

Cultural Heritage Impact Statement for the Demolition and Replacement of the Residence at 187 Lansdowne Road, Rockcliffe Park Heritage Conservation District

Submitted to:
Embassy of the Republic of Iraq

Property Address:
187 Lansdowne Road

Prepared by:
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Contentworks Inc.

HCD:
Rockcliffe Park Heritage Conservation
District

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ABOUT THIS DOCUMENT

The Embassy of the Republic of Iraq has applied to build a new residence for its Ambassador at 187 Lansdowne Road South. The application includes the demolition of the existing house constructed in 1964 for Bertram Loeb, a prominent local businessman. The development will meet all planning requirements for an official residence of the chief of a foreign mission in the community of Rockcliffe, although approval for a reduction in the rear-yard setback may be required.¹

The Subject Property is located within the former Village of Rockcliffe Park, which is now part of the City by amalgamation in 2001. In 1997, Rockcliffe Park was designated as a Heritage Conservation District pursuant to Section 41 of the *Ontario Heritage Act*. The Subject Property is located within the HCD. Twelve years later, in April 2005, the OHA was amended to provide municipalities with more powers to preserve heritage assets. Subsection 42(1) of the OHA provides that in an HCD, no person shall “erect, demolish or remove any building or structure on the property” without a permit.

A Cultural Heritage Impact Statement is required by the City of Ottawa under the Official Plan (s. 4.6.1) for heritage applications in the District, normally for demolitions or major developments to existing properties. The application may or may not involve other planning issues. The Statement provides an independent opinion on heritage issues. The Consultant for this Study, Julie Harris², Contentworks Inc., was included on a list of suggested consultants provided by the City to applicants.

The two inter-related issues addressed in this Statement are the historic and architectural significance of the existing house and the impact that the new house would have on the cultural heritage value of the District. Guidelines and recommendations concerning demolition and new construction are included in the Rockcliffe Park Heritage Conservation District Study (RPHCDS), which is the primary document that guides heritage assessments in the District. The Study contemplates that demolitions will occur and that new buildings will be erected in the District. In keeping with the heritage legislation at the time, the Village of Rockcliffe Park chose to use language that encouraged negotiation as a means to resolving conflict about demolitions, renovations and additions in the District.

The Consultant concludes that the demolition and new construction are consistent with the guidelines of the District Study. As stated by Humphrey Carver in 1985, “It is certainly one of the qualities of the Village, to be able to digest an occasional architectural stranger.”³

¹ Discussion with the architect of the new residence, Julian Jacobs, 20 February 2012.

² Julie Harris is a member of the Canadian Association of Heritage Professionals. She has worked as a heritage professional for 30 years. She was a member of the Conservation Review Board of Ontario and has been qualified as an expert witness as an “historian and heritage specialist” for the purposes of the Ontario Municipal Board and the Conservation Review Board. Her recent work includes studies of a building designed by the firm of which Fred Lebensold was a partner and Donald Graham was the landscape architect.

³ This quote, from Carver’s *The Cultural Landscape of Rockcliffe Park Village* was selected by the Chair of the

PART A: PROPOSED DEMOLITION

1.0 HISTORY AND ARCHITECTURE

The house located at 187 Lansdowne Road South is part of an irregular shaped lot⁴ on Lansdowne Road. The property is located in the former village of Rockcliffe Park (Figure 1 and Figure 2) in the Rockcliffe Park Heritage Conservation District.⁵ The lot is approximately 90 metres wide by 50 metres deep (Figure 3). Residential properties are located all sides of the property. The current owner (the Government of the Republic of Iraq) is applying to demolish the existing structures on the property and build a new residence, fence and security shelter (Figure 4, Figure 5 and Figure 6).

The property includes: a large, one-storey bungalow residence (Figure 7); an enclosed swimming pool attached to the house; and a guard house (Figure 8), gate and fence (Figure 9). The residence and pool were constructed in 1964 (Figure 10); the guard house, gate and fence date from 1979. The footprint of the one-storey house is 680 square metres, including the pool and garage.

The existing house was built for the family of the prominent business owner and philanthropist Bertram Loeb by Rene Goulet Construction Limited. The construction firm had worked in the Ottawa area since at least 1951, when it advertised the sale of one of its houses.⁶

To date, no evidence has shown that the Loeb house was built to architectural plans or specifications provided by a licensed architect. Loeb worked with two architects – one in 1963 and the other in 1964 – on designs for the family's home. In 1963 he engaged Sam Gitterman, a well-known Ottawa architect, to prepare drawings and specifications for a two-storey house.⁷ Members of both the Gitterman and Loeb families⁸ recall that Loeb decided not to go forward with the building and to engage architect Fred Lebensold⁹ as discussed in

OMB hearing on a development application for a house at 486 Lansdowne Road in Rockcliffe as part of the rationale for approving a development in the District. See: Ontario Municipal Board, Decision MMM070018, 456 Lansdowne Road North, 4 November 2009.

⁴ The legal description is: Plan M46, pt Lot 197, pt Lot 198; pt Lot 209; pt Lot 210; pt Lot 219 to pt Lot 225. PINs 04226-0046 and 04226-0049.

⁵ The District's values and guidelines are derived from Julian Smith & Associates and Victoria Angel, *Village of Rockcliffe Park: Heritage Conservation District* (October 1997), hereafter cited as RPHCDS.

⁶ See: Rene Goulet Construction advertisement, *Evening Citizen* [Ottawa], 5 September 1951, p 29. Online at: <http://news.google.com/newspapers?id=SgExAAAIBAJ&sjid=ON4FAAAAIBAJ&pg=4856%2C785007>.

