



Cultural Heritage Impact Statement for the **Proposed Development - 1040 Somerset Street West,** **Ottawa, Ontario**

May 2013

Submitted to: Claridge Homes

Submitted by: Commonwealth Resource Management

Image Cover Page: Rendered view of the proposed development at 1040 Somerset Street West. View from the intersection of Breezehill Avenue North and Laurel Street with the Devonshire Public School to the left of the image. Credit: architectsAlliance, May 3, 2013.

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1.0 Introduction

1.1 Introduction

This Cultural Heritage Impact Statement (CHIS) has been requested by the City of Ottawa to evaluate the proposed development at the corner of Somerset Street West (1040) and Breezehill Avenue at the eastern edge of Hintonburg. The proponents are Claridge Homes, the architects are architectsAlliance and the planners are FOTENN. The proposed development is within 35 meters of a building designated under Part IV of the Ontario Heritage Act (Devonshire Public School, 100 Breezehill Avenue). The Cultural Heritage Impact Statement (CHIS) is intended to evaluate the impact of the proposed development at 1040 Somerset Street West on the Devonshire Public School in a manner that is consistent with the City of Ottawa Official Plan Section 4.6.1. This report follows the content outline approved by Council on February 22, 2012 for Cultural Heritage Impact Statements, which includes:

- an introduction to the site development,
- background research and analysis of the cultural heritage value or interest of the site and adjacent properties,
- a statement of significance,
- a description of the proposed development,
- identifies potential impacts both positive and negative, and
- identifies alternatives and mitigation strategies to avoid or limit adverse impacts on the heritage values of the affected cultural heritage resources.

The following documents were used in the preparation of this report:

Part IV of the Ontario Heritage Act;

Guidelines for the Preparation of Cultural Heritage Impact Statements <http://ottawa.ca/en/city-hall/planning-and-development/how-develop-property/guide-preparing-cultural-heritage-impact>;

Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada Version 2, 2011 and as amended by the City of Ottawa;

Devonshire Public School Statement of Significance, 2009 City of Ottawa;

Site (Ground Floor) Plan of the Development Site: architectsAlliance, March 22, 2013;

Architectural Plans – Ground Floor Plan: architectsAlliance March 22, 2013; and,

Architectural Elevations, North, South, East, West: architectsAlliance March 22, 2013

Heritage Survey and Evaluation Form, City of Ottawa, Devonshire Public School (Appendix B)

1.2 Present Owner and Contact Information

Address: 1040 Somerset St. W.
Ottawa ON

Current Owner: Mr. Neil Malhotra
Claridge Homes
2001-210 Gladstone Avenue

Ottawa, ON K2P 0Y6

Contact Information: 613.233.6030

neilmalhotra@claridgehomes.com

1.3 Site Location, Current Conditions and Introduction to Development Site

The development site is located in Hintonburg at 1040 Somerset Street West and is bounded by Somerset Street to the north, Breezehill Avenue North to the west, O-Train corridor to the east, and a commercial property along the south site boundary (See Figures 1 and 2). Devonshire Public School, which is the subject of this report, is located adjacent to the south-west corner of the development site.

The existing school was constructed in 1910 with additions in 1920, 1931, and 1974. The building at 100 Breezehill Avenue North is a two storey brick and stone masonry building and is associated with the evolution of Hintonburg a historic residential neighborhood that was annexed to the City of Ottawa in 1908. Devonshire Public School is surrounded by commercial development to the north and east, and early 20th century residential buildings to the south on Laurel Street and a mix of early and late 20th century residential buildings to the west.

The School was designated for its cultural heritage value under Part IV of the Ontario Heritage Act by the City of Ottawa through By-law 2009-2. A statement of cultural heritage value, which includes a description of the historic place, heritage values, and character defining elements was provided by the City of Ottawa Planning Department (See Section 3). The designation does not include the interior of the building or the 1974 gymnasium addition.

