

10. Application to alter 65 Stewart Street, a property designated under Part IV of the *Ontario Heritage Act*

Demande de modification du 65, rue Stewart, propriété désignée en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*

Committee recommendations

That Council:

- 1. Approve the application to alter 65 Stewart Street, as per drawings by Robertson Martin Architects dated July 28, 2021, conditional upon;**
 - a) Salvaging of the secondary historic door and providing confirmation of its reuse to heritage staff;**
 - b) Implementation of the following conservation measures related to the restoration of the porch;**
 - i. All replacement elements be fully re-created of the same materials (columns, capitals, cornice, rails, etc.);**
 - ii. The carpentry work should be executed by skilled tradespeople with experience in wood restoration techniques;**
 - iii. The demolition work should be carefully executed and the areas around the porch should be dismantled by hand;**
 - iv. The existing porch should be protected while the demolition work is ongoing;**
 - c) The applicant providing samples of the final exterior materials for approval by Heritage staff prior to the issuance of a building permit;**
- 2. Approve the landscape plan for 65 Stewart Street as per drawings by W. Elias & Associates dated July 30, 2021;**

3. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department; and
4. Issue the heritage permit with a two-year expiry date from the date of issuance.

Recommandations du Comité

Que le Conseil :

1. Approuve la demande de modification du 65, rue Stewart, conformément aux plans soumis par Robertson Martin Architects et datés du 28 juillet 2021, sous réserve des conditions suivantes :
 - a) Récupération de la porte secondaire historique et confirmation de sa réutilisation au personnel du patrimoine;
 - b) Application des mesures de conservation suivantes dans la restauration du porche :
 - i. Tous les éléments de remplacement seront recréés à l'aide des mêmes matériaux (colonnes, chapiteaux, corniche, rampes, etc.);
 - ii. Les travaux de charpenterie doivent être réalisés par des gens de métier ayant de l'expérience dans les techniques de restauration du bois;
 - iii. La démolition doit être effectuée minutieusement et la zone entourant le porche doit être démontée manuellement;
 - iv. Le porche existant doit être protégé pendant la durée des travaux de démolition;
 - c) Le requérant doit soumettre à l'approbation du personnel chargé de patrimoine des échantillons des matériaux extérieurs choisis avant la délivrance d'un permis de construire;

2. **Approuve le plan d'aménagement paysager pour le 65, rue Stewart, conformément aux croquis fournis par W. Elias & Associates et datés du 30 juillet 2021;**
3. **Délègue au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'approuver des modifications mineures de conception; et**
4. **Délivre le permis en matière de patrimoine et fixer sa date d'expiration à deux ans après la date de délivrance.**

Documentation/Documentation

1. Report from the Manager, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development Department, dated August 17, 2021 (ACS2021-PIE-RHU-0022)

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 17 août 2021 (ACS2021-PIE-RHU-0022)
2. Extract of draft Minutes, Built Heritage Sub-Committee, August 31, 2021

Extrait de l'ébauche du procès-verbal du Sous-comité du patrimoine bâti, le 31 août 2021
3. Extract of draft Minutes, Planning Committee, September 23, 2021

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 23 septembre 2021

**Planning Committee
Report 49
October 13, 2021**

317

**Comité de l'urbanisme
Rapport 49
Le 13 octobre 2021**

**Report to
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
August 31, 2021 / 31 août 2021**

and / et

**Planning Committee / Comité de l'urbanisme
September 23, 2021 / 23 septembre 2021**

**and Council / et au Conseil
October 13, 2021 / 13 octobre 2021**

**Submitted on August 17, 2021
Soumis le 17 août 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**

Contact Person

Personne ressource:

**Ashley Kotarba, Planner II / Urbaniste II, Heritage Planning Branch / Planification
du patrimoine**

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Ward: RIDEAU-VANIER (12)

File Number: ACS2021-PIE-RHU-0022

**SUBJECT: Application to alter 65 Stewart Street, a property designated under
Part IV of the *Ontario Heritage Act***

OBJET: Demande de modification du 65, rue Stewart, propriété désignée en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*

REPORT RECOMMENDATIONS

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

1. Approve the application to alter 65 Stewart Street, as per drawings by Robertson Martin Architects dated July 28, 2021, conditional upon:
 - a) Salvaging of the secondary historic door and providing confirmation of its reuse to heritage staff;
 - b) Implementation of the following conservation measures related to the restoration of the porch;
 - i. All replacement elements be fully re-created of the same materials (columns, capitals, cornice, rails, etc.);
 - ii. The carpentry work should be executed by skilled tradespeople with experience in wood restoration techniques;
 - iii. The demolition work should be carefully executed and the areas around the porch should be dismantled by hand;
 - iv. The existing porch should be protected while the demolition work is ongoing;
 - c) The applicant providing samples of the final exterior materials for approval by Heritage staff prior to the issuance of a building permit;
2. Approve the landscape plan for 65 Stewart Street as per drawings by W. Elias & Associates dated July 30, 2021;
3. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department; and
4. Issue the heritage permit with a two-year expiry date from the date of issuance.

RECOMMANDATIONS DU RAPPORT

Que le Sous-comité du patrimoine bâti recommande au Comité de l'urbanisme de recommander à son tour ce qui suit au Conseil :

- 1. Approuver la demande de modification du 65, rue Stewart, conformément aux plans soumis par Robertson Martin Architects et datés du 28 juillet 2021, sous réserve des conditions suivantes :**
 - a) Récupération de la porte secondaire historique et confirmation de sa réutilisation au personnel du patrimoine;**
 - b) Application des mesures de conservation suivantes dans la restauration du porche :**
 - i. Tous les éléments de remplacement seront recréés à l'aide des mêmes matériaux (colonnes, chapiteaux, corniche, rampes, etc.);**
 - ii. Les travaux de charpenterie doivent être réalisés par des gens de métier ayant de l'expérience dans les techniques de restauration du bois;**
 - iii. La démolition doit être effectuée minutieusement et la zone entourant le porche doit être démontée manuellement;**
 - iv. Le porche existant doit être protégé pendant la durée des travaux de démolition;**
 - c) Le requérant doit soumettre à l'approbation du personnel chargé de patrimoine des échantillons des matériaux extérieurs choisis avant la délivrance d'un permis de construire;**
- 2. Approuver le plan d'aménagement paysager pour le 65, rue Stewart, conformément aux croquis fournis par W. Elias & Associates et datés du 30 juillet 2021;**
- 3. Déléguer au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'approuver des modifications mineures de conception; et**
- 4. Délivrer le permis en matière de patrimoine et fixer sa date d'expiration à deux ans après la date de délivrance.**

EXECUTIVE SUMMARY

This report recommends approval with conditions of an application to alter Jarvis House, 65 Stewart Street a property designated under Part IV of the *Ontario Heritage Act*. The alterations include removal of several alterations and additions to the house and construction of a three-storey addition to the building to accommodate a low-rise apartment building. Staff recommend conditions related to salvaging historic materials and conservation, restoration of the polygonal porch and confirmation of exterior materials. The proposal also requires approval under the *Planning Act* for Zoning By-law Amendment and Site Plan Control prior to the issuance of a building permit.

RÉSUMÉ

Le présent rapport recommande l'approbation, sous certaines conditions, de la demande de modification de la Maison Jarvis, située au 65, rue Stewart, une propriété désignée en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*. Les travaux comprennent la suppression de plusieurs modifications et ajouts sur la maison, et la construction d'un rajout de trois étages destiné à abriter un immeuble résidentiel de faible hauteur. Le personnel recommande l'imposition de conditions associées à la récupération de matériaux historiques, à la conservation et à la restauration du porche polygonal ainsi qu'à la validation des matériaux extérieurs. La modification du Règlement de zonage et la réglementation du plan d'implantation rattachées à la proposition doivent par ailleurs être approuvées en vertu de la *Loi sur l'aménagement du territoire* avant la délivrance d'un permis de construire.

