member of society in Rockcliffe Village in the early 20th century. Keefer studied at the Beaux-Arts program at the Massachusetts Institute of Technology, and later worked as a draftsman for his father's engineering firm. Keefer designed a number of houses in Rockcliffe Park, from the modest Cloverdale Cottage, to the grand Waterstone, and other large estates of his signature Tudor Revival style.</p>	
Events	
Designed by Allan Keefer for Newton Ker.	
Persons / Institutions	
1912-1940: Gordon W. Kerr	

<p>1950: (Directory) John S. and Margaret Shakespeare 1955: (Directory) C.B. and Ruth Petrie. Dr. Petrie was a surgeon. 1960-1970: (Directory) Cuthbert and Audrey Scott, Cuthbert Scott was a barrister.</p> <p>1985 Robert Robertson 1980-1989 Kenneth and Elizabeth Merklinger 1989-(1993) Adrian Burns</p>	
<p>Summary / Comments on Historical Significance</p>	
<p>The historical significance of the house is its association with City of Ottawa engineer Newton Kerr, in charge of sewage. Kerr was forced out of office after an outbreak of cholera in the city was traced to a leaking pipe drawing sewage water.</p>	
<p>Historical Sources</p>	
<p>City of Ottawa File Rockcliffe LACAC file Edmond, Martha. <i>Rockcliffe Park: A History of the Village</i>. Ottawa : The Friends of the Village of Rockcliffe Park Foundation, 2005. <i>Village of Rockcliffe Park Heritage Conservation District Study</i>, 1997. <i>Village of Rockcliffe Park LACAC Survey of Houses</i>, 1988 Carver, Humphrey. <i>The Cultural Landscape of Rockcliffe Park Village</i>. Village of Rockcliffe Park, 1985. Might's Directory of the City of Ottawa</p>	
<p>Architecture</p>	<p>Prepared by: Lashia Jones / Heather Perrault</p>
	<p>Month/Year: June 2011</p>
<p>Architectural Design (plan, storeys, roof, windows, style, material, details, etc)</p>	
<p>470 Acacia is a two storey residence with central hall plan and steeply pitched hip roof. The wooden, glazed door is located just off centre, and is flanked by sidelights. It is sheltered by an awning roof. North of the door, there is a string of small paned casement windows. To the south of the door, three narrow rectangular casement windows topped with small square casement windows float between the first and second storeys. Inset wall dormers are located on the second storey; a smaller rectangular one with shed roof on the north side of the house, and a larger bay window with gable above the front door. To the south of the house, there is a large wing containing a double car garage, a second entranceway, and an oriel bay window dormer above the garage. The garage wing features varied eave-line heights. The first storey of the house is clad in stone and second storey in stucco. The materials are divided by a wooden band. The garage wing is clad entirely in stucco. The eaves feature decorative exposed timbers.</p>	
<p>Architectural Style</p>	

Tudor Revival
Designer / Builder / Architect / Landscape Architect
<p>Allan Keefer: Allan Keefer, grandson of T.C. Keefer, trained in the Beaux Arts program at the Massachusetts Institute of Technology. Keefer established himself as a society architect, specializing in building large estate homes for the wealthy upper class. He became a draftsman for his father's engineering business in 1905, and by the age of 17 had designed a house for his parents in Gatineau Hills. Keefer designed a number of homes in Rockcliffe Village, from the modest Colverdale Cottage at 202 Cloverdale to the extraordinary Waterstone, or the Bronson residence at 725 Acacia. Keefer designed home for his family members, including Coltrin Lodge at 46 Rockcliffe Road, Raewood at 700 Manor Avenue, and his own home at 741 Acacia. In addition to his prominent rockcliffe houses, Keefer also contributed to the design of a number of Ottawa office blocks, apartment buildings, Ashbury College and the Ottawa Ladies College.</p>
Architectural Integrity
<p>1970 added garage 1985 addition over garage 1993 One storey addition, removed interior wall</p> <p>Additions maintain the character of the original building.</p>
Outbuildings
Other
Summary / Comments on Architectural Significance
<p>This is a very good example of Tudor Revival style architecture built in Rockcliffe during the early 20th century. The style, used often for large estate properties, contributes to a defining characteristic of this portion of the neighbourhood.</p>