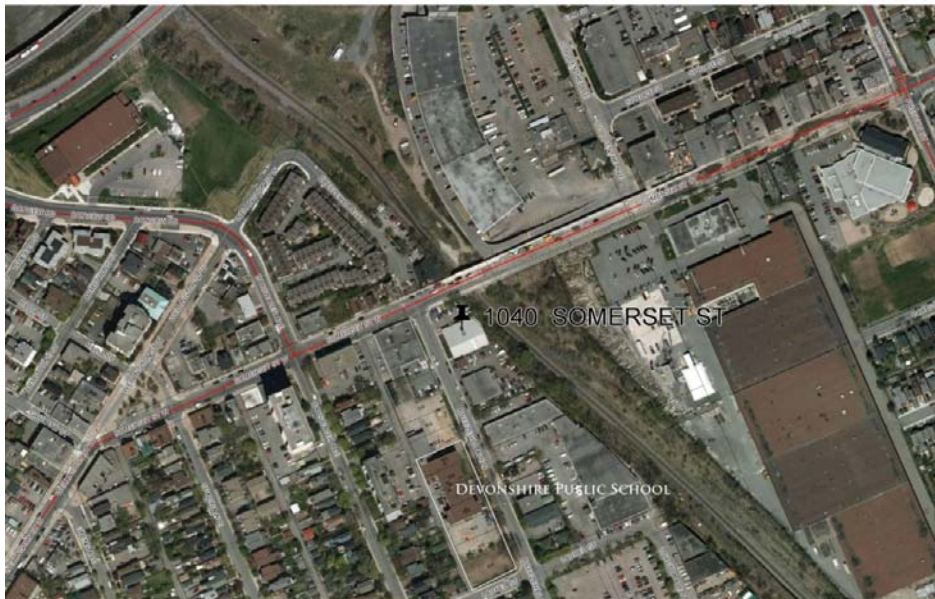


Figure 1: Aerial view illustrating the context of the development site (1040 Somerset St.) and Devonshire Public School to the south-west of the site within Hintonburg. Credit: Claridge Homes.



Figure 2: Location plan showing properties and municipal addresses, which are adjacent to the development site and the location of the Devonshire Public School. Credit: Claridge Homes.

1.3 Concise Description of Context

The development site is located on the eastern edge of Hintonburg an established residential neighborhood that was developed in the late 19th and early 20th centuries. The development site is surrounded by single storey commercial buildings to the south and west of the site and the O-Train railway corridor to the east. The School is located to the south-west of the development site and has served the community since 1910. The school is a Hintonburg landmark and contributes to the heritage environment of the surrounding residential neighborhood to the south and west. It serves as an edge to the neighborhood, provides a buffer to the commercial development and the O-Train railway corridor to the east. The residential buildings are a mix of two and three storey detached and semi-detached homes typically constructed of a red brick. The one exception is the modern apartment complex to the west of the school.

The City of Ottawa maintains a Heritage Reference List that identifies and categorizes heritage properties. Grade 1 properties are registered on the City of Ottawa Heritage Register and have been designated under the Ontario Heritage Act or have been recognized by other levels of government. Devonshire Public School was designated by the City of Ottawa (By-law 2009-2) and designated as a Grade 1 resource next to the development site.

1.4 Digital Images of Cultural Heritage Attributes;

The following images show the existing conditions and context of the area around the development site at 1040 Somerset Street and 100 Breezhill Avenue North the site of the Devonshire Public School.



Figure 3: View of Devonshire Public School looking south-west from the south-west corner of the development site at 1040 Somerset Street. Credit: Google Earth.



Figure 4: View of Devonshire Public School from the intersection of Somerset St. West and Breezhill Avenue. Credit: Google Earth.



Figure 5: View of the development site at 1040 Somerset Street West from the main entrance to Devonshire Public School. The building in the right foreground is south of the development site. Credit: Google Earth.

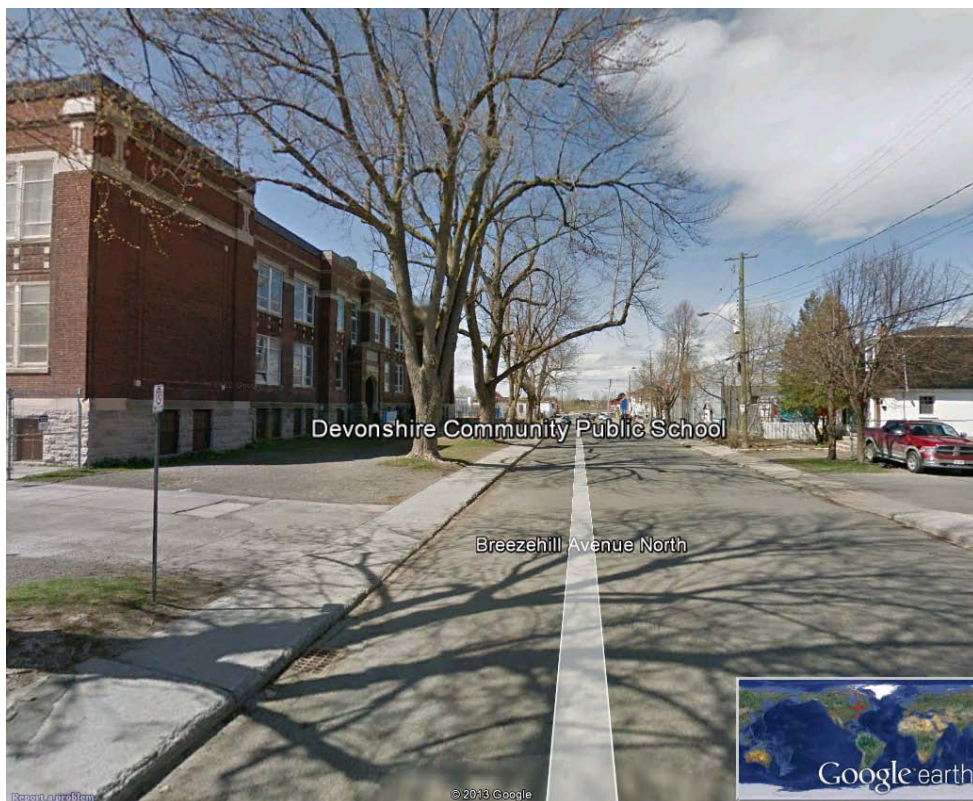


Figure 6: View of development site looking north on Breezehill Avenue from a location south of the school to the development site. Credit: Google Earth