BACKGROUND

The property at 65 Stewart Street, known as Jarvis House, is a two-storey wooden clapboard house built in 1885. This Victorian house features a picturesque bargeboard, Italianate window framing and a ground floor bay window. A delicate Beaux-Arts polygonal verandah was added between 1901 and 1912. The house is set back from the street giving the property a larger front yard than is typical for the block. The first owner of the house was local photographer Samuel Jarvis, of Pittaway and Jarvis Photographers. Jarvis is responsible for much of the early turn-of-the-century photography of Ottawa. In 1893, the house was sold to be used as the manse for the nearby Eastern Methodist Church on the corner of King Edward Avenue and Besserer Street, now demolished. The house was then subdivided in 1944 as a duplex, a common conversion in Sandy Hill in the mid twentieth century.

The property is located on the north side of Stewart Street between King Edward Avenue and Cumberland Street and is surrounded by the Sandy Hill West Heritage Conservation District. The property was designated under Part IV of the *Ontario Heritage Act* in 1981 (Documents 1 and 2).

This application is to permit the alteration of the house. The proposal includes the removal of some later additions, including a detached garage and their replacement with a new three storey addition located to the side (east) and rear (north) of the existing building. The addition will be set back from the front façade, be clad in a compatible material, and take design cues from the original house.

This report has been prepared because the alteration of a property designated under Part IV of the *Ontario Heritage Act* requires the approval of City Council. In addition to the heritage application, this proposal also requires approval under the *Planning Act* for site plan control as well as a zoning By-law Amendment. While a low-rise apartment building is permitted, site specific amendments are proposed to address the height, the heritage overlay, landscaping and yard requirements.

DISCUSSION

Project Description

Jarvis House, 65 Stewart Street is a Picturesque Victorian house that has undergone many alterations since its construction. This application proposes the removal of many of these modifications and the construction of one new addition to the side (east) and rear (north) of the building. The addition will be set back from the front façade to allow the original house to retain its primacy on the lot, ensuring the character-defining front yard is maintained. The addition will take design cues from the existing house in terms of window detailing, gable roof and porch. The addition will be clad in a wood siding on the front with Hardie Plank, a composite wood product that will complement the wood siding of the Jarvis House, on the sides and rear. A darker colour palette will be used in order to distinguish the new construction. The height of the new addition will be slightly taller than the Jarvis House, however is set back approximately half the depth of the house in order to allow the original house to dominate. To provide further separation between old and new, a recessed dormer window will be created on the second floor.

The proposal will maintain the existing west side yard which will continue to be used for access for the rear neighbours. The east side yard, which is generally open, will contain the new addition and comply with the required side yard setback in the Zoning By-law.

Much of the rear of the lot will comprise of the addition. Some small planters will be installed in the rear to add greenery to the rear of the lot.

The general approach to the Jarvis House will be one of preservation. In addition to removing some unsympathetic additions, the heritage attributes of the house will be maintained including the cladding, bargeboard, windows and ornamental verandah. It is anticipated however, that a portion of the polygonal verandah will require reconstruction due to the removal of a staircase addition to the east of the front entrance.

Recommendation 1

Standards and Guidelines for the Conservation of Historic Places in Canada

City Council adopted Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada in 2008. This document establishes a consistent set of conservation principles and guidelines for projects involving heritage resources. Heritage staff consider this document when evaluating applications under the *Ontario Heritage Act*, and it is the primary guiding document for alterations to properties with Part IV designation. The following standards are applicable to this proposal:

Standard 1 (a): Conserve the heritage value of an historic place. **(b):** Do not remove, replace or substantially alter its intact or repairable character-defining elements.

The heritage value of the Jarvis House is related to its Picturesque Victorian architecture, suburban character of the front yard, and its association with local photographer Samuel Jarvis. The proposed intervention will protect the heritage value of the Jarvis House.

Standard 11 (a): Conserve the heritage value and character defining elements when creating any new additions to an historic place or any related new construction. Such additions or new construction must not obscure, radically change or have a negative impact on character-defining materials, forms, uses or spatial configurations.

The heritage attributes of the Jarvis House include the large front yard setback, the wood clapboard siding, the decorative bargeboard, the wooden window frames, the bay window and the polygonal verandah. The proposal will conserve all these elements. Further, the addition will not obscure any of the attributes, nor negatively impact them as the addition will be to the rear and side of the house.

Standard 11 (b): Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

While the proposed addition to the building is not subordinate in size, the architect has incorporated several design elements to ensure that the heritage value of the Jarvis House is protected and compatible with the design of the house. The addition will take design cues from the Jarvis House in terms of window detailing, gable roof and porch. Wood will be used on the front of the addition, while Hardie Plank will be used on the sides and rear of the addition. Hardie Plank is a material comparable to wood clapboard that is seen on the existing house. To further distinguish itself, the addition will be coloured in grey, while the clapboard on the Jarvis House is white. Simpler detailing will be used on the addition, in order to allow the fine wood workmanship of the Jarvis House to remain the main focal point.

The addition will be set back from the original house to allow the existing house to dominate the property. To further accentuate the differentiation between new and old, a recessed dormer window will be created to clearly separate the mass of the existing house from the new construction. This will also help to break up the massing of the roof.

Standard 13 a): Repair rather than replace character-defining elements from the restoration period. b) Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same element.

Some of the later additions of the house will be removed. One of these additions, includes an enclosed staircase to the east of the verandah. As a result of this removal, parts of the polygonal verandah will likely need to be rebuilt and repaired.

The proposal meets Standards 1, 11 and 13 because the heritage value and attributes of the Jarvis House are being conserved, and the proposed addition is compatible with the historic building.

Sandy Hill West Heritage Conservation District

While the property falls within the Sandy Hill West Heritage Conservation District, the *Ontario Heritage Act* accounts for scenarios where properties are designated under both Parts IV and V of the *OHA*. Section 42 (2.2) of the *OHA* speaks to this matter. In this particular case, since the Part IV designation pre-dates the HCD, and no HCD Plan is in effect, only the provisions of Part IV are applicable to this application. Heritage staff did, however, have regard for the recommendations in the Sandy Hill West Heritage Conservation District Study when reviewing this application. The proposal is in alignment with these recommendations as the new work will be of its own time, subservient to the heritage character of the property, and takes direction from the

history of the property itself. Further, the fine design and craftsmanship of Jarvis House will be retained.

Conditions

Heritage staff recommend that the secondary historic door used for the staircase be re-instated on the inside of the building. While not original to the house, it is believed that this door is an early addition. The staircase will be removed as part of this proposal, thus rendering the door obsolete. In order to salvage an early part of the building, heritage staff recommend that this be retained and re-introduced elsewhere.

Heritage staff also recommends that the conservation measures identified on page 22 of the Cultural Heritage Impact Statement be included as conditions of approval to ensure they are implemented during construction as to retain and preserve the maximum amount of the polygonal verandah (Document 10).

Cultural Heritage Impact Statement

Section 4.6.1 of the Official Plan provides direction related to the preparation of Cultural Heritage Impact Statements (CHIS) for properties designated under Part IV of the *Ontario Heritage Act*. A CHIS is required where an application has the, "potential to adversely affect the designated resource." The CHIS was submitted by Juxta Architects Inc (Document 10). The conclusion of the CHIS states that the proposal meets the guidelines set out in the Standards and Guidelines for the Conservation of Historic Places in Canada, as well as the Sandy Hill West HCD Study.