PHASE TWO EVALUATION					
ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Character of Existing Streetscape	X				30/30
2. Character of Existing Property	X				30/30
3. Contribution to Heritage Environs	X				30/30
4. Landmark Status			X		3/10
Environment total					93 /100
HISTORY	E	G	F	P	SCORE
1. Construction Date		X			23/35
2. Trends		X			23/35
3. Events/ Persons/Institutions				X	0/30
History total					46/100
ARCHITECTURE CATEGORY	E	G	F	P	SCORE
1. Design		X			33/50
2. Style	X				30/30
3. Designer/Builder	X				10/10
4. Architectural Integrity		X			7/10
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	93x 45% =41.85
History	46x 20% =9.2
Architecture	80x 35% =28
Phase Two Total Score	79.05/100 =79

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

Document 3 – Statement of Cultural Heritage Value



6.0 Statement of Cultural Heritage Value

A “Statement of Cultural Heritage Value” is the foundation of all heritage conservation district plans. The statement below is based on the original statement in the 1997 Rockcliffe HCD Study but has been shortened and adapted in consultation with the author of the original Rockcliffe Park study to reflect the current requirements of the *Ontario Heritage Act*.

Statement of Cultural Heritage Value and Heritage Attributes

Rockcliffe Park is a rare and significant approach to estate layout and landscape design adapted to Canada’s natural landscape from 18th century English precedents. Originally purchased from the Crown by Thomas McKay, it was laid out according to the principles of the Picturesque tradition in a series of “Park and Villa” lots by his son-in-law Thomas Keefer in 1864. The historical associations of the village with the McKay/Keefer family, who were influential in the economic, social, cultural and political development of Ottawa continue and the heritage conservation district is a testament to the ideas and initiatives of various key members of this extended family, and their influence in shaping this area.



Rockcliffe Park today is a remarkably consistent reflection of Keefer's original design intentions. Although development of the residential lots has taken place very gradually, the ideas of estate management, of individual lots as part of a larger whole, of Picturesque design, of residential focus, have survived. This continuity of vision is very rare in a community where development has occurred on a relatively large scale over such a long time period.



The preservation of the natural landscape, the deliberately curved roads, lined with mature trees, and without curbs or sidewalks, the careful landscaping of the public spaces and corridors, together with the strong landscaping of the individual properties, create the apparently casual and informal style so integral to the Picturesque tradition. The preservation and enhancement of topographical features including the lake and pond, the internal ridges and slopes, and the various rock outcroppings, has reinforced the original design intentions. The views to and from the Ottawa River, the Beechwood escarpment, and the other park areas are integral to the Picturesque quality of Rockcliffe Park. Beechwood Cemetery and the Rokeries serve as a compatible landscaped boundary from the earliest period of settlement through to the present. The various border lands create important gateways to the area, and help establish its particular character.



The architectural design of the buildings and associated institutional facilities is similarly deliberate and careful, and reflects the casual elegance and asymmetry of the English country revival styles, such as the Georgian Revival, Tudor Revival and Arts and Crafts. Many of the houses were designed by architects in these styles. The generosity of space around the houses, and the flow of this

space from one property to the next by continuous planting rather than hard fence lines, has maintained the estate qualities and park setting envisioned by Keefer.

Statement of Heritage Attributes

The Rockcliffe Park Heritage Conservation District comprises the entire former village of Rockcliffe Park, an independent municipality until amalgamation with the City of Ottawa in 2001. Section 41.1 (5) c of the *Ontario Heritage Act* requires the Heritage District Plan to include a "description of the heritage attributes of the

heritage conservation district and of properties in the district." A "Heritage Survey Form" outlining the heritage attributes for every property in the HCD has been compiled and evaluated. The forms are held on file with the City of Ottawa.