2.0 Heritage Resource Description and History

2.1 Site History

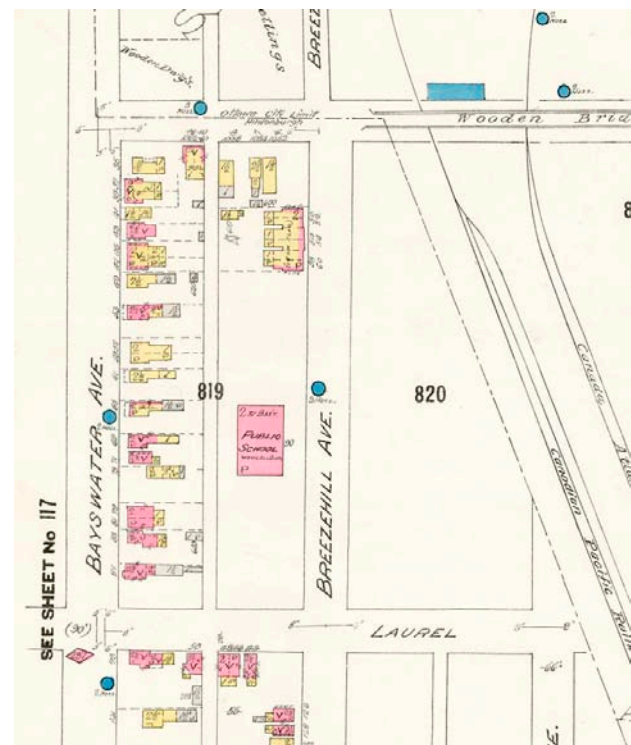
Excerpts from the 'History of Hintonburg' Credit: Hintonburg Community Association

<http://www.hintonburg.com/history.html>

In its earliest days, Hintonburg was part of Nepean Township, and several farms lined the main westerly road (now Wellington Street and Richmond Road) that ran from Ottawa to Richmond. From the 1850s onward, land along this road was subdivided and lots sold until, by the 1880s, a small community was developing just beyond the Ottawa city limits.

In 1893, this community had grown large enough to become an incorporated village. It was named Hintonburg. The original settlement extended from about present-day Bayview Road almost to Island Park Drive. Hintonburg became part of the City of Ottawa in 1908. By 1912, the existing street grid in the area of the Devonshire Public School and the development site had been subdivided into residential lots.¹ A fire insurance plan dating to 1902/1912 illustrates the context of the area; residential and institutional uses to the west of Breezehill Avenue and a vacant strip of land adjacent to the railway corridor.

Figure 7: Detail of 1902 revised to 1912 Insurance Plan (Sheet No. 118) showing the Devonshire Public School, vacant land adjacent to the railway corridor and the surrounding residential development. Credit: LAC Ecoply e010689413-v8



The area to the north of Devonshire Public School and the vacant land to the west adjacent to the railway corridor were subsequently developed for commercial and light industrial uses which persists to this day.

¹ Library and Archives Canada 1912 Plan of the City of Ottawa, Ottawa Industrial and Publicity Commission. Ecoply n0004260.

3.0 Statement of Significance

3.1 Statement of Significance

The following Statement of Cultural Heritage Value was prepared by the City of Ottawa, and identifies the cultural heritage value and heritage attributes of the Devonshire Public School. The Statement of Reasons for Designation prepared by the City in support of the designation of the property under Part IV of the Ontario Heritage Act elaborates on the cultural values associated with the property. As noted in the statement of reasons for designation the interior of the school and the 1974 gymnasium were not included in the designation.

Bylaw 2009-2, Plaque 2009

Description of Property – Devonshire Public School

100 Breezehill Avenue

Devonshire Public School is located in the community of Hintonburg in Ottawa.

Statement of Cultural Heritage Value or Interest

Devonshire Public School's cultural heritage value lies in its Collegiate Gothic architectural style, its history and its contextual importance within the Hintonburg neighbourhood.

Breezehill Avenue Public School was designed in the popular Collegiate Gothic style by Ottawa Board of Education architect W.B. Garvock. The rapid growth of the west end caused overcrowding and an addition, including a new façade, was added in 1920 by Garvock's successor, W.C. Beattie, who also added the Tudor detailing. When the school was reopened in 1921, the opening ceremonies were attended by the Duke of Devonshire, the Governor General at the time, and the school was renamed 'Devonshire' in his honour. W.K. Jeffery designed a gymnasium that was added in 1931.