Staff concur with the findings of the CHIS.

Recommendation 2

The proposed landscape plan recommends the removal of three trees on the lot in order to facilitate the new addition. These trees are located near the east property line. The proposal will maintain the densely treed front yard. A new walkway is proposed along the east property line, which will provide access to the main entrance on the new addition. Heritage staff have no concerns with this proposed landscape plan.

Conclusion

The proposed alterations to the Jarvis House conform to the Standards and Guidelines and protects the heritage value and attributes of the property. The proposed conditions recommended in this report will ensure that a historic element of the building is not lost

and will ensure the proper conservation measures are used when rebuilding the verandah. For these reasons, the department recommends approval of this application.

Recommendation 3

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.

Recommendation 4

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.

Provincial Policy Statement

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

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

Heritage Ottawa was notified of this application.

As part of the Heritage Planning Branch's Heritage Pre-consultation Pilot Program, Action Sandy Hill's Heritage Committee participated in a pre-consultation meeting with the applicant on April 1, 2021. Heritage staff and Action Sandy Hill provided shared comments, raising concerns with the proposal's height and massing. Heritage staff worked with the applicant to address these concerns.

Action Sandy Hill was notified of the application and provided comments (Document 11)

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

COMMENTS BY THE WARD COUNCILLOR

Councillor Fleury provided the following comment:

“When a developer or property owner takes on the redevelopment of a heritage property, I am always cautious on how this application respects the heritage character of the home.

Although I am encouraged by the efforts of the developer to reach out and have early conversations about this project, I remain concerned.

Of these concerns, I question the appropriateness of the addition to this home, as well as how it speaks to the character of the heritage property, and that there is a considerable encroachment to the rear and side yard – creating a massing that overwhelms the property.

As a small Victorian-era cottage with a beautiful front porch and designated under Part IV of the *Ontario Heritage Act* and sits in the Sandy Hill West Heritage Conservation District, my hope would be that any proposed additions would allow this defining character to remain the most prominent feature.

This is indeed lost with this application.

The addition looms over the house, at twice the size, it dominates the property in a negative way. The attempt to add subtle architectural elements in the new addition does not ensure prominence of the existing building.

As mentioned, this property is designated as a Part IV, whereas only the Standards and Guidelines apply – however, regardless the Sandy Hill West District HCD study should be respected and followed. I reference the guidelines; additions to contributing buildings must be sympathetic to the existing building, subordinate to, and distinguishable from the original. Falsifying a past architectural style in a new addition is strongly discouraged.

Additionally, the second entrance, attempting to emulate Jarvis house is not acceptable. This porch and entrance should be removed entirely.

The issue goes beyond just the property, with a proposed roof line taller than the existing house, this added height and as well as the size of the addition takes on a much greater presence on the street as well. From the side, the proposal also imposes on the original heritage home – with an obtrusive overhang on the roof of Jarvis house. This is unfortunate and should be removed. This addition not only breaks through the original house, but it also creates a new roofline of Jarvis House. This is not acceptable.

The charm that we cherish when it comes to heritage homes, and ultimately the reason we seek designation and protection in the first place is overwhelmed with this application. And that should not be the case – the charming little house should be the feature, and the prize of this property.

As the only painted wood clad building on the block, this should be celebrated – not dominated by an addition.

The heritage attributes of 65 Stewart and its district should be protected for their architectural and historical value.

Understanding site plan related concerns I raise with developments are not applicable to whether a heritage permit is issued or not I feel these items are important to raise regardless, as they are indeed part of the application, and should be respectful of the heritage home and the neighbourhood. Items I typically raise are garbage, lighting, landscaping - one I would like to highlight here is garbage storage. It is being proposed at the front/side addition – this should be stored inside, at the rear, adjacent to the current driveway, this offers less impact on adjacent neighbours. I am pleased there will be retention of the large trees at the front, but it does little to hide the addition. However there still needs to be more landscaping at the front of the building, to ensure there is no possibility of front yard parking.”

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

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

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on October 15, 2021.

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.

SUPPORTING DOCUMENTATION

- Document 1 Location Map
- Document 2 Statement of Cultural Heritage Value
- Document 3 Heritage Survey Form
- Document 4 Photos
- Document 5 Existing Elevations
- Document 6 Proposed Site Plan
- Document 7 Proposed Elevations
- Document 8 Proposed Renderings
- Document 9 Proposed Landscape Plan
- Document 10 Cultural Heritage Impact Statement
- Document 11 Comments from Action Sandy Hill

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



Document 2 – Statement of Cultural Heritage Value

The property at 65 Stewart Street is recommended for designation as being of architectural interest. Built in 1885, this Eclectic Victorian residence is set back from the street with a surrounding yard of suburban character. In overall appearance, a two-storey clapboard frame house with gable end facing the street, it features a Picturesque bargeboard, Italianate window framing and a ground floor bay window. A delicate Beaux Arts polygonal verandah was added between 1901-1912. The original owner was Samuel Jarvis of Pittaway and Jarvis, Photographers.

Document 3 – Heritage Survey Form

CITY OF OTTAWA
 DEPARTMENT OF PLANNING & DEVELOPMENT
 COMMUNITY PLANNING BRANCH

HERITAGE SURVEY
 AND
 EVALUATION FORM

BUILDING FILE NO.
 PD 43: STEWART 65
 HERITAGE DISTRICT FILE NO.
 PD 4302-5-1:

Municipal Address: 65 Stewart St.
 Building Name: JAMES HOUSE
 Legal Description: P6 L7 Stewart S
 Date of Construction: 1886
 Original Use: residential, single
 Present Use: residential, multiple
 Present Zoning: CAN-X #4*
 Planning Area: Sandy Hill West

Lot: 7 Block: (FIP 141150/21 Plan: 6
 Additions: 1951
 Original Owner: Samuel Jason Jarvis
 Present Owner: Romeo Lafleche

PHASE ONE SURVEY

Potential Significance	Considerable	Some	Limited	None
History	(Pre- 1880)	(1880 to 1920)	(1920 to 1950)	(1950 to present)
(Date of Construction)	3	2	1	0
Architecture	3	2	1	0
Environment	3	2	1	0
(Landmark or Design compatibility)				

Phase One Survey Score /9
 Potential Heritage Building Yes/No
 Potential Heritage District Yes/No

Prepared By:



PHASE TWO EVALUATION RESULTS
 (Summarized from Page 4)

Category 1 2 3 4

Part V Definite Yes/No
 Part IV Potential Yes/No

IF PART IV, By-law/Date:
 324-81

IF PART V:

HERITAGE DISTRICT NAME:
 Sandy Hill West

BY-LAW/DATE:

COMMENTS:

PHOTO DATE: May 1992
 VIEW: N
 SOURCE: E. Deevey
 NEGATIVE NUMBER: CAO

HISTORY

PREPARED BY: M. Carter

DATE: May 1992

Date of Construction: 1886

* Factual/Estimated

Sources: First listing City of Ottawa Directory (Toronto: Night Directory Co. 1886), p.79 confirmed by bracketting 1878 and 1901 fire insurance plans.

Trends:

Area links, late nineteenth century

This house was originally built as a residence for photographer Samuel Jason Jarvis. In the years immediately following its construction, Jarvis also built two investment properties on the same block of Stewart on the opposite side of the street. One was a triple row house, #85-94 Stewart (1889-90), and the other was #95 Stewart, a double residence with an accompanying store (1889).

Construction industry in this area, turn of the century

In 1889 an article in the Ottawa Journal records that brickwork for the building Jarvis built at 95 Stewart St. was by F. McCullough, carpentry by S. Davis. Since this building was constructed only three years earlier, it is probable the same craftsmen were employed.