Description of Heritage Attributes

The attributes of the Rockcliffe Park HCD are:

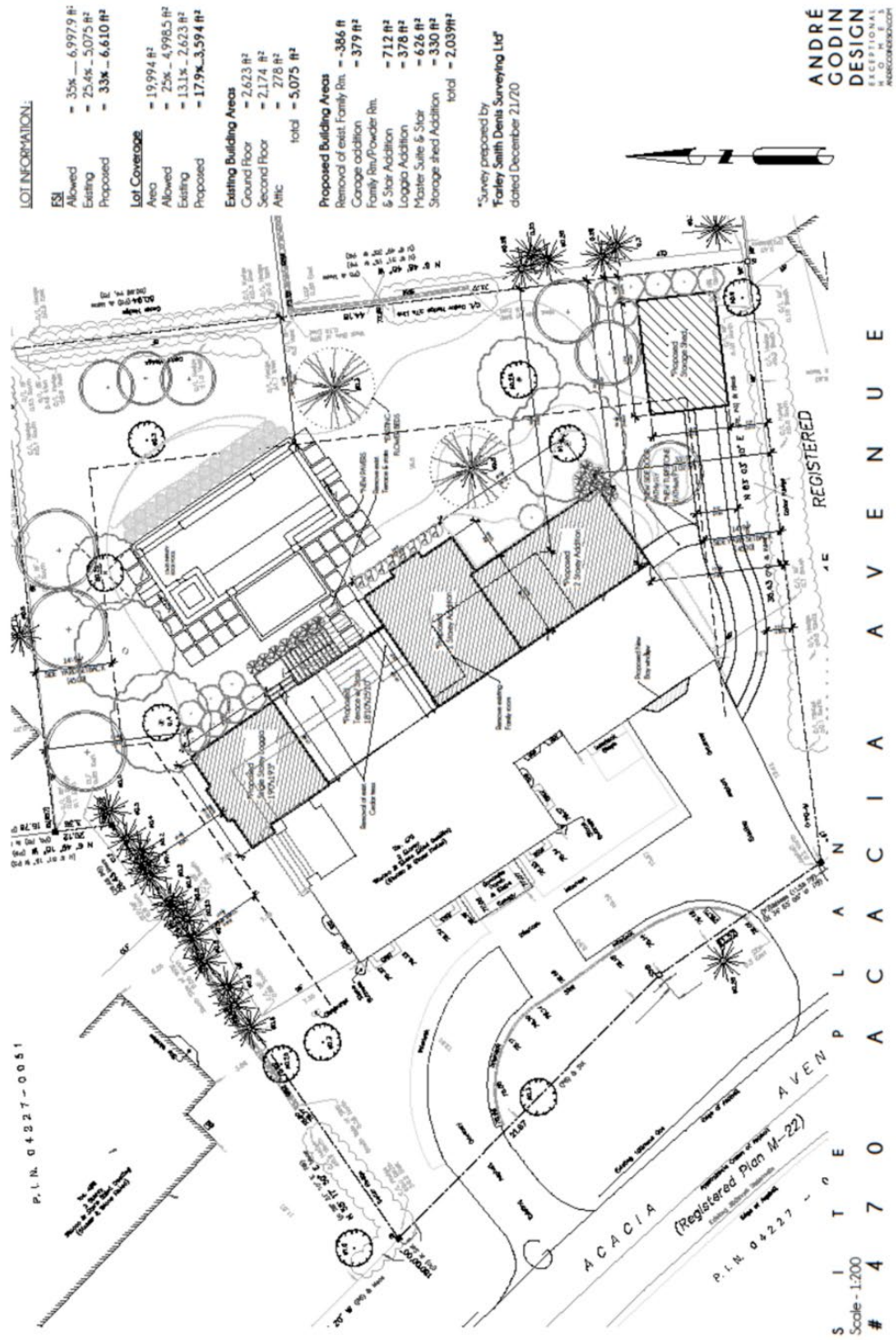
- The natural features that distinguish the HCD, including McKay lake and its shoreline, the varied terrain, and topography;
- The unobtrusive siting of the houses on streets and the generous spacing relative to the neighbouring buildings;
- The variety of mature street trees and the dense forested character that they create;
- The profusion of trees, hedges, and shrubs on private property;
- Varied lot sizes and irregularly shaped lots;
- Generous spacing and setbacks of the buildings;
- Cedar hedges planted to demarcate property lines and to create privacy;
- The dominance of soft landscaping over hard landscaping;
- Wide publicly-owned verges;
- The remaining Villa lots laid out in McKay's original plan;
- The high concentration of buildings by architect Allan Keefer, including 725 and 741 Acacia, 11 Crescent Road;
- The rich mix of buildings types and styles from all eras, with the Tudor Revival and Georgian Revival styles forming a large proportion of the total building stock;
- The predominance of stucco and stone houses over and the relative rarity of brick buildings;
- The narrow width of many streets, such as McKinnon and Kinzua Roads;