Devonshire Public School's Collegiate Gothic style is typical of Ottawa schools of this era. It features the Tudor arch entranceway, stone and brick details and stone foundation common to these structures. Its large windows and plan reflect its use as a school and the emphasis placed on providing adequate light and air circulation.

Devonshire Public School's contextual value lies in its associations with the community of Hintonburg. It was built soon after the community became a part of the City of Ottawa in 1908. Located at the eastern edge of the neighbourhood, the school is set beside its school yard and has a front lawn facing the street.

Description of Heritage Attributes

Key elements that define Devonshire Public School as a good example of Collegiate Gothic as interpreted by the Ottawa Board of Education, include:

- The front entrance with its Tudor arch and carved stone details.
- The stone foundation
- Decorative brick and stone detailing rendered in square and rectangular patterns
- Large windows
- Its setting, including the landscaped front yard
- The sequence of spaces comprising the formal entrance, including the original vestibule screen, the original hall screen and the corner stone plaques be included in the designation

The 1974 gymnasium not be included in the designation.

The City of Ottawa, Heritage Survey and Evaluation Form which expands upon the cultural heritage values of Devonshire Public School is found in Appendix B of this report.

4.0 Description of Proposed Development

4.1 Introduction

This report addresses the impact of the development at 1040 Somerset Street on the cultural heritage values of Devonshire Public School located at 100 Breezehill Avenue. The following description is limited to the development site (1040 Somerset Street West) of the proposed mixed-use tower.

4.2 Description of the Proposed Development

Claridge Homes is proposing the construction of a 39 storey, 119 metre (excluding mechanical penthouse), residential condominium with ground-floor retail. The development includes 204 square metres of retail space at-grade and 338 residential units located above. The 36 storey tower is set upon a 4 storey, 12 metre, podium along both Somerset Street and Breezehill Avenue. The residential component will have a gross floor area of approximately 20,886 square metres.

The podium has been designed to emphasize the low-rise, pedestrian-oriented character typical of the Mainstreet environment wrapping the corner onto Breezehill Avenue. The 4 storey height of the podium and 6 metre setback at grade along Somerset Street allow for a pedestrian plaza and respond to the grade change of the Somerset Street bridge. Vertical architectural elements of varying length have been placed along the podium façade to both break up the mass of the building and place visual emphasis on the base of the building. The variation in setbacks, high glazing and the striking design of the podium help to maintain the low-scale and open feel while the proposed commercial uses will contribute to an active and pedestrian-oriented street front.



Figure8: Tower Rendering. Credit: FOTENN

On the third and fourth storeys (the upper floors of the podium) are townhouse-style units centred around a landscaped 'podium court'. The tower is set back from this area to maintain the low-scale residential character of this section of the development.

The recessed building frontage allows for a large open space to be used as an outdoor plaza or patio. This open space will contain both hard and soft landscaping, including a combination of trees, shrubs, grass and concrete unit pavers. The outdoor plaza/patio area wraps from Somerset to Breezehill Avenue to maintain an active pedestrian feel of the ground floor.



Figure 9: Concept rendering of podium from the north- west looking south-east. Credit: FOTENN/architectsAlliance.

The primary residential access is located off of Breezehill Avenue, at the west end of the building. The entrance has been located so that an uninterrupted retail façade can be provided along Somerset Street wrapping the corner onto the northern end of Breezehill Avenue. The entrance to the residential lobby will be comprised of alternating paver types and benches to frame and emphasize the doorway.

The tower has a very slim building profile and compact floor plate to reduce shadowing effects. Although the sun shadow being cast will be longer, the compact design ensures that shadows are narrower and move more quickly. A smaller tower footprint is also considered more desirable from a liveability perspective as it allows for better unit design.

The tower's most distinguishing feature are the wrap around balconies proposed along all four façades of the building. The balconies have a varying depth creating a slight offset when stacked that brings visual interest and variation to the design and produces an attractive and identifying landmark within the city landscape. While the balconies are continuous along the western and eastern elevations, a break has been incorporated in the balconies along the northern and southern façades. This break serves as both a design and functional element. It allows variation when viewing the building while breaking up the mass of the tower.

The development will be served by a total of 162 underground vehicular parking spaces, including 10 visitor parking spaces, all located within the 7 levels of proposed underground parking. Vehicular access to the below-grade parking structure is proposed from Breezehill Avenue and is located a safe and sufficient distance from the intersection with Somerset Street. A total of 174 bicycle parking spaces are provided interior to the building.

A total of 6,396 square metres of amenity space is provided between the podium court, private balconies and the roof of the podium. A total 1,069 square metres is being provided as communal amenity area.