Association with religious institution

In 1893, Jarvis sold this house to the Eastern Methodist Church for use as the church manse. It continued to be used for this purpose until the mid 1920s (about 1926) when the Eastern Methodist Church closed its doors.

Area links, turn of the century

This building was not adjacent to the Eastern Methodist Church as were the manses of most other churches in the area. It is, therefore, not part of a complex. It was, nevertheless, linked to the church in use and occupancy patterns.

Subdivision, 1944

This building was subdivided as a duplex in 1944. This is an example of the residential subdivision that was common in this neighbourhood in the 1920-60 period.

Events:

Persons/Institutions: Samuel Jason Jarvis, photographer

S. Jason Jarvis^{He} the original owner and occupant of this house, who owned the Jarvis Photographic Studio on Sparks (later on Bank St), early in the 20th century. He was responsible for much of the evidence we have on Ottawa at the turn of the century.

Eastern Methodist Church

The Eastern Methodist Church was located on the corner of Besserer and King Edward St. on property that is now occupied by the Ottawa Little Theatre. While parts of the church were incorporated into the Ottawa Little Theatre building, little evidence of the Eastern Methodist Church remains on the church site today. Founded in 1873, the Eastern Methodist Church built its first Church in Ottawa in this area and continued as a religious institution here until it was absorbed by the Presbyterian Church in 1925. Its congregation was a daughter church of the Dominion Methodist Church on Metcalfe St., founded to serve the Methodists of eastern Ottawa. It played an important role in establishing the tone and early functional orientation of this part of Sandy Hill. This residence, which was its manse, is the only substantive reminder of its existence. Indeed, the attractive polygonal verandah which distinguishes this residence, dates from the time it was a manse.

Summary/Comments On Historical Significance: An important surviving remnant of the Eastern Methodist Church which was once a major institution in this area. This house also has an early connection to Ottawa photographer S.J. Jarvis who had an important influence on the development of this block of Stewart St. in that he built three of its substantial buildings.

Historical Sources (Coded): Ottawa Planning Department, File #PD04-OHD4300, Askwith Map1915 (NMC 17888), FIPs 1878,1901, 1912 1922, 1948, 1956, NCC, "Ottawa and Environs", 1975, OPD Heritage Map 1979, and PB515, 1990, OPD Building Permits #13344, 6 October 1944; #13737, 8 May 1953, Night Directory Co, City of Ottawa Directories, 1886 p.79, 1902 p.125, 1912 p.151-2, 1922 p.180-81, 1956 p.291-92, 1975 p.493, 1990 p.550, City of Ottawa, Assessment Roll of St. George's Ward (Ottawa:1895, 1911), Ottawa Journal, 22 June 1889, Heritage Ottawa, Walking Tour of Sandy Hill (c1952), p.57, Eastern Methodist Church, Ottawa, Souvenir Golden Jubilee, 1873-1923.

ARCHITECTURE

PREPARED BY: J. Smith

DATE: July 1992

Architectural Design (Plan, Storeys, Roof, Windows, Materials, Details, Etc.): 2 1/2-storey front gable residence with a variety of additions, wood frame, cove siding, decorative bargeboard, shouldered window trim, projecting bay, porch with octagonal bay.

Architectural Style: Queen Anne vernacular

Designer/Builder/Architect:

Architectural Integrity (Alterations):

Original building: .- 2 storey wood house with large 2 storey rear addition and small one storey rear addition. Bay window on front facade. Two small porches, east and south facades.

1901-1912- polygonal verandah added. Larger rear verandah, on west side making dimensions of back portion of house symmetrical. ^{added}

1944- duplexed. Rear addition built to two storeys across entire rear of house. Small entrance porch at rear. Front porch may have been demolished. Garage on lot.

1953 - one storey addition. (This does not show on plan. It is likely that this is a permit for earlier rear addition).

Present: Original house has evolved significantly with later additions and detailing, on-going interest in decorative detailing.

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

Summary/Comments On Architectural Significance: Eclectic 19th century residence with extensive decorative wood detailing.

ENVIRONMENT

Planning Area: Sandy Hill West

PREPARED BY: J. Smith

DATE: July 1992

Heritage Conservation District Name: Sandy Hill West



PHOTO DATE: May 1992
VIEW: NW
SOURCE: K. Deevy
NEGATIVE NUMBER: 120

Compatibility With Heritage Environs: Compatible heritage character of streetscape, provides variety in terms of massing, set back, and materials.

Community Context/Landmark Status: Notable residence because of its style and setting.

Summary/Comments On Environmental Significance: Significant contributing element to heritage character of the street.

PHASE TWO EVALUATION

CRITERIA SCORING

HISTORY CATEGORY	E	G	F	P	SCORE
1. Date of Construction		1			23
2. Trends			1		25
3. Persons/Institutions		1			7
HISTORY TOTAL	0	30	25	0	55
ARCHITECTURAL CATEGORY	E	G	F	P	SCORE
1. Design		1			20
2. Style		1			25
3. Designer/Builder				1	0
4. Architectural Integrity			1		15
ARCHITECTURAL TOTAL	0	45	15	0	60
ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Design Compatibility		1			33
2. Landmark /			1		9
3. Community Context			1		13
ENVIRONMENT TOTAL	0	33	22	0	55

*Date of CONSTRUCTION in Sandy Hill area.

Excellent (Before 1880), Good (1880 to 1920), Fair (1920 to 1950), Poor (After 1950)

Criteria Scoring completed by: EVALUATION COMMITTEE

Date: Sept. 1992

DETERMINATION OF THE PHASE TWO TOTAL SCORE

CATEGORY SCORE	IN A POTENTIAL HERITAGE DISTRICT	NOT IN A POTENTIAL HERITAGE DISTRICT
History	55 x 45% =	25 X 40% =
Architecture	60 x 25% =	15 X 40% =
Environment	55 x 30% =	17 X 20% =
PHASE TWO TOTAL SCORE	57 /100	/100