- The historic road pattern that still reflects the original design established by Thomas Keefer;
- The low, dry stone walls in certain areas of the Village, including around Ashbury College;
- The existing garden features that enhance the public realm and distinguish certain private properties, including the garden gate at 585 Manor Ave, and the white picket fence at 190 Coltrin Road;
- Informal landscape character with simple walkways, driveways, stone retaining walls and flowerbeds;
- The “dog walk,” a public footpath that extends from Old Prospect Road to corner of Lansdowne Road and Mariposa Avenue;
- The public open spaces including the Village Green and its associated Jubilee Garden;
- Institutional and recreational buildings including the three schools, Rockcliffe Park Public School, Ashbury College and Elmwood School for Girls and the Rockcliffe Park Tennis Club;
- The significant amenities of the Caldwell-Carver Conservation Area, McKay Lake and the Pond,
- The multi-unit buildings, small lots, and more modest houses in the area bounded by Oakhill to the east, Beechwood to the south, and Acacia to the west and north, referred to as the “Panhandle,” that characterize the south and west boundaries of the District.
- The regular front yard setbacks on some streets such as Sir Guy Carleton Street, Blenheim Drive and Birch Avenue
- The irregular front yard setbacks on some streets, such as Mariposa Avenue between Springfield and Lisgar Roads, Crescent Road, Acacia Avenue and Buena Vista between Springfield and Cloverdale Roads