This is a site with unique circumstances that create both constraints and opportunities, and the proposed design responds accordingly. The site is separate from Somerset Street by way of a significant grade change and as a result of the design of the bridge. While this creates a physical barrier, it also creates the opportunity for a well defined open space directly in front of the building that can serve as a patio. The grade separated O-Train corridor abuts the site to the east meaning that impacts from sun shadowing will be cast on the transit corridor. Overall, the proposed development will intensify a site located at the edge of an established community and away from low-rise development with a landmark building marking the entrance into the Hintonburg community.

Materials and Finishes

The design approach to the 1040 Somerset tower is to create an elegant tower with a minimal dark neutral palate to the glass and body of the tower which is contrasted by the light, flowing forms of the white fritted glass balconies.

The balconies in essence shape the tower with contrasting pushing and pulling slab projections running up the tower. These projections are emphasized by the use of white fritted glass guards, which will have a 50% frit in order to reflect light and give the balconies some form through their partial opacity. The underside of the balconies will also be painted an off white colour to further lighten their appearance. Set behind this, the tower glass will be a fairly neutral tint with Pre finished pewter grey mullions, which will tend to meld into the dark colour of the glass during the day. This will give the tower glass a fairly consistent appearance where the punctuation of the window frames are minimized.

At the base of the tower, the upper podium will be clad in a curtain wall glass system, with varying depth mullion caps. This will create an appearance of transparency and opacity when the surface is viewed obliquely.

On the lowest two floors the walls are recessed underneath the upper two floors of the podium to give the upper storeys a floating appearance. The surface of these lower floors around the retail, amenity and lobby area will be clad in curtain wall glass with varying columnar, pre finished charcoal grey metal panels of varying widths. These will punctuate the glass as a series of vertical stripes wrapping the base. At the south west corner of the building along Breezehill, the garage and loading doors will sit within a

two storey black brick wall, which extends the dark neutral palette of the project and allows for the punctuation of the large vehicle access doors. The garage and loading doors will be panelized fold up doors with a pre finished charcoal grey finish. The party wall to the site to the south is to be clad in a charcoal grey concrete block cladding with a split face finish.



Figure 10: View of the proposed development at 1040 Somerset Street West viewed from a location to the south of the main entrance to Devonshire Public School. Credit: architectsAlliance, May 3, 2013.

5.0 Impact of Proposed Development

5.1 Development Proposal

The proposed mixed use commercial and residential tower is a positive development for the area in that it will reinforce the residential use of the area and provide a landmark building at the eastern edge of Hintonburg. The residential tower will by way of intensification ensure the continued use of the Devonshire Public School as an elementary school well into the future.

The development will have minimal impact on the identified heritage values including design or physical values, historical or associative values, or contextual values identified in the Statement of Cultural Values for Devonshire Public School. The proposed development at 1040 Somerset St. will have a positive impact on the contextual values associated with the Devonshire Public School.

5.2 Assessment of Impacts

The impacts both positive and negative on the cultural values of the heritage resource are outlined below

Positive impacts of the proposed development on the cultural heritage resource include:

The development reinforces the residential character of the neighbourhood and the cultural associations with the community of Hintonburg identified in the Statement of Significance (SOS).

The development provides a buffer to the O-Train railway corridor and establishes a landmark defining the eastern limit of Hintonburg which supports the contextual values identified in the SOS.

The development has no impact on the spatial configurations and patterns – street grid – that dates to the early development of the area in the first quarter of the 20th century.

The development may in the future have a positive impact on the re-development of the commercial areas to the north and east of Devonshire Public School.

The four storey podium is articulated at the second and third storeys visually breaking up the scale and height of the Breezehill Avenue elevation which is in keeping with the height of the Devonshire Public School.

Adverse impacts of the proposed development include, but are not limited to:

The black brick specified on the west elevation of the podium at the parking garage entrance creates a focal point in the west elevation that is somewhat out of character with the area.

The colour of the concrete block specified for the party wall on the south elevation is out of character with the area.

The south façade of the four storey podium features a large unarticulated mass of charcoal coloured concrete block and lacks visual interest. However, the single storey commercial building which is in foreground of views from the school to the development site partially conceals the view and provide a stepped foreground.

6.0 Alternatives and Mitigation Strategies

In general the proposed development has a positive impact on the heritage values outlined in the Statement of Cultural Heritage Values developed by the City of Ottawa for the Devonshire Public School.

Opportunities for mitigation include:

Introduce a more neutral tone rather than the dark charcoal grey specified for the concrete block party wall on the south elevation of the podium and the black brick for the garage bay on the west elevation;

Provide some articulation to the blank party wall on the south elevation of the podium to provide visual interest and break up the mass of the wall; and,

Continue the planting of street trees along Breezehill Avenue in front of the development to enhance the streetscape, and maintain what is a character defining feature of the street.

7.0 Bibliography / People Contacted

Bibliography

Guidelines for the Conservation of Historic Places in Canada, Parks Canada Edition 2. 2011.