HERITAGE CLASSIFICATION FOR THE SANDY HILL WEST AREA

Phase Two Total Score

Group	0	2	0	0

PHASE TWO EVALUATION SUMMARY: 65 Stewart

Document 4 – Photos



Front Elevation



Front Elevation showing side yard

Front Elevation

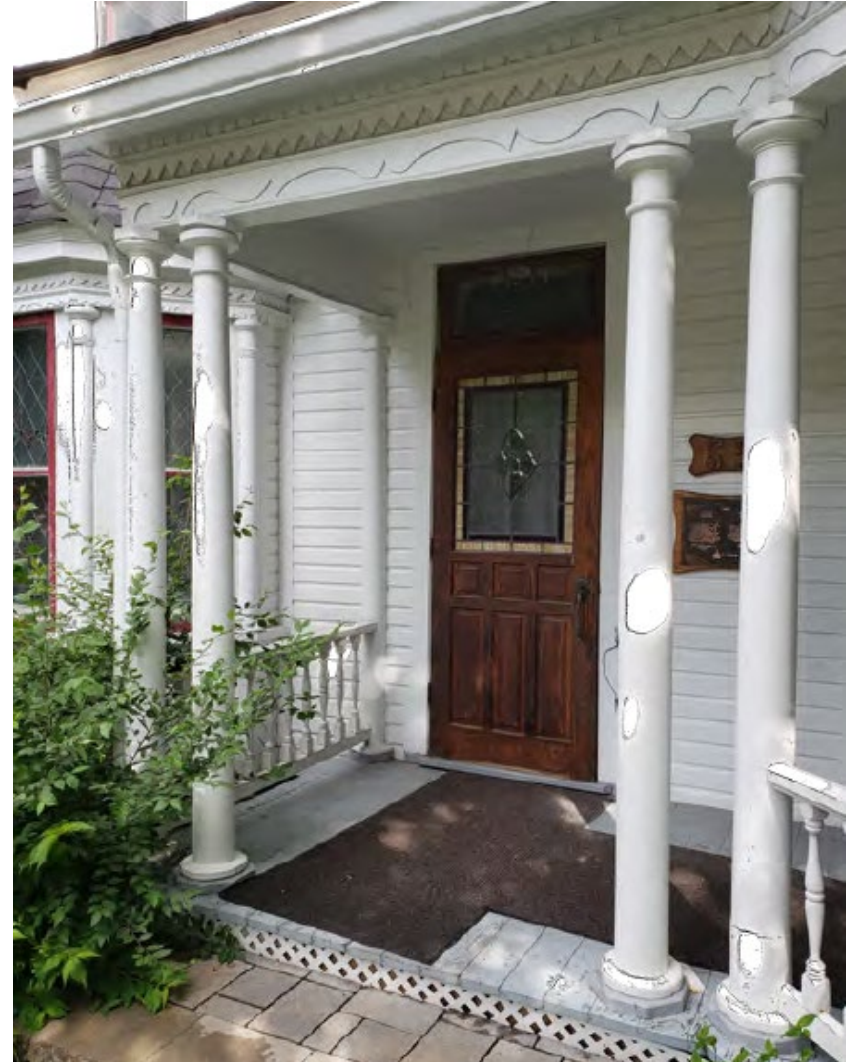


Veranda





Bay Window



Front Door



Front Elevation (from southeast)



Front Elevation (from southeast)

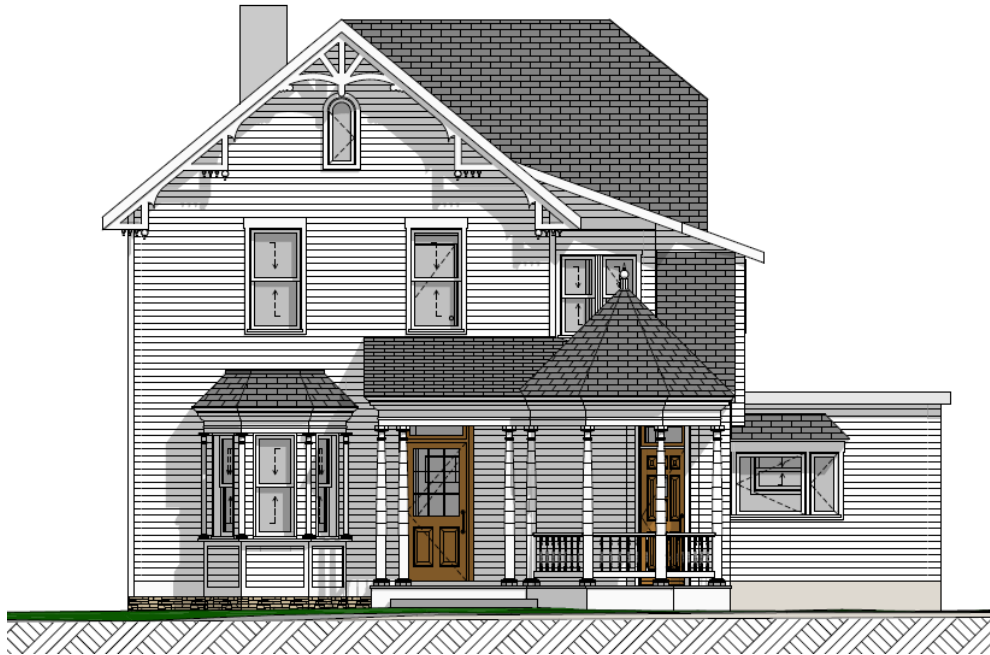


Side/Rear

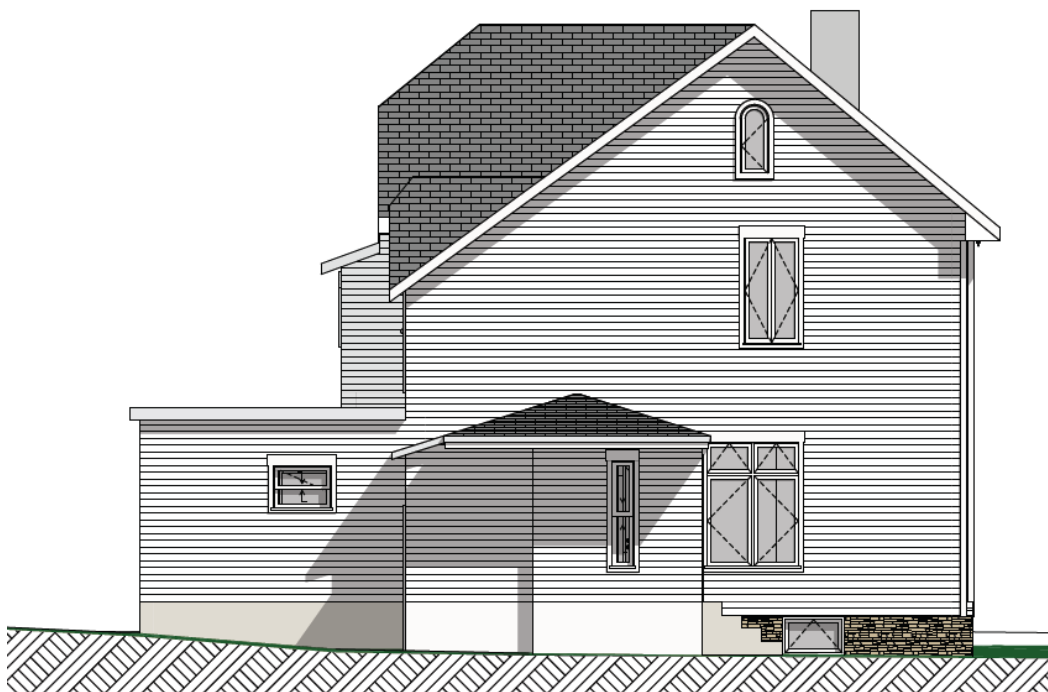


Rear

Document 5 – Existing Elevations



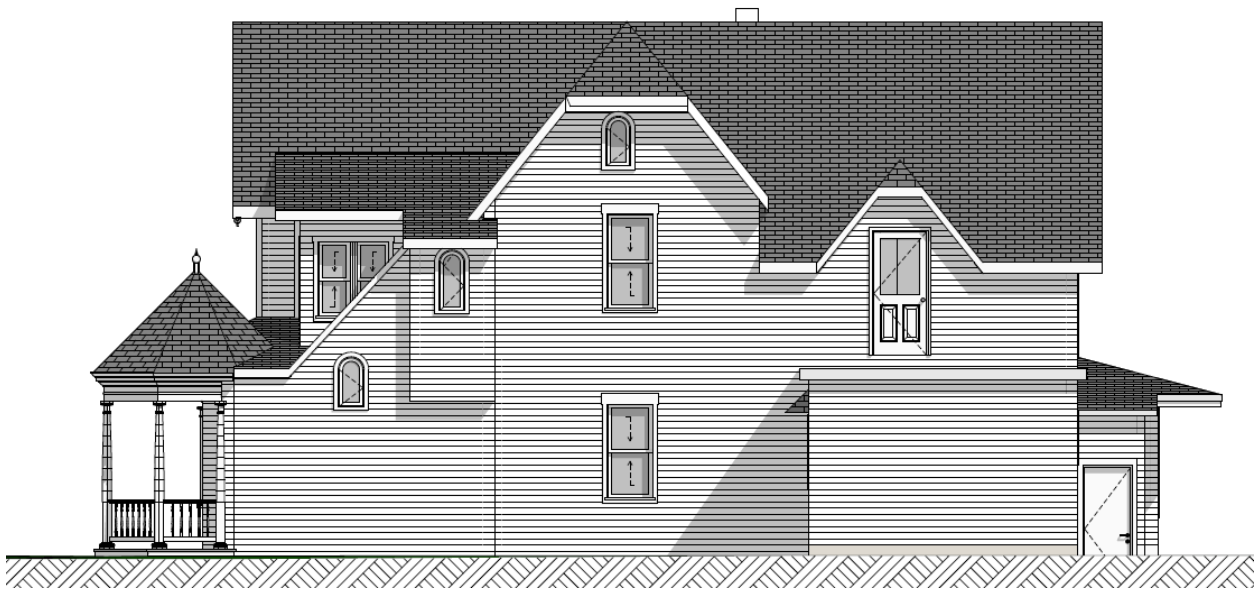
Front elevation (south)