⁷ See: Library and Archives Canada. S.A. Gitterman fonds, MG 31, B49, Architectural and urban planning practice, Volume 2, "Loeb Residence. Lansdowne Road, Rockcliffe Park, 1963 Specifications".

⁸ A summary of conversations between representatives of the Heritage Committee of the Rockcliffe Park Residents Association and the following individuals – Naomi Loeb (daughter of Bertram and Blanche Loeb), Donald Graham (a landscape architect) and Belle Gitterman, widow of architect Sam Gitterman – was submitted to the City of Ottawa and provided to the Consultant on 16 February 2012. It is very reasonable to assume that all this evidence validates the fact that Lebensold was involved in some capacity in the design of a house for Bertram Loeb.

⁹ Fred Lebensold was born David Froim Lebensold in Poland in 1917. He studied in London, England, where he received a diploma in architecture in 1939. After work with the Royal Engineers during the Second World War,

more detail below. The earliest written reference to Lebensold as “architect” is found on a survey form completed by M. [Margot] Gualtieri for the Rockcliffe LACAC two years after the sale of the house by Mrs. Loeb. The LACAC form, as archived in the files of the Rockcliffe Park Community Association, acknowledges a conversation with Blanche Loeb as the source of information that Fred Lebensold was the “architect” and Donald Graham the “landscape architect”.

Based on this information, City of Ottawa staff initially concluded that “This residence was designed by Montreal architect Fred Lebensold, well known for his design of the National Arts Centre and various modern works in Canada. Originally the landscaped wooded lot was carefully preserved by landscape architect Donald Graham”.¹⁰ As discussed below, however, evidence is inconclusive about the level of Lebensold’s involvement. The scope of Graham’s¹¹ involvement appears to have been the modernist sunken garden in the backyard, not the whole landscape.

Based on materials collected by the City and by residents of Rockcliffe, Loeb’s family and others have recounted that Lebensold was approached by Bertram Loeb to design his residence. No other evidence has been uncovered about whether Lebensold provided advice, a sketch or full architectural services, although many individuals have speculated about the extent of his involvement, seeking explanations in his relationship (or not) with Goulet and his status as a licensed architect in Ontario in 1964. The only drawings of the Loeb residence that date from the construction period are a full set of architectural drawings (elevations, plans and structural) signed by Rene Goulet Construction Limited for a “Proposed Residence for Mr. and Mrs. Loeb, Lansdowne Rd., Rockcliffe”. The signature block includes the initials “RG” in the “Designed by” block. Without drawings, especially when drawings signed by someone else exist in the City of Ottawa files, Lebensold cannot be attributed with any certainty as the “architect”. On the basis of available evidence, it is also impossible to determine the relative importance of the roles played by the designer, builder and client in the final product.

The Loeb family lived in the house for 15 years before Blanche Loeb sold it to the government of Republic of Iraq in 1979 for use as an ambassador’s residence. It served as the Ambassador’s residence until 1991, when diplomatic relations between Iraq and Canada were severed until 2004. For 13 years it was left unattended. The property continues to be surrounded by an intrusive and unsightly concrete and metal fence installed in 1979 that was vigorously opposed by local residents. Poor maintenance of the grounds

he moved to Canada in 1949. He practiced architecture and taught at McGill University. On his own and with the celebrated firm Affleck, Desbarats, Dimakopoulos, Lebensold and Sise Architects and later ARCOP, he was known for his modern works and theatres designs, including the National Arts Centre in Ottawa and the Samuel Bronfman Building in Montréal. His firm won Massey Medals for various commissions. He died in Kingston, ON in 1985. See: “Profile d’un architecte: David Froim Lebensold”, *do_co,mo .mo_quebec*, automne 1996.

¹⁰ City of Ottawa. Heritage Survey and Evaluation Form, 187 Lansdowne Road, [dated 17 January 2012].

¹¹ Various people (Ms. Martha Edmonds and others) have spoken to Mr. Graham about his recollections concerning his involvement in designing the landscape. Mr. Graham recalls spending time on a “garden” or “plantings” for a house for the Loeb’s after it was built.

and house (including leaving windows open) has left the property in generally poor condition.

The set of plans on file at the City of Ottawa in the Heritage Planning files indicate that various changes were made to the design before construction.¹² Most of the changes are noted on the plans (Figure 11 and Figure 12). As built, the house conforms to the mid-century American bungalow tradition in its horizontal massing, natural materials, low-pitched roof and wide over-hanging eaves associated with the designs of Frank Lloyd Wright, in particular. By the 1960s, however, architect-designed houses of the style generally featured larger windows, fewer embellishments and a greater emphasis on broad strokes of simpler materials, such as smooth-faced brick, than the design of the Loeb house.

In many respects, including materials and finishes, it is possible to conclude that cost¹³ may have been a factor in the design and construction of the Loeb house. Examples of possible changes in the construction to lower costs include the use of an asphalt shingle roof rather than covering the roof in cedar shakes, vinyl trim, oak parquet flooring, use of painted plywood rather than hardwood exterior trim, exposed concrete block foundation at the entrance and changes to opening and the shape of the pool's roof. In general, all differences between the drawings and the as-built structure relate to opportunities to reduce cost (Figure 14 and Figure 13). Other features of the house that affect the quality of the architecture include the awkward connection between the passerelle and the pool structure (Figure 14), the choice of windows in the passerelle, and the stonework, which lacks depth and gives the appearance of manufactured angel stone, rather than real stone.