Leaning John, *Hintonburg & Mechanicsville: A Narrative History*. Hintonburg Community Association 2003.

List of People Contacted

Lesley Collins, Heritage Planner, Planning and Growth Management Department, City of Ottawa

8.0 Author Qualifications

Commonwealth Resource Management is an integrated consulting and management firm that offers a full range of professional services related to conservation, planning, research, design, and interpretation for historical and cultural resources. A key focus of the practice is planning and development for heritage resources. The firm was incorporated in 1984, combining the separate practices of its principals, Harold Kalman (retired) and John J. Stewart.

John J. Stewart, B.L.A., O.A.L.A., C.S.L.A., CAHP a principal of Commonwealth is a specialist in the planning and design of cultural resources, building conservation, and commercial area revitalization. A graduate of the University of Guelph, he received additional training at Cornell University (USA) and Oxford University (UK) and holds a diploma in the Conservation of Monuments from Parks Canada, where he worked as Head, Restoration Services Landscape Section. Before Commonwealth's formation, Stewart served for four years as the first director of Heritage Canada's Main Street Program, and in this capacity was responsible for initiating, developing and ongoing supervision of downtown revitalization projects across the country. He has served as the Canadian representative of the Historic Landscapes and Gardens Committee of ICOMOS and the International Federation of Landscape Architects.

Commonwealth has completed a number of Cultural Heritage Impact Statements for the private and public sectors including the following:

185 Fifth Avenue, Mutchmor Public School Addition, Ottawa, Ontario

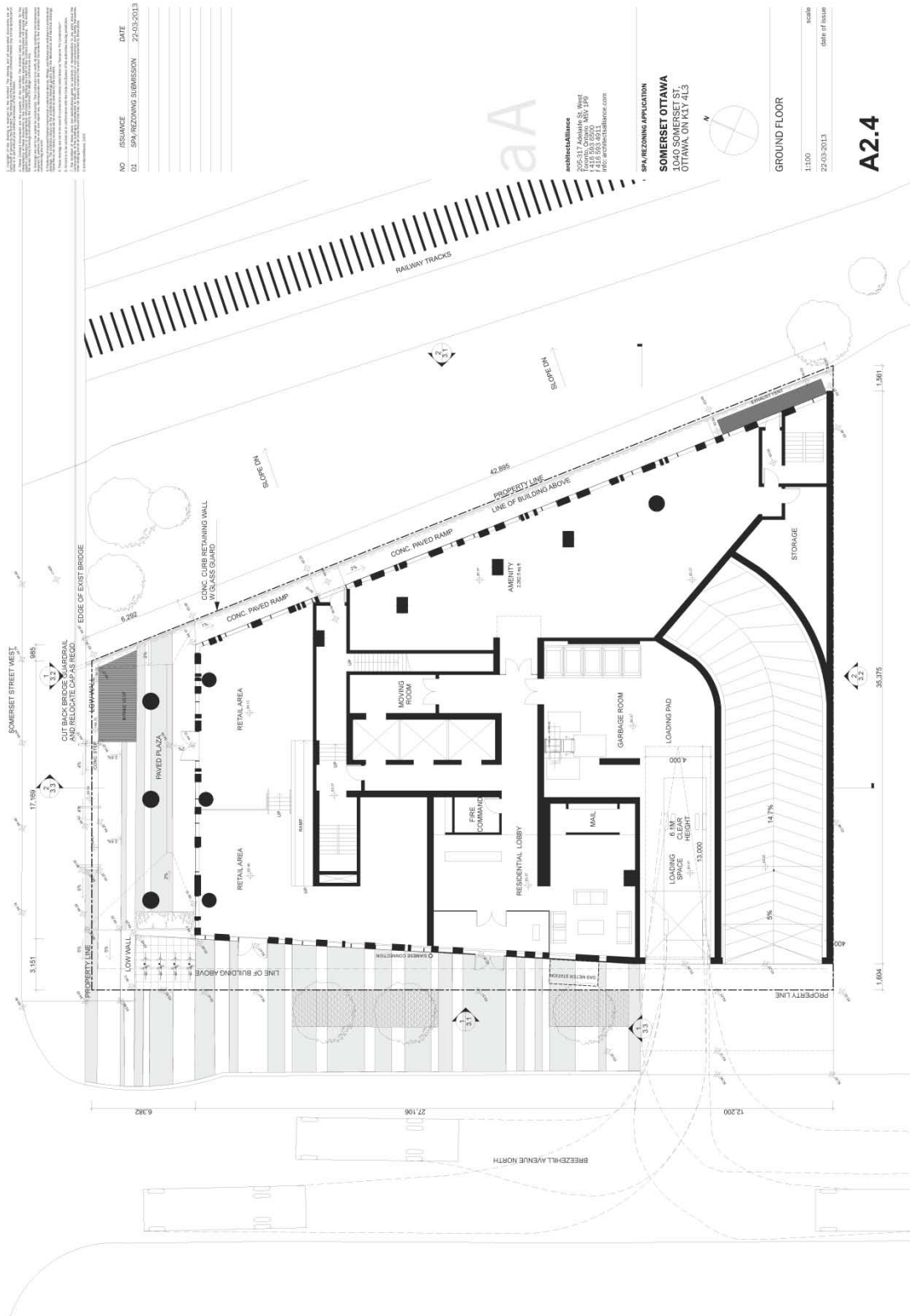
2489 Bayview Avenue, CFC Canadian Film Institute, Toronto, Ontario