Rear elevation (north)

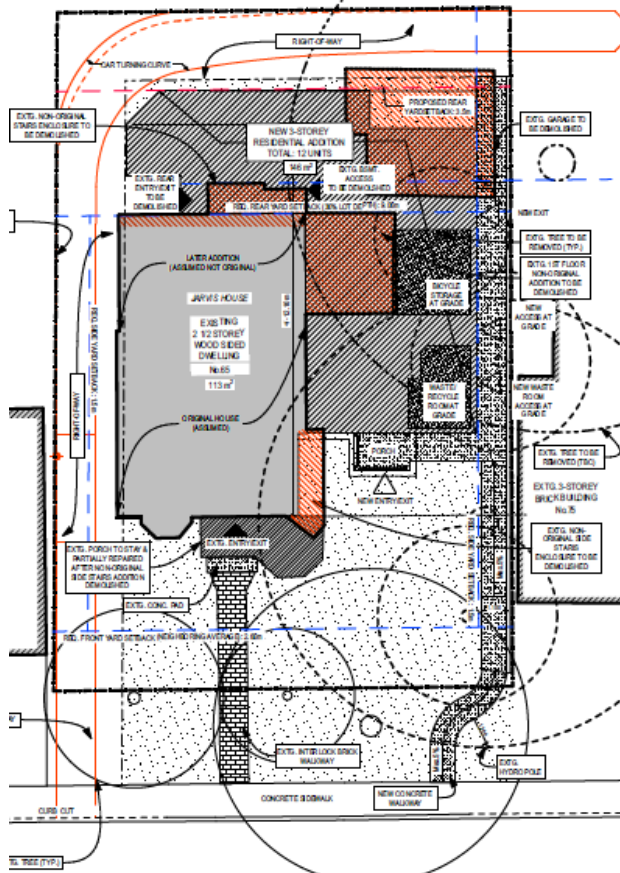


Side elevation (west)



Side elevation (east)

Document 6 – Proposed Site Plan



SITE PLAN - PROPOSED
SCALE: 1:200



2 CONTEXT MAP
HP01 NOT TO SCALE

PROPOSED GROSS FLOOR AREA (ZONING):		EXISTING GROSS FLOOR AREA (ZONING):	
BSMT:	57.70 m ²	BSMT:	70.50 m ²
1ST FLOOR:	58.70 m ²	1ST FLOOR:	91.30 m ²
2ND FLOOR:	100.10 m ²	2ND FLOOR:	99.70 m ²
3RD FLOOR:	67.40 m ²	3RD FLOOR:	62.20 m ²
TOTAL PROP.:	283.90 m²	TOTAL EXTG.:	323.70 m²

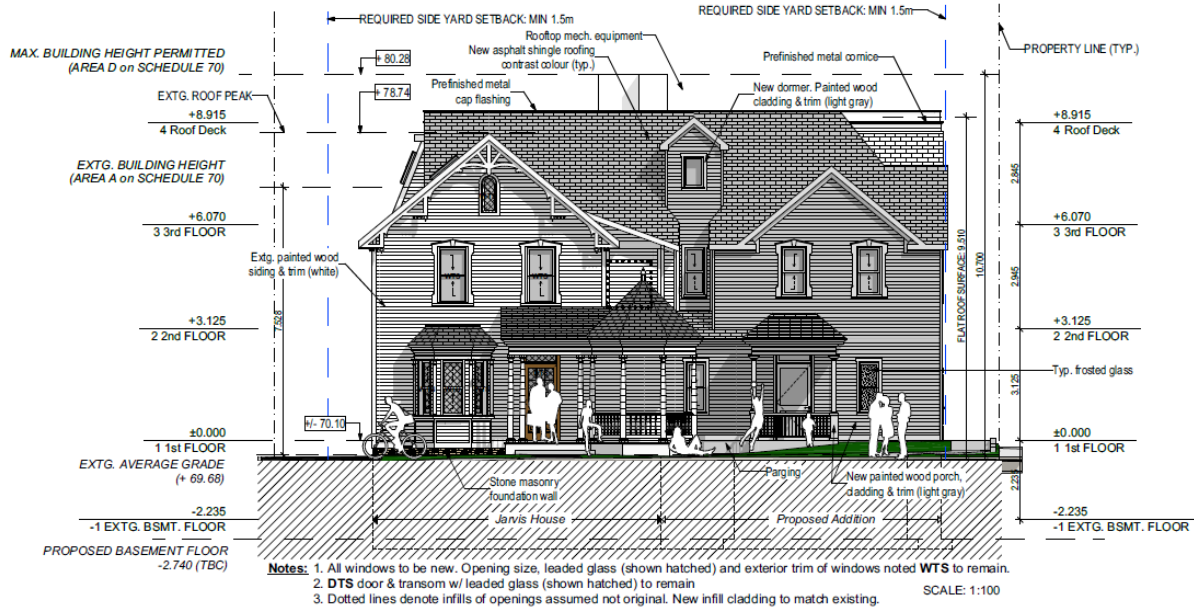
GROSS BUILDING AREA (O.B.C.):	
BSMT:	259.00 m ²
1ST FLOOR:	259.50 m ²
2ND FLOOR:	256.00 m ²
3RD FLOOR:	185.00 m ²
TOTAL:	959.50 m²