The heritage values and attributes of the district are set out in a Rockcliffe Park Heritage Conservation District Study (RPHCDS) prepared in October 1997. The RPHCDS was accompanied by a Heritage Inventory listing individual properties that were determined, at the time of the study, to contribute to the district's heritage value. It should be noted that the property at 187 Lansdowne is not listed in the inventory and is not included in the Category A buildings of the RPHCD, as assigned by the City of Ottawa.

A plot plan for the property drawn by Rene Goulet Construction in 1964 shows all of the outlines of the landscape features that are visible today or were extant at the time of the changes made to the landscape and fencing in 1979.

The location of the property on a slight rise at the top of the street near a corner gives it a prominence that it might not have in another location (Figure 17). In effect, however, the house and its immediate landscaping (minus the 1979 perimeter fencing) blend easily into the eclectic mix of 20th-century houses along Lansdowne Road and its adjacent blocks (Figure 18 and Figure 19). At present, however, the property is dominated by its unsightly

¹² City of Ottawa Building File, 187 Lansdowne Road

¹³ Loeb's business suffered a major setback in 1964 due to the embezzlement of \$1.3M (a very significant amount at that time) by a business manager. Land Registry research could, but is not certain to, reveal more about the structuring of finances for the building of the house.

concrete and metal fence and by poorly maintained hedges and trees, but neither the fence nor the poorly maintained trees have been factored into this impact statement. The focus is on the house and its role in contributing to the heritage value of the District.

2.0 IMPACT OF THE DEMOLITION

RPHCDS Demolition Guideline

- Any application to demolish an existing building should be reviewed, with consideration of its historical and architectural significance, its contribution to its streetscape, and the appropriateness of the proposed redevelopment. Demolition of an existing building should be approved only where the existing building is of little historical and architectural significance, and the proposed redevelopment is sympathetic to the surrounding environment.

Consistent with the demolition guideline (p. 57) in the RPHCDS, two points are addressed in this section about the impact of the demolition of 187 Lansdowne Road: its historical and architectural significance. A fuller discussion of the impact of the demolition (which blends the criteria of design, architecture, environment and replacement) is included at the end of Part B. A brief discussion about a fuller set of heritage issues is included in Part C. The issue of “streetscape” remains unresolved, since it is not clear in the guidelines or in other parts of the RPHCDS whether a “contribution to the streetscape” is important or not, or if it is equal in meaning to “surrounding environment”.

Any discussion of the impact of demolition needs to begin with an analysis of the heritage character and value of the Rockcliffe Park Heritage Conservation District. The Study, and the highly relevant *The Cultural Landscape of Rockcliffe Park* by Humphrey Carver, emphasize that the value of the historic village is closely tied to the underlying natural landscape, the planted landscape, the circulation patterns, land uses, and Capital associations with public figures, including diplomats occupying residences that represent approximately “ten percent of the buildings in the village.” In its analysis of the District’s significance, the RPHCDS (p 43) states:

Some Heritage Conservation Districts derive their primary significance from a dominant architectural style or period. In the case of the Village of Rockcliffe Park, however, the architectural character of individual residential and institutional properties is secondary to their landscaped settings. A diverse collection of styles and periods is represented, tied together by a shared approach to site development and a self-conscious development of village character.

In terms of historical significance, the RPHCDS lists several historic themes as having significance:

1. Significance of its original design intentions;

2. Continuity in its evolution;
3. Richness of its current urban condition;
4. Its relationship with its wider setting; and
5. Importance of its historical associations.

The “historical associations” are interpreted in more detail as being “special associations with the National Capital” (RPHCDS, Executive Summary, p.2). The association is discussed in greater length on pages 39-41 with reference to: the Village serving as a home for “many public figures, including politicians, Canadian and foreign diplomats, and high-ranking civil servants”; the planning of Ottawa as a Capital; and the construction or acquisition of diplomatic missions.

Historical Associations

In the context of history, the house was built in 1964 for a prominent local family led by Bertram and Blanche Loeb. The Loeb's lived in the house for 14 years. They were among many families in the District who had the means to make sizable donations to institutions at various times in the history of Ottawa. Other than Loeb's involvement (which he shared with other neighbours) in the National Arts Centre, the only association that ties the house to Capital associations is its use as a residence for an Ambassador – a use which would continue with the building of a new house.

Architectural Significance

In terms of architecture, the RPHCDS emphasizes that individual properties and styles are “tied together by a shared approach to site development and a self-conscious development of village character” (p. 43). In fact, the whole Study speaks about “architecture” as being both buildings and landscape. The long period of which the current house is part is 1926 to the Present, described on pages 46-47, with a mention of the development of the area generally known as “Juliana”, which is the location of 187 Lansdowne Road, as being a mix of suburban-style homes with residences that were purpose-designed (as per 187 Lansdowne Road) for clients.

The house is a competent interpretation of modern bungalow design (as built and as shown in the drawings) that lacks many elements that would be expected of better designs of its period and style, such as more carefully crafted finishes and more attention paid to the quality and textures of materials. The most graceful and interesting elevation is at the back of the house (Figure 16), rather than at the front. The house is not listed as a contributing resource in the Heritage Inventory that initially accompanied the district study¹⁴ and it is not mentioned in the RPHCDS. It is not included among the Level 1 buildings on the HCD map produced by the City of Ottawa (Figure 1). Neither the *Walking in the Village of Rockcliffe Park* booklet printed by LACAC nor *The Cultural Landscape of Rockcliffe Park*

¹⁴ A faxed copy of the list was provided to Contentworks by the City of Ottawa in 2009.