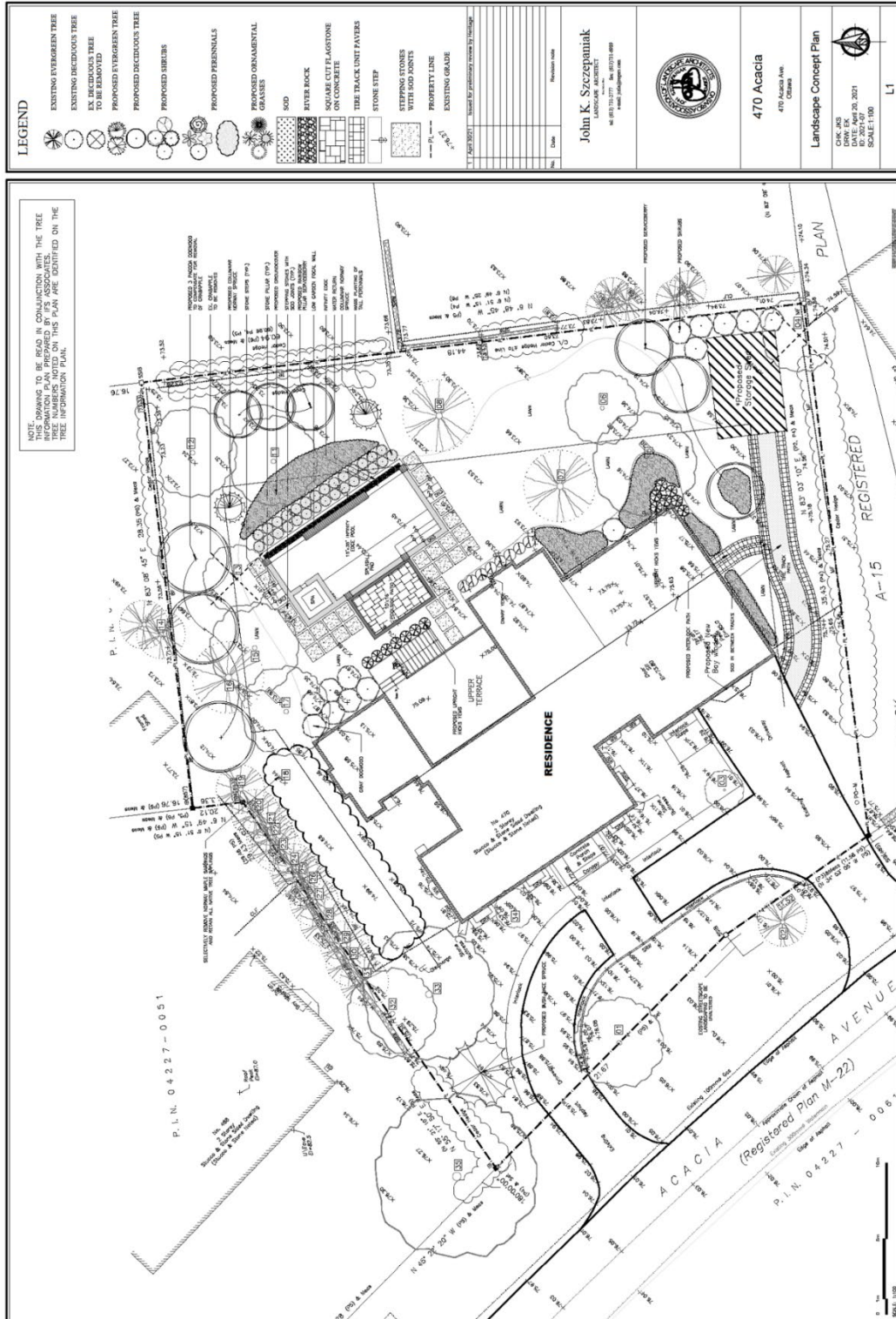


Document 4 – Site Plan



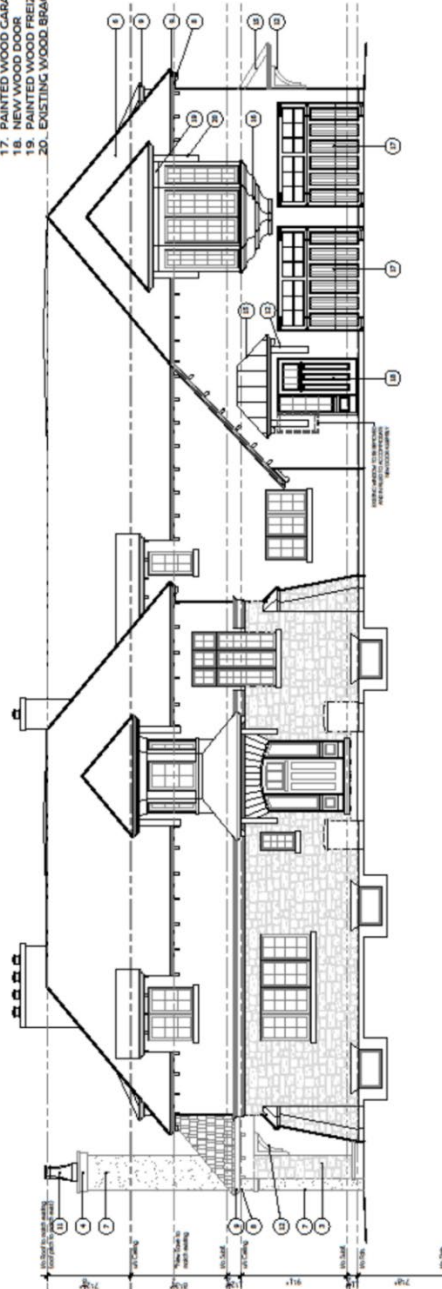
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Document 5 – Landscape Plan