65 Stewart St.
Ottawa ON K1N6H9 Zoning: BAUD S70
Mature Neighborhood and Heritage Overlay

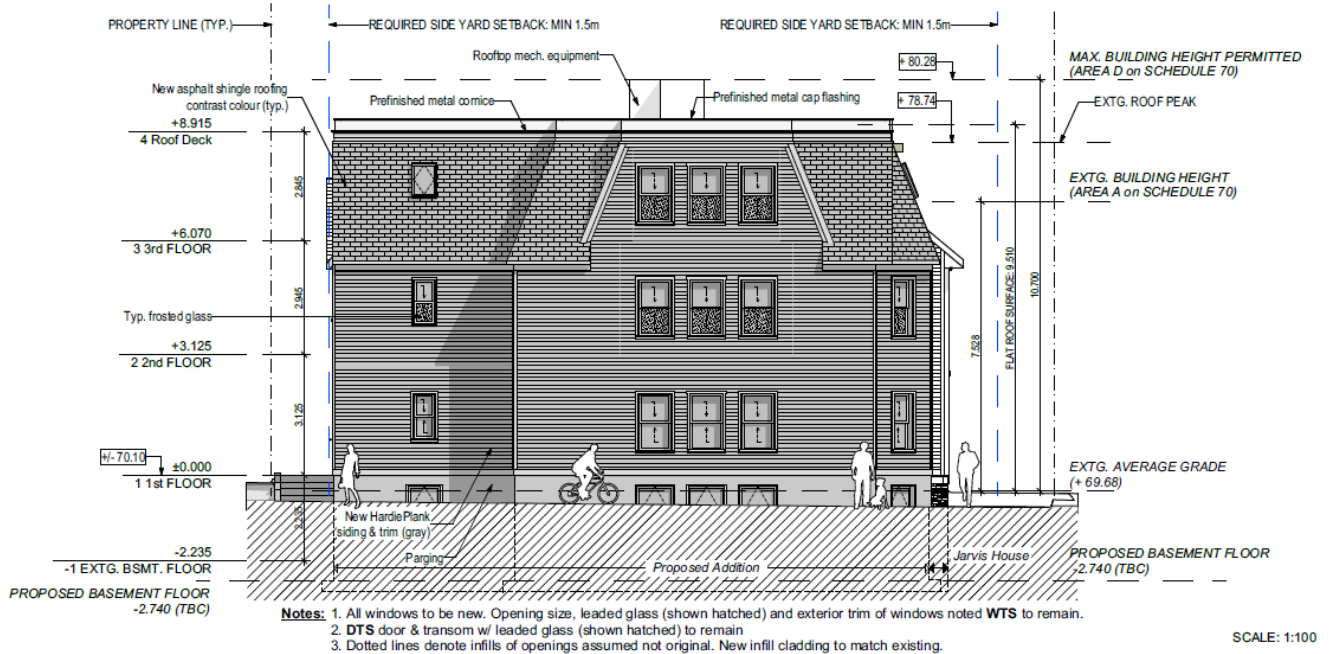
Provision	Requirement	Provided	By-Law	Waiver
Min Front Width	15m	20.6m	Table 162A-B6	-
Min Lot Area	450 m ²	612 m ²	Table 162A-B6	-
Min Front Yard Setback	Neighboring average: 2.65 m	6.75 m	130(3)(a)(i)	-
Min Interior Side Yard	1.5 m	2.75m (West) / 1.5 m (East)	Table 162A-BAUD	-
Min Rear Yard Setback	30% lot depth including 25% of lot area, in this case 9.05m	3.5 m	161(1)(9)	✓
Max Height	Rear yard (Area C): 10.7 m In all other circumstances (Area A): existing building height, in this case 7.55m	Area A: 9.51m (10.7m to top of projections above roof surface)	Schedule 70, Section 64	✓
Landscaped Area	30% of the lot area	30.3% (Hard: 60.2m ² , Soft: 134.9m ²)	161(8)	-
Soft Landscaping	Rear yard: - min. 50% of the rear yard. - min. 25m ² one aggregate rectangular area whose longer dimension is not more than twice its shorter dimension, for the purpose of tree planting.	9m ² 10.7m ²	161(12)(b)(i) 161(12)(b)(v)	✓ ✓
	Side yard: - Any part not occupied by accessory buildings and structures, permitted projections, bicycle parking and lanes, handicapped paths of travel for waste and recycling management, pedestrian walkways, permitted driveways and parking exclusion features.	0.7 m ² (west) 22.5m ² (east)	161(13)	-
	Front yard: - Minimum 20% - Be equipped with solid, permanent features sufficient to prevent motor vehicle parking such as: bicycle parking, benches, bollards, ornamental fences or garden walls, raised planters, trees, wheel chair lifting devices.	75.4% Trees/Bollards	131(d) & T. 161 (13)(a)	- -
Bicycle Parking	0.5/ unit, in this case 12x0.5x0.6 spaces Bicycle parking spaces must be located in order to provide convenient access to main entrances or walkway areas.	14 Horizontal (stacked parking) Adjacent to main entrance	Section 111 111(4)	- -
Car parking	Not required in Area Z on Schedule 1A (TDC)	-	139 (7)(a) & 102(2)	-
Visitor car parking	Not required (0.1/unit required after first 12 units: 0.4)	-	139 (7)(a) & 102(2)	-
Addition	The height of the walls and the height and slope of the roof of the addition do not exceed those of the building	-	60(3)(k)	✓
	The side yard setback of the addition is at least 60 cm, greater than that of the wall of the building located closest to the side lot line	1.5m to side lot line	60(3)(j)(i)	✓
	It is located entirely within the rear yard, or in the interior yard abutting the rear yard and complies with the rear yard setback of the underlying zone	Located in rear yard and interior side yard	60(3)(j)(ii)	✓
2 or more Bedroom units	min 25% of total units, in this case 3	3	161(2)(6)	-
Total Amenity Area	No minimum	165.7m ²	166(9)	-
Communal Amenity Area	No minimum	166.9m ²	-	-