Village by Humphrey Carver make a reference to the quality of the house design or to the name of the architect.¹⁵

Vegetation surrounds the property to the extent that the house is, as intended, subservient to its landscape elements (even imagining that the fence is gone). The house blends easily into the eclectic mix of 20th-century houses along Lansdowne Road and on nearby and adjacent lots. It fits into the category of one of the many small “residential estates in a park-like setting” (RPHCD, p. 47) that help establish the dominant architectural narrative of Rockcliffe Park.

Impact Analysis of the Demolition

Due to its date of construction and its consistency with the residential function of the HCD, the demolition of the existing house at 186 Lansdowne would have no impact on the value of its original design intentions; its relationship to the wider setting of the district; or its current urban condition, as described in the RPHCD (p 49). The demolition of the existing house would have a low to moderate affect (depending on the number of other individuals in the District who have made contributions to the “economic, social, cultural and political development of Ottawa” (p 51). While Bertram Loeb was a prominent local business man who was a notable philanthropist in the region, many other houses in the District would remain that have an association with other notable individuals.

City of Ottawa Heritage Evaluation

The City of Ottawa has evaluated the house using a draft scoring system developed for the RPHCD. The system was not officially adopted as of 1 March 2012. The house received an overall score of 60.65, including full points in the Architectural Category. The Heritage Planner has explained that “While the category ranges have not yet been set, a score of 60.65/100 will probably make this building a Category 3 or contributing building within the HCD.”¹⁶ The City of Ottawa Handbook for Evaluating Heritage Buildings and Areas (1985) states that Category 3 buildings in a heritage conservation district are to be considered “important components of the district and contribute to the district’s overall heritage identity.” “The demolition of buildings in Categories 1-3 will generally be refused by the City.”¹⁷

While the author generally concurs with the City’s scoring of the building’s Environment and History, the scores for Architecture are high. A lower score (which would take the building below Category 3) is more appropriate and the City of Ottawa has not provided a rationale for its score on the evaluation form or in its verbal presentation to OBHAC on 1 March 2012. As discussed in the report, the house is an American bungalow with embellishments that were more commonly found in the previous decades. Its only elegant

¹⁵ Both publications discuss the 1979 fence in detail. Carver would have seen the house many times before the fence was constructed; Edmonds may not have seen it without the fence.

¹⁶ Email correspondence with Lesley Collins, Heritage Planner, City of Ottawa, 17 January 2012.

¹⁷ Email correspondence with Sally Coutts, Heritage Planner, City of Ottawa, 4 January 2012.

elevation faces the back of the house, away from the street and into a very narrow yard. Attributes that should lead to a lower score include: legacy elements in its design, such as the faux brackets; the exposure of concrete block; the dark and poorly detailed entrance, which is generally an important focal point in bungalow design; use of asphalt shingles, rather than cedar, for the roof covering; the poorly articulated transition from the passerelle to the pool; deviations from original drawing, such as the replacement of multiple windows with larger single units; the use of a flat roof on the pool; the reduction in the level of detailing on some elevations when compared to the drawings; the change in the location of the garage entrance; and the puncturing of one of the primary stone facings with a window on the façade. The house is suffering from an oil leak in the basement¹⁸ and the interior of some rooms have been exposed to moisture and freezing due to improper maintenance.

A lower score is more appropriate and would likely take the building below Category 3. The City of Ottawa has provided no rationale for its score.

Viability of Rehabilitation and Reuse of the Property

Proposals to demolish a building or erect a new building within an HCD require the consent of City Council after consultation with the City of Ottawa's Built Heritage Advisory Committee. Policy 6 in Section 4.6.1 asks that the CHIS "demonstrate that the rehabilitation and reuse of the property is not viable" if an application is submitted to demolish a "property". Since almost all properties can meet minimum health and safety concerns if they are mothballed or stabilized as ruins, it is assumed that the intention is to consider a permitted use. In this case, it would also be reasonable to apply the test to the use (official residence) that was in effect at the time of the District's designation.

The licensed architect (Julian Jacobs) hired by the property owner has identified several issues that greatly limit the rehabilitation and reuse of the existing residence; these issues were also documented by builders, an architect and an engineer in letters to the Embassy of Iraq in 2010.¹⁹ Based on the knowledge of the Consultant (historian and heritage specialist, without architectural or engineering training), these issues appear to be valid. They are:

1. The wood-frame construction and entrances of the existing structure do not meet the security requirements of the mission.
2. Expansion of the house to accommodate the requirements of the Ambassador – private home, offices, guest accommodation, vehicles, staff – would require the addition of a second storey which would greatly change the appearance of what is now a straight-forward bungalow.
3. The addition of a second storey could not be accomplished without diminishing the overall architectural integrity and aesthetic quality of the house, if the house is of sufficient merit to warrant preservation.

¹⁸ Communication with the architect, Julian Jacobs.

¹⁹ Personal communication with Julian Jacobs, Architect, various dates in February 2012 and information circulated by the Embassy of the Republic of Iraq, 1 March 2012 at the OBHAC meeting.

4. The existing house may have been suitable for a family in the 1960s and 70s, but its ceiling heights, orientation away from natural light, floor-load capacity, quality of finishes and multiple room divisions do not meet requirements for an ambassador's residence.

PART B: PROPOSED NEW HOUSE

1.0 DESCRIPTION

A new house, perimeter fencing and guard house will be designed by Julian Jacobs Architects, a firm that has won numerous awards, including a Governor General's Award (Toronto). His early professional career began with several years as an architect with ARCOP working on projects in Ottawa and Montréal.