Document 6 – Elevations

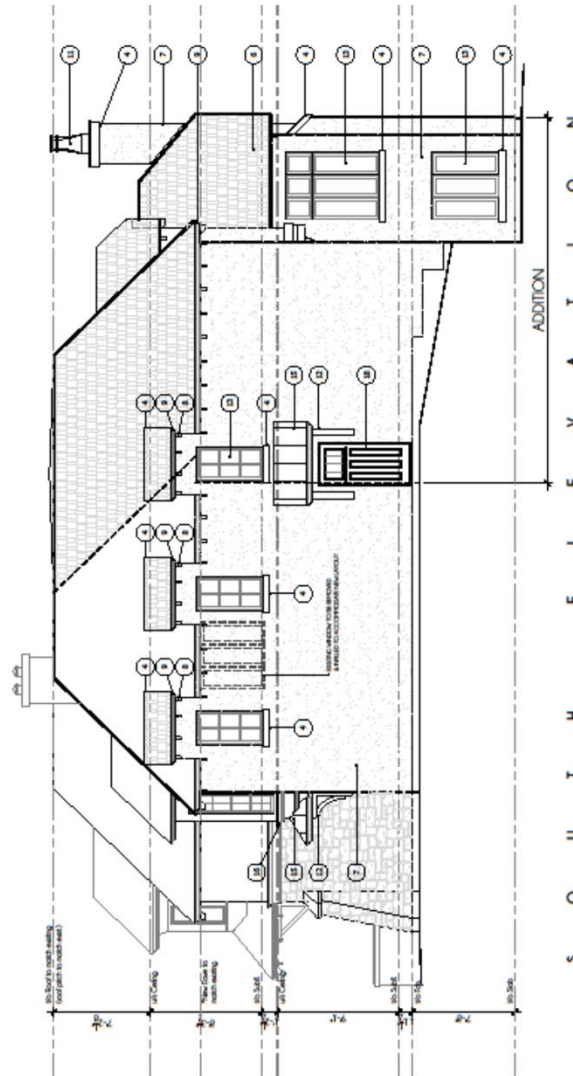
- ELEVATION NOTES**
1. EXISTING WINDOWS & DOORS TO BE REPLACED WITH NEW UNITS (WOOD FRAME)
 2. REPLACE TERRACE DOORS WITH NEW UNIT (WOOD FINISH)
 3. STONE (EXIST. TO BE RELOCATED)
 4. PRECAST STONE SILL (TO MATCH EXIST.)
 5. PRECAST STONE CHIMNEY CAP
 6. MATCH EXISTING SINGLE ROOFING TO MATCH EXISTING
 7. STUCCO FINISH (TO MATCH EXIST.)
 8. NEW PAINTED WOOD RAFTER TAILS TO MATCH EXISTING
 9. NEW PAINTED WOOD FASCIA BOARD WITH GROWN MOULDING.
 10. NEW STUCCO TRIM
 11. TERRA COTTA CHIMNEY FLUE
 12. NEW WOOD BRACKETS
 13. NEW EXTENDED ALUM. WINDOWS/DOORS
 14. NEW WROUGHT IRON RAILING
 15. METAL ROOFING
 16. NEW WOOD WINDOW BASE
 17. PAINTED WOOD GARAGE DOORS
 18. NEW WOOD DOOR
 19. PAINTED WOOD FREIZE BOARD
 20. EXISTING WOOD BRACKETS RELOCATED



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ELEVATION NOTES

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13. NEW EXTRUDED ALUM.
14. NEW WROUGHT IRON RAILING
15. METAL ROOFING
16. SCULPTED BAY WINDOW BASE
17. PAINTED WOOD GARAGE DOORS
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19. PAINTED WOOD FREIZE BOARD
20. EXISTING WOOD BRACKETS RELOCATED