1015 Bank Street, Lansdowne Park, Ottawa, Ontario

Algoma District, Wind Farm Proposal

Appendix A:

Architectural Plan, Elevations, Renderings: architectsAlliance March 22, 2013.



NO.	ISSUANCE	DATE
01.	SPAREZONING SUBMISSION	22/03/2013

architectural
 2000-17 Somerset St. W.
 Ottawa, Ontario K1R 7B9
 416-973-4911
 info.architectural.com

SPAREZONING APPLICATION
SOMERSET OTTAWA
 1040 SOMERSET ST.
 OTTAWA, ON K1Y 4L3



scale	date of issue
1:100	22-03-2013

A2.4

I warrant that the information contained in this document is true and correct to the best of my knowledge and belief, and that I am not aware of any material misstatements or omissions. I warrant that the information contained in this document is true and correct to the best of my knowledge and belief, and that I am not aware of any material misstatements or omissions. I warrant that the information contained in this document is true and correct to the best of my knowledge and belief, and that I am not aware of any material misstatements or omissions.

NO	ISSUANCE	DNE
01	SPA REZONING SUBMISSION	27-03-2013



architectalliance
 2100-177 Columbia Valley Road
 1st Floor
 1416 50th Street
 info: architectalliance.com

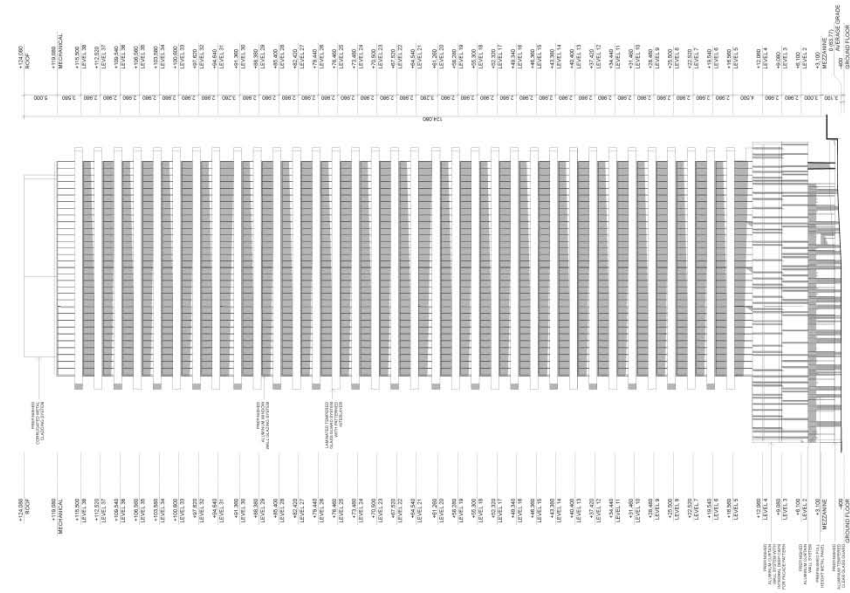