The proposed development retains the existing lot size and density. Its siting, form, materials and detailing are sympathetic to the surrounding natural and cultural environment, which features an eclectic collection of residences of various ages, heights, materials and styles. The new development fully integrates security features into a design that is intended to meet all current planning requirements (perhaps with a requirement for a minor variance) for the house, fence, and width of driveway, as well as its use as a foreign mission residence and office.²⁰ The landscape plan will protect existing trees and increase the vegetation along the perimeter of the property.²¹

The plan (Figure 6) features five main components: the house, the driveway, the pool and terrace area lawns, perimeter fencing and a guard house. The house (Figure 4) is set in the middle of the property, occupying approximately two-thirds of the foot print of the existing house.²² An attached garage is set back from the main elevation in line with the main driveway entrance. The semi-circular drive, with separate entry and exit gates, includes a branch leading to the garage. A porte-cochere extends from the main entrance of the house across a drop-off in front of the house. The pool and terrace area are located on the south side of the house at rear grade. Lawns and trees cover the rest of the property, which will be surrounded by 2-metre perimeter fencing. The fencing at the front of the property, along Lansdowne Road, will be partially transparent to allow views of the house.²³ A guard house will be located with the perimeter near the entry gate.

The new two-storey house features a flat roof. The structure is to be clad in ochre or buff brick. Secondary materials may include stucco/EIFS in cream or ivory, and stone or stone-looking pre-cast for cornices, window sills and lintels. Wood would be used for detailing and doors; the balconies will feature clear guardrails. Clear glass will be used for the windows.

²⁰ Conversations with the architect, Julian Jacobs, in January 2012.

²¹ This description is based on a conceptual plan prepared by Julian Jacobs Architects on 10 January 2012.

²² The floor area of the footprint of the current building is about 680 square metres; the new house is about 428 square metres (including the garage).

²³ Information provided in conversations with the architect.

The house (Figure 4 and Figure 5) will be a large, modern residence with a judicious selection of elements drawn from Islamic sources. The main elevation is symmetrical with a central entrance and porte-cochere. The architect has added a gently concave curve to the front wall which meets the setback of the second storey at its apex. Islamic elements include: a central bronze frieze with iconography to be drawn from Iraq antiquity; the semi-circular entrance with a fixed, screened transom; the general proportions that hint at gracious rooms that can be flexibly organized into more personal spaces; exterior materials that mimic the construction of Islamic clay-brick buildings; the use of a small dome set above the second story of the main façade; and the pattern of archways created by the main entrance and blind arcading along the main elevations. The quality of the design is enhanced by the use of a careful blending of stucco, stone or brick and wood. The generous use of wood in the treatment of the bay windows of the main elevations softens the design and helps establish the structure as a residence.

One of the strengths of the design is the use of a new landscape plan to organize the property in a manner that will facilitate a less obtrusive approach to security and address internal circulation in a manner that is consistent with the requirements of a modern Ambassador's residence. In addition, security measures will be integrated into the whole building program, and the garage will be set back from the street.

2.0 IMPACT OF THE NEW BUILDING

The following guidelines from the RPHCDS are relevant in the discussion of the new construction:

- New construction should be approved only where siting, form, materials and detailing are sympathetic to the surrounding natural and cultural environment. Buildings in the district are sited to take advantage of the natural features and topography of the area and allow for gradual transition from public to private space through related landscaping. They often exhibit irregular massing and eclectic revival styles which are part of a picturesque tradition. There is a rich palette of materials, with a preponderance of stone, stucco, and wood over brick.
- New buildings and additions should be of their own time, but should also harmonize with the existing cultural landscape. They should be sited and designed so as to retain the existing topography. The use of natural materials should be encouraged.
- Existing trees, shrubs and other plantings should be protected and enhanced through appropriate maintenance, protection and replacement.
- New buildings, fences and other landscape features, or alterations and additions to existing buildings and features, should be designed and sited so as to protect and enhance significant qualities of the existing landscape

It should also be noted that the Rockcliffe Park Historic District Study and various books and articles about Rockcliffe Park acknowledge the importance of residences of heads of foreign missions in contributing to the significance of the district. They lend prestige to the

District, continue the function of older grand homes and introduce new architectural vocabularies into the District.

The new construction is a positive development in establish Rockcliffe's role as Ottawa pre-eminent site for residences of ambassadors. The proposed design of the house and ancillary structures follows the management guidelines for the district in that their siting, form, materials and detailing are sympathetic to the surrounding natural and cultural environment. The proposed development retains the existing lot size. The new house will have a smaller footprint than the existing building. The integration of security features into a cohesive design for the residence, guard house and grounds will improve the visual appearance of the streetscape.

The landscape design is an integral part of the development. The Landscape Architect (Kaja Cervený, Douglas Associates Landscape Architects) will produce a tree conservation report to determine the health of the trees with the intention of preserving as many existing trees as possible. The new landscape plan will increase the number of trees and use a design approach that is fully in keeping with the picturesque landscape tradition of Rockcliffe.²⁴

While the proposed house is not part of the picturesque tradition found in some parts of the HCD, it is certainly within the vocabulary of modern homes that existed before designation and were acknowledged as contributing to the District character. As recommended in the RPHCD, the design of the new house is "of its own time" but harmonizes with its setting in its domestic scale and presentation, and generous use of brick, buff-coloured finishes and wood. The proposed house is also compatible with the existing streetscape in its height, dimensions, function and presentation.

PART C: SUMMARY OF HERITAGE ISSUES

Preservation, restoration and rehabilitation of houses and landscapes are the preferred options for the Heritage Conservation District. Many challenges are known to exist in converting the extant house into a residence for an Ambassador in 21st-century Ottawa. An addition to the building to separate family and official functions would either take up more room on an already crowded lot or alter the existing one-storey design significantly with the intrusion of a second storey.²⁵ Replacement and enhancement of the security features, such as fencing, gates and a guardhouse, could also further limit the amount of buildable space on the property.