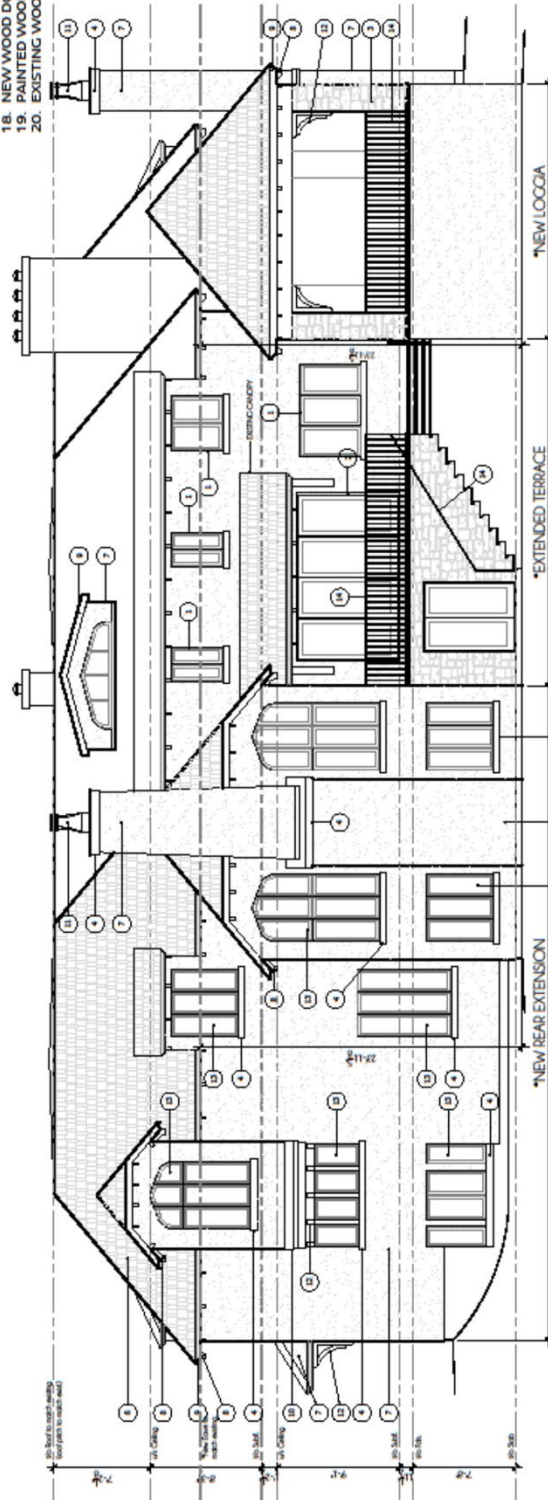
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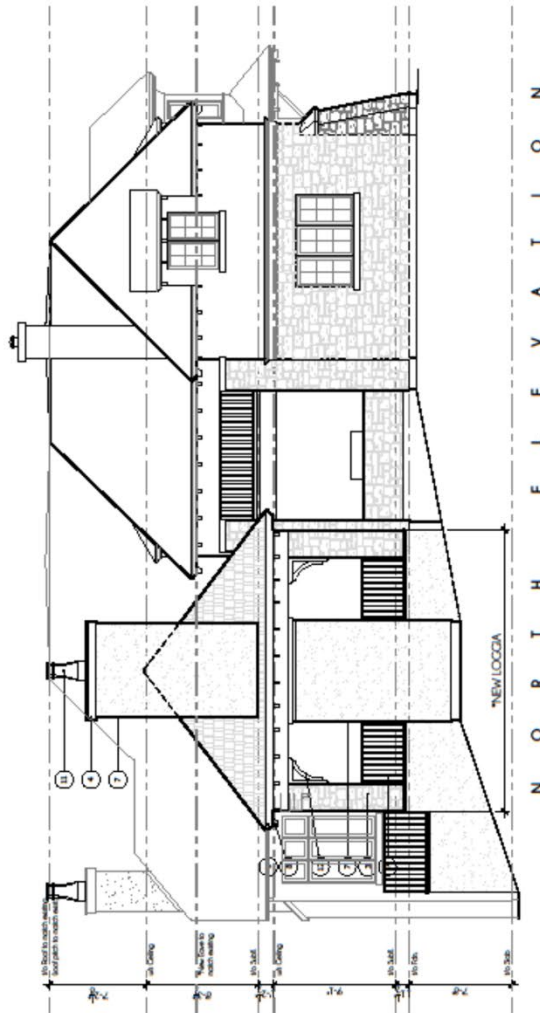