3 ZONING MATRIX
HP01 NOT TO SCALE

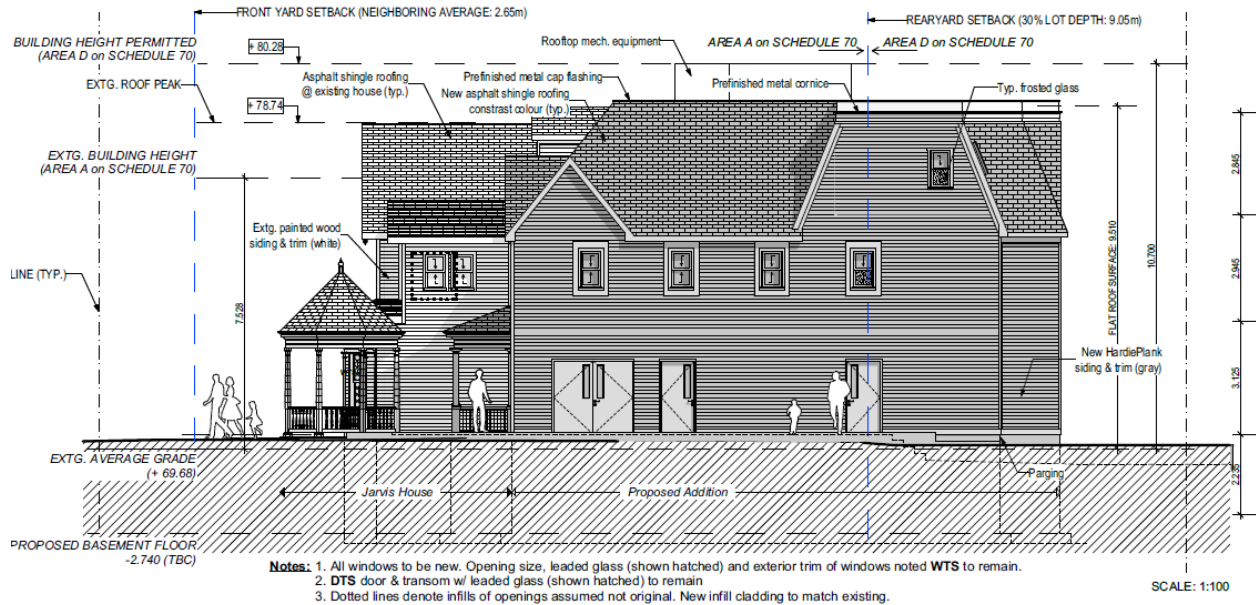
Document 7 – Proposed Elevations



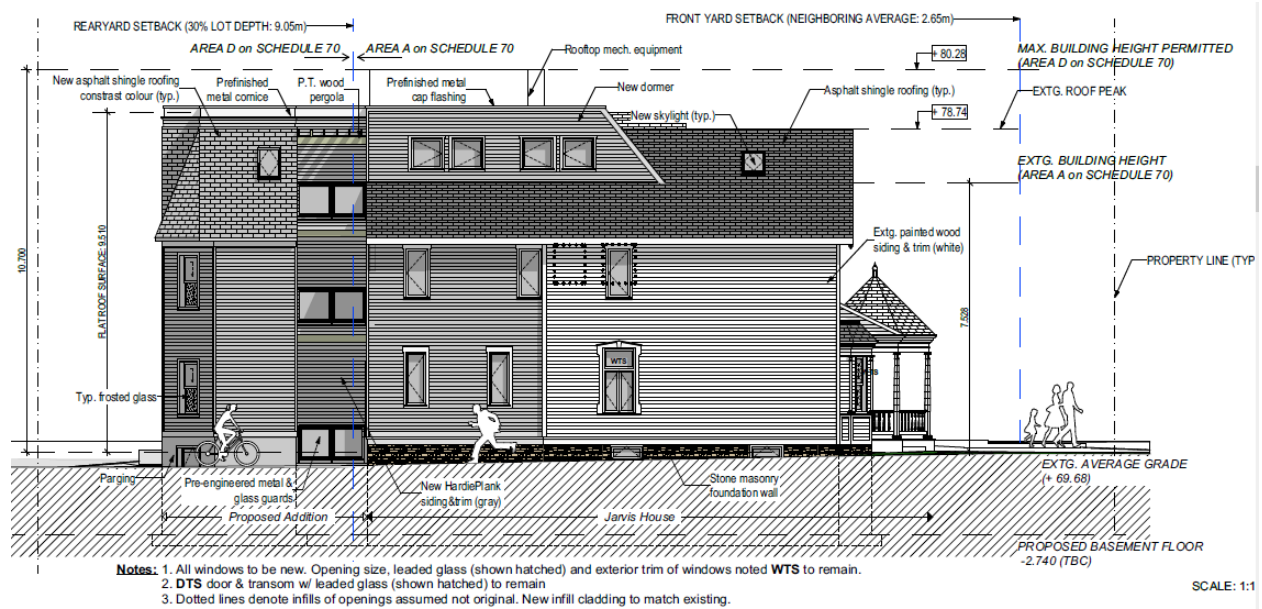
Front (south) elevation



Rear (north) elevation



Side (east) elevation



Side (west) elevation

Document 8 – Proposed Renderings



Front (north)



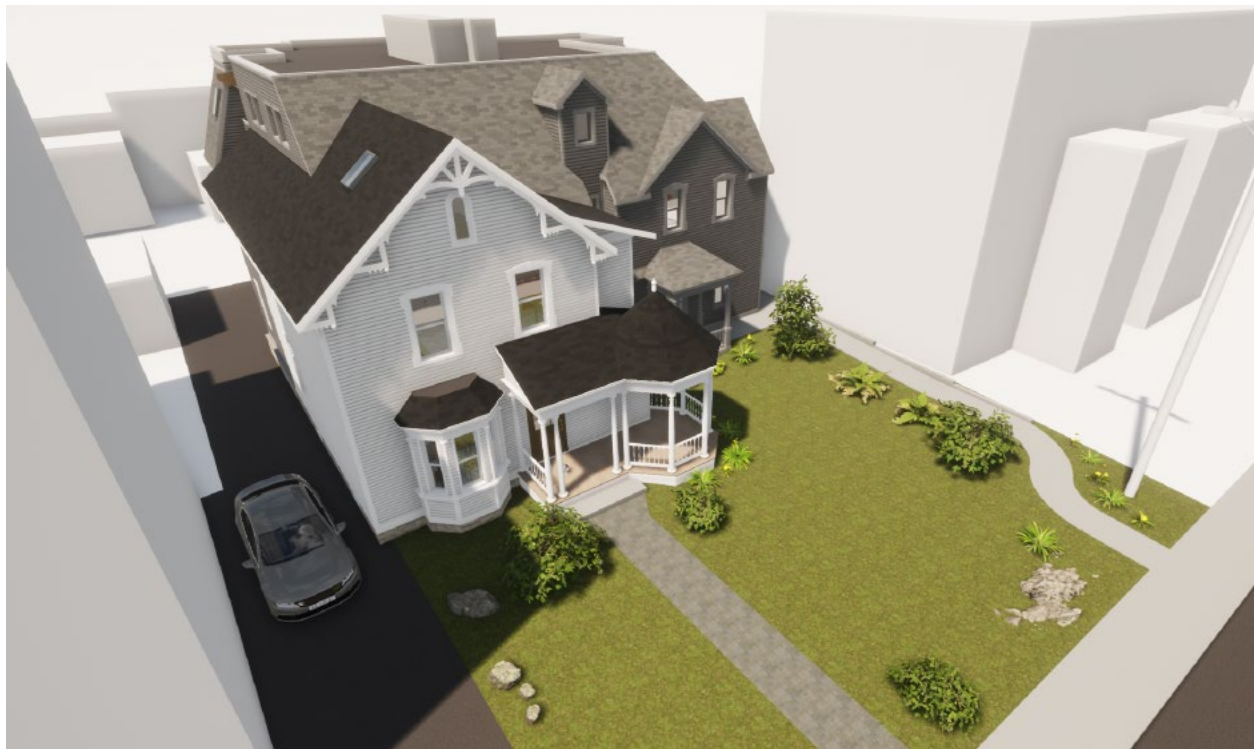
Front (north)



Front (perspective from southeast)



Rear (perspective from northwest)



Aerial (perspective from southwest)



Aerial (south façade)



Aerial (perspective from northeast)



Aerial (perspective from northwest)

Document 11 – Comments from Action Sandy Hill

65 Stewart is a small Victorian house with an unusually large front garden and a pretty front porch. It is designated under Part IV of the *Ontario Heritage Act* and sits in the Sandy Hill West Heritage Conservation District. This status imposes obligations on the developer. The creation of the HCD and the house's designation create a public good, a collective affirmation that the heritage attributes of the house and its district deserve to be protected for their architectural and historical value.

Parks Canada's Standards and Guidelines for building additions (p 34) set out criteria for the construction of additions to designated buildings. These standards and guidelines, slightly adapted, can be found in the management plans for Sandy Hill HCDs (but not the Sandy Hill West HCD which does not have a formal management plan):

1. Additions to contributing buildings must be sympathetic to the existing building, subordinate to, and distinguishable from the original. Falsifying a past architectural style in a new addition is strongly discouraged.
2. New additions will not result in the removal or obstruction of heritage attributes of the building or the HCD.
3. The height of any addition to an existing building must not exceed the height of the existing roof slope.
4. Additions should generally be located in the rear yard.
5. Additions must be consistent with the streetscape with respect to size, scale and massing.
6. New additions should respect the existing wall to window ratio and proportion of the existing building.

The existing backyard right of way, the zoning requirement for rear yard setbacks, the house's location on the property, the attic's low ceiling and the house's designation under Part IV of the OHA make an addition, particularly one that would increase its size by 135 per cent, highly problematic.

In our view, the existing house's small size and its location on the property do not allow the construction of an addition as large as proposed, that would also meet the intent

and spirit of the Parks Canada's Standards and Guidelines. Although the developer has made some efforts to retain existing architectural details and is proposing to set back the front of the addition relative to the current house, the fact remains that the addition is 135 per cent bigger than the original building and largely concentrated to the side of the house, not the back. The addition also imposes a roof line that is not only taller than the existing house but a much greater presence on the street than the current gable roof. The new building's sheer mass overwhelms the existing house.

65 Stewart is unusual relative to its immediate neighbours and it is this distinctiveness that gives it much of its charm. By proposing to shoehorn an unsuitably large addition unto this property, the developer is essentially trying to appropriate a public good — the house's designation under the OHA — for private benefit. We do not believe this proposed addition is consistent with the values that led to the house's designation and its location in the Sandy Hill West HCD.