The early history of the village is outside the scope of the values associated with this house and property. While the house has historical associations of value to the District due to its ownership by the Loebes, the existing house is only of moderate architectural significance.

²⁴ Personal communication, 6 March 2012, with Kaja Cervený, Landscape Architect.

²⁵ The architect of the new development has also noted that there are contamination concerns with the existing building, but the author of this report is not qualified to comment on these issues.

Houses existing at the time of the District's designation that could be cited as better examples of modern architecture include, among others, the Firestone House (demolished), the Hart Massey House and the Loeb House at 225 Minto Place.

Based on the RPHCDS itself, it is clear that the initial planning principles and history of the village, the landscape qualities of the District and its strongly residential function are primary heritage values. The new Ambassador's Residence will have positive impacts on the two latter values, especially with the planned integration of security features into the design of the site and the house from the outset.

FIGURES

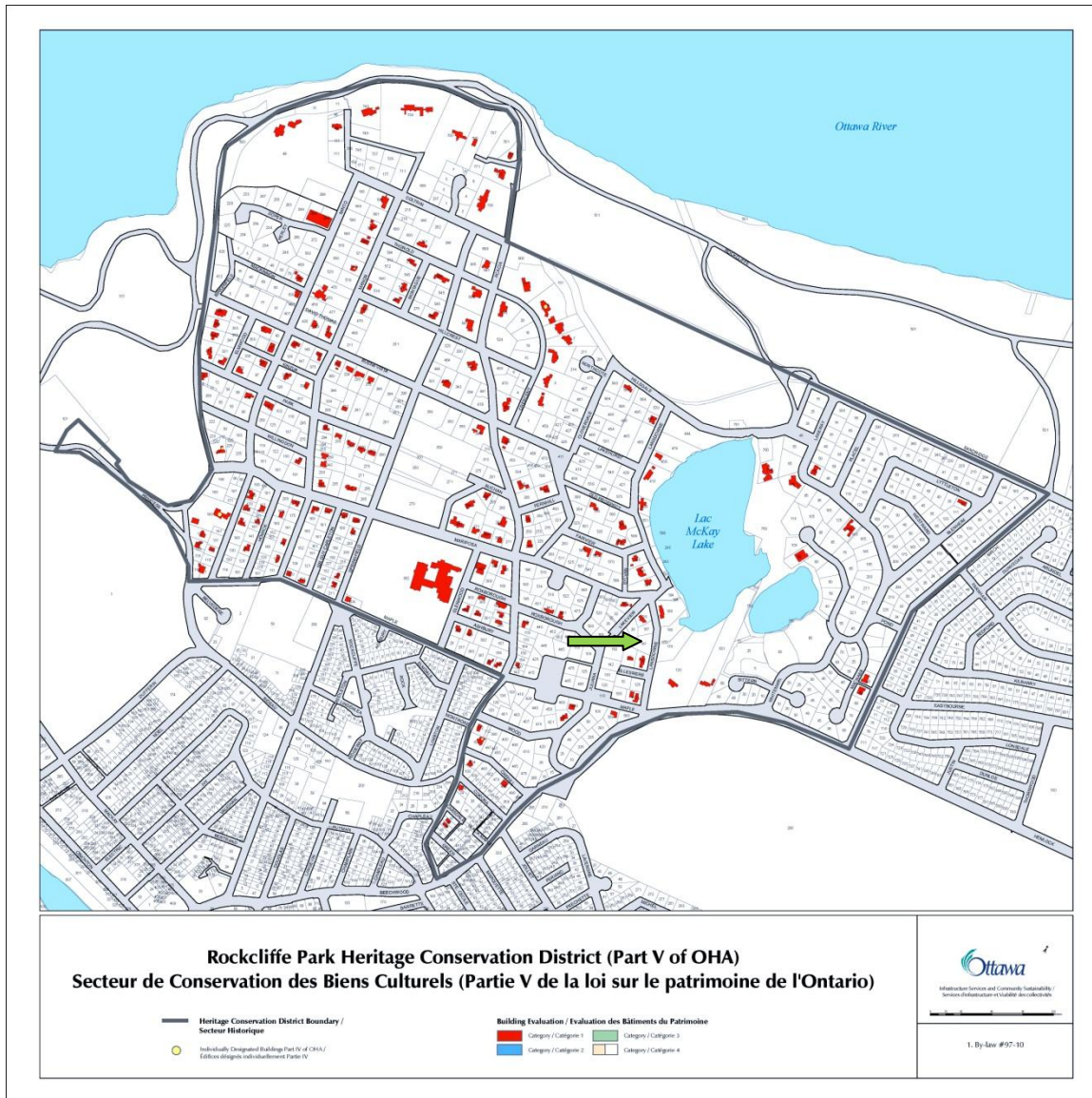


Figure 1: Map showing the location of 187 Lansdowne Road (arrow) within the Rockcliffe Park Heritage Conservation District. The red/dark buildings are Category 1 heritage buildings in the district. (City of Ottawa, annotated by Contentworks Inc.)