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Document 7 – Renderings





Document 8 – Rockcliffe Park Residents’ Association Comments

Comments of the RPRA Heritage Committee (HC) with respect to an application for a heritage permit under the *Rockcliffe Park Heritage District Conservation Plan*:

The RPRA HC commends the applicant for preserving the historic and heritage character of the front streetscape of this 100 year old house. This satisfies/meets the following provision of the RP HCD Plan:

7.3.3 (1) “*the absence of change to the main front facades and to the front yard conserves the qualities that contribute to the cultural heritage value of the HCD*”

The HC also commends the applicant after considering the initial comments from the RPRA HC and the City heritage staff, for eliminating one of the two swimming pools proposed for the backyard, and for replacing a stone pathway to the new proposed storage shed with “turf stone “ with twin tread lines that allows grass to grow between them thereby diminishing the effect of hard materials and enhancing greenscape. This satisfies/meets the following provision of the RP HCD Plan:

7.3.3.1 *The dominance of soft landscape over hard landscape is an essential heritage attribute of the HCD and shall be retained in order to maintain a green setting for each property.*

Landscape projects shall respect the attributes and established character of the associated streetscape and the HCD.

Key objectives of the *Rockcliffe Park Heritage Conservation District Plan* are to preserve its trees and green space: ***To maintain the park-like attributes, qualities and atmosphere of the HCD. And, To ensure that the original design intentions of Rockcliffe Park as an area characterized by houses located within a visually continuous, rich landscaped setting continue .*** (p 7,8) This applies not only to the front of the property but also to the sides and to the rear of the property. **New additions should be kept to moderate and reasonable size so as to preserve the greenspace.**

The RPRA HC believes the applicant needs to make a few more changes so that the proposed renovations are in compliance with the conservation plan and preservation of the greenscape that contributes to the park-like quality (page 8) of the heritage district. These are with respect to:

Proposed 40% increase:

The Applicant proposes to add 2039 ft.² to the built area increasing the living space of the house by 40% from 5075 ft.² to 7114 ft.²

We recommend the following minor adjustments to reduce the 40% expansion.

Proposed new Loggia

The proposed loggia extends to the north side yard of the property. The initial comments from the City Heritage staff and the HC stated:

“Please consider setting the loggia in alignment with the north wall of the house in order to complement and be subordinate to the primary structure”

The applicant and /design builder is strongly encouraged to comply with this recommendation. As proposed, the loggia still protrudes into the side yard; although, the design/builder maintains that tree number 33 will obscure or screen the loggia so that it cannot be seen from the street. This tree is too small to screen anything. Attached is a photograph of tree number 33, approximately 3 inches in diameter.

With respect to what is reasonable for the development of this property, the open space behind the proposed loggia could be used to expand the loggia so that it is flush with the north wall of the house. City Heritage Staff have recommended this change.

Further reduction of the proposed hardscape to save the Greenscape:

The comments from the City Heritage staff, which included the comments from the HC, also stated:

“The proposed additions, terrace, pathway, and pool decrease the soft landscaping significantly in the side and rear yards. Please look for ways to decrease the amount of hard surfacing....”

Although, the applicant has eliminated one of the two proposed swimming pools and the stone pathway to the rear shed, a new and large terrace is added, with a substantial new extension into the rear yard.

Doubling the depth of the existing family room, adding a new 25' x 25' new terrace and a 10' x 16' patio by the swimming pool, significantly decreases greenscape in the rear yard. The width of the terrace at 25 feet could be maintained but its depth can be reduced from 25 feet to 16 feet. That saving of 9 feet could allow the pool to be brought 9 feet closer to the house. This would increase the depth of rear yard greenspace by 9

feet. And, this would not impact negatively on the functionality or the largeness of the proposed terrace.

The new family room is much larger than the existing family room and protrudes extensively into the rear yard. This could be reduced by 5 feet without sacrificing the functionality of the room. A 5 feet extension into the rear yard will reduce proposed new hard scape and save green scape. The proposed family room would still be generously sized.

All of which is respectfully submitted this 18th day of May 2021.