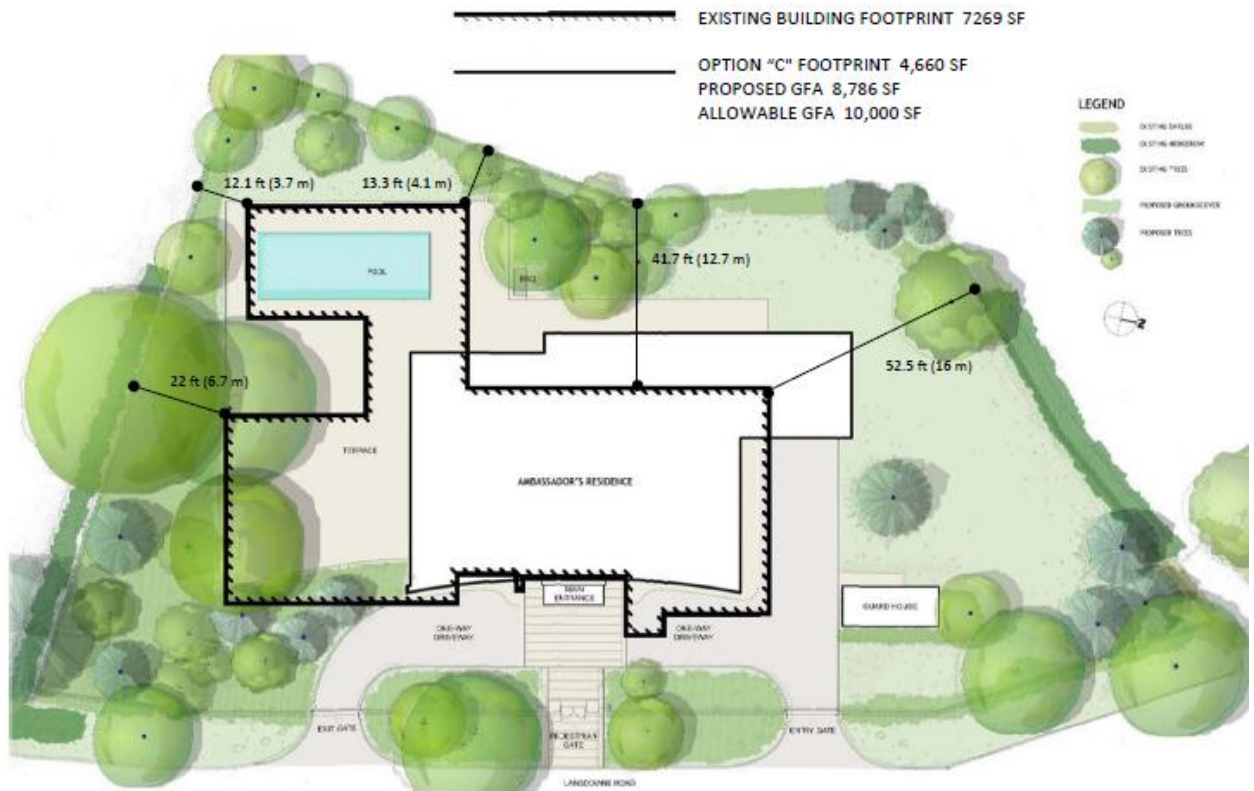
Figure 2: Aerial photo showing 187 Lansdowne Road at top left. (City of Ottawa emap)



Figure 4: Presentation drawing of the main elevation, the north elevation and the garage entrance, with annotations concerning materials. Drawings provided by Julian Jacobs Architects Inc., 17 Feb 2012.



Figure 5: Presentation drawing of the main and side elevations. Drawings provided by Julian Jacobs Architects Inc., 17 Feb 2012.



DESIGN OPTION C

AMBASSADOR'S RESIDENCE
 JULIAN JACOBS ARCHITECTS

Figure 6: Conceptual landscape plan for 187 Lansdowne Road. (Douglas Associates Landscape Architects, Julian Jacobs Architects, 17 February 2012.)



Figure 7: Front elevation of 187 Lansdowne Road. The projection with the rounded window was added in 1979 as part of the remodeling of the garage. (Contentworks Inc., 2011)



Figure 8: Front entrance of 187 Lansdowne Road, with guardhouse and garage visible on the far right. (Contentworks Inc., 2011)



Figure 9: View of the front fence and gate erected in 1979. (Contentworks Inc., 2011)

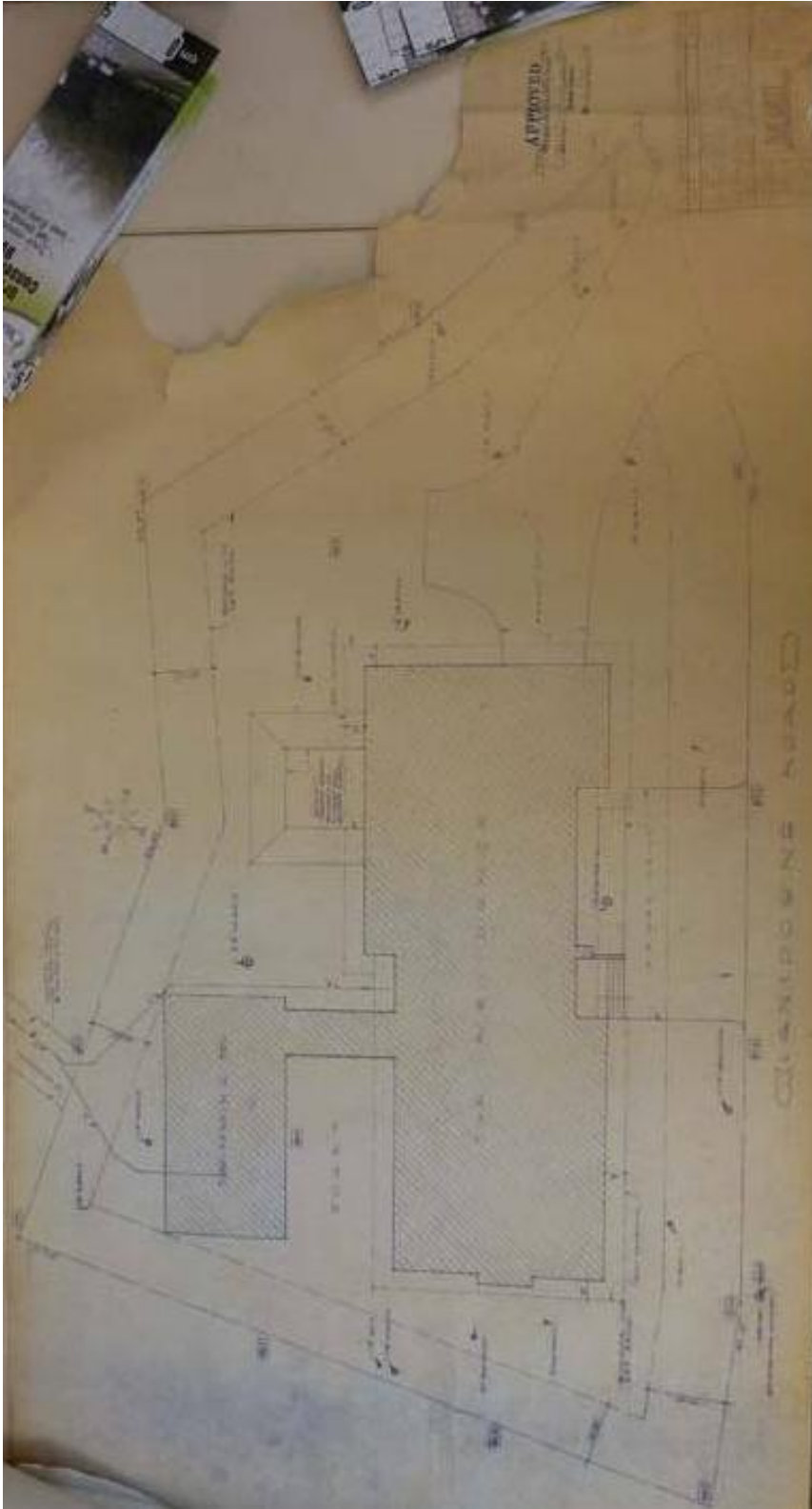


Figure 10: 1964 site plan drawing signed by Rene Goulet on file with the City of Ottawa. The plan includes the outline of a sunken garden and details about the numerous mature trees that appear to have been left standing on the site during construction. (Copied by Contentworks Inc., 2011 at the City of Ottawa.)



Figure 11: 1964 elevation drawings signed by Rene Goulet on file with the City of Ottawa. (Copied by Contentworks Inc., 2011 at the City of Ottawa.)

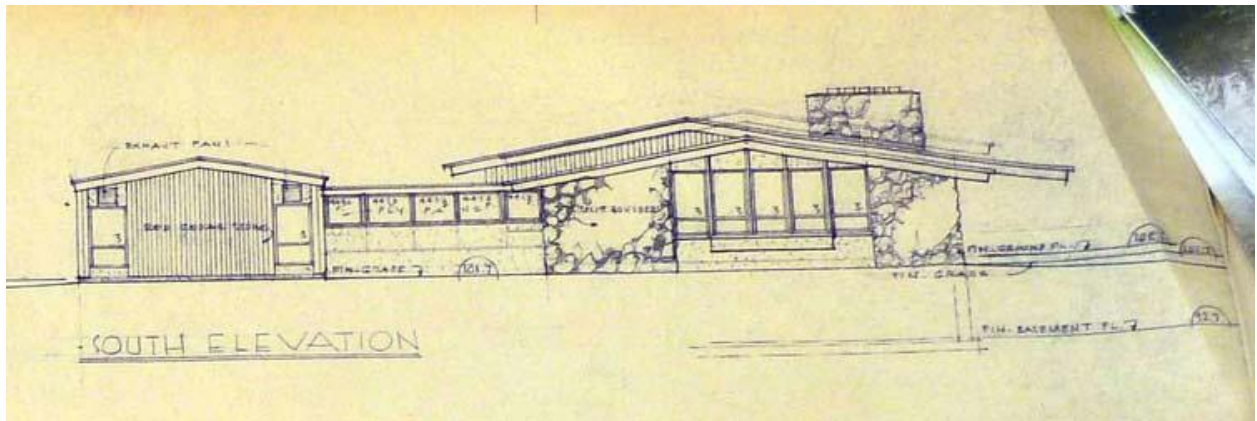


Figure 12: Original plans (1964) for the enclosed pool and south elevation. (Copied by Contentworks Inc., 2011 at the City of Ottawa.)



Figure 13: South elevation with enclosed pool on the far left. This is the elevation shown in Figure 8. (Contentworks Inc., 2011)



Figure 14: Passerelle (right) connecting the enclosed pool (left) to the house. (Contentworks Inc., 2011)



Figure 15: Sunken garden abutting the rear of the house. (Contentworks Inc., 2011)



Figure 16: West elevation of 187 Lansdowne, overgrown sunken garden and pool house (far right). (Contentworks Inc., 2011)



Figure 17: Looking toward the property at 187 Lansdowne from the north. The arrow shows the location of the lot. (Contentworks Inc., 2011)



Figure 18: View of 175 Lansdowne (left) and 187 Lansdowne from the south. The house is obscured by the concrete fence. (Contentworks Inc., 2011)



Figure 19: 170 Lansdowne Road, across the street from 187 Lansdowne. (Contentworks Inc., 2011)