SPA REZONING APPLICATION
SOMERSET OTTAWA
 1040 SOMERSET ST.
 OTTAWA, ON K1V 4L3



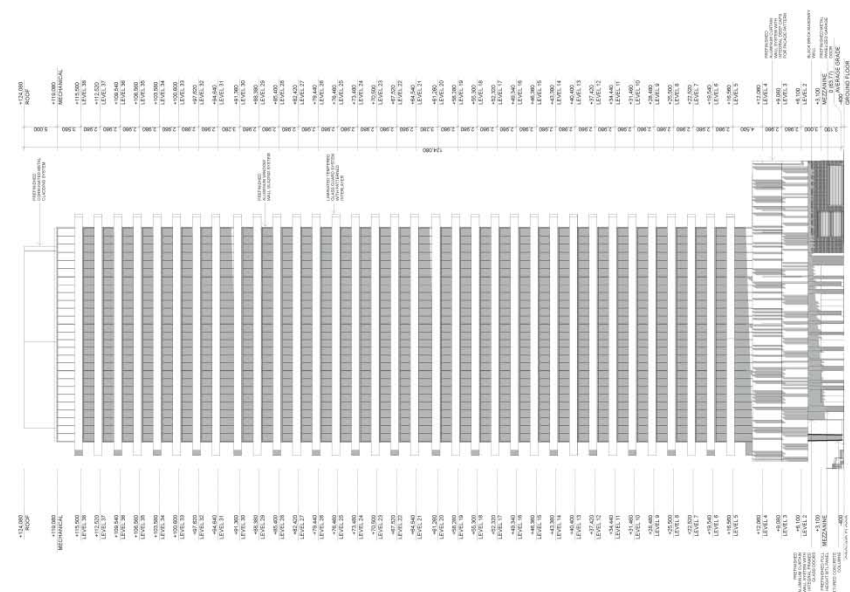
ELEVATIONS

1:300	SCALE
27-03-2013	DATE OF ISSUE

A3.1



2 EAST ELEVATION
 SCALE 1:300



1 WEST ELEVATION
 SCALE 1:300

I warrant that the information contained in this report is true and correct, and that I am a duly qualified and licensed Professional Engineer or Architect under the laws of the Province of Ontario, Canada. I warrant that this report was prepared by me or under my direct supervision and that I am a duly qualified and licensed Professional Engineer or Architect under the laws of the Province of Ontario, Canada. I warrant that this report was prepared by me or under my direct supervision and that I am a duly qualified and licensed Professional Engineer or Architect under the laws of the Province of Ontario, Canada.

NO ISSUANCE DATE
EL SPA RECORDING SUBMISSION 22-03-2013

ENGINEER/ARCHITECT
LOGAN CONSTRUCTION
1435 BAYVIEW AVE. #100
SCARBOROUGH, ONTARIO M1S 1C8
TEL: 416-593-8833 FAX: 416-593-8833
WWW.LOGANCONSTRUCTION.COM

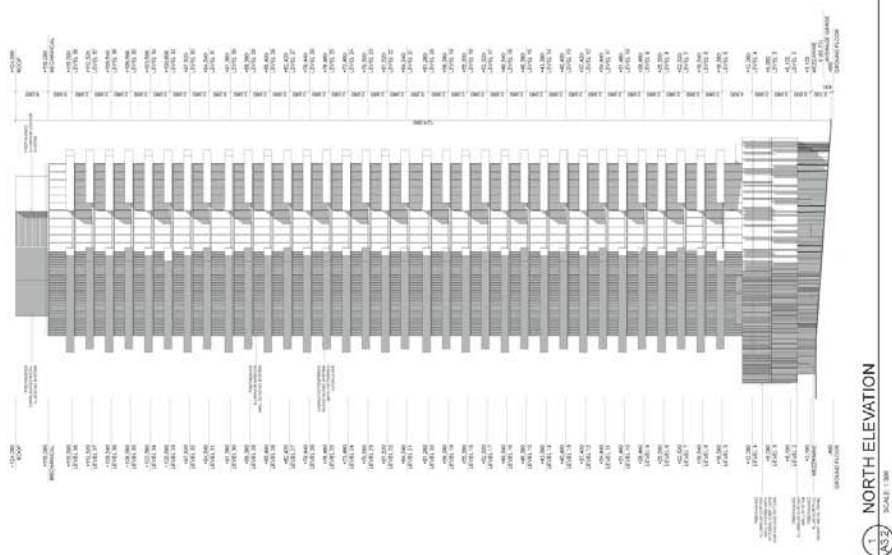
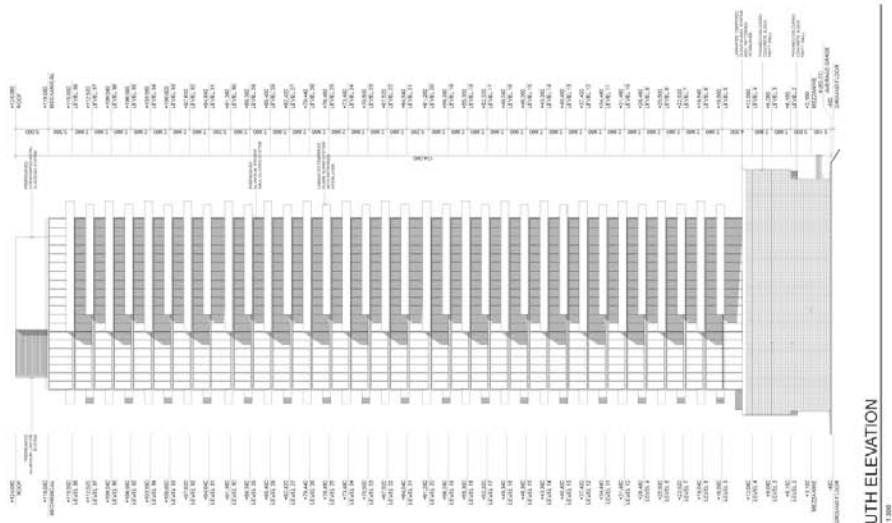
SPA RECORDING APPLICATION
SOMERSET OTTAWA
1040 SOMERSET ST.
OTTAWA, ONTARIO K1R 4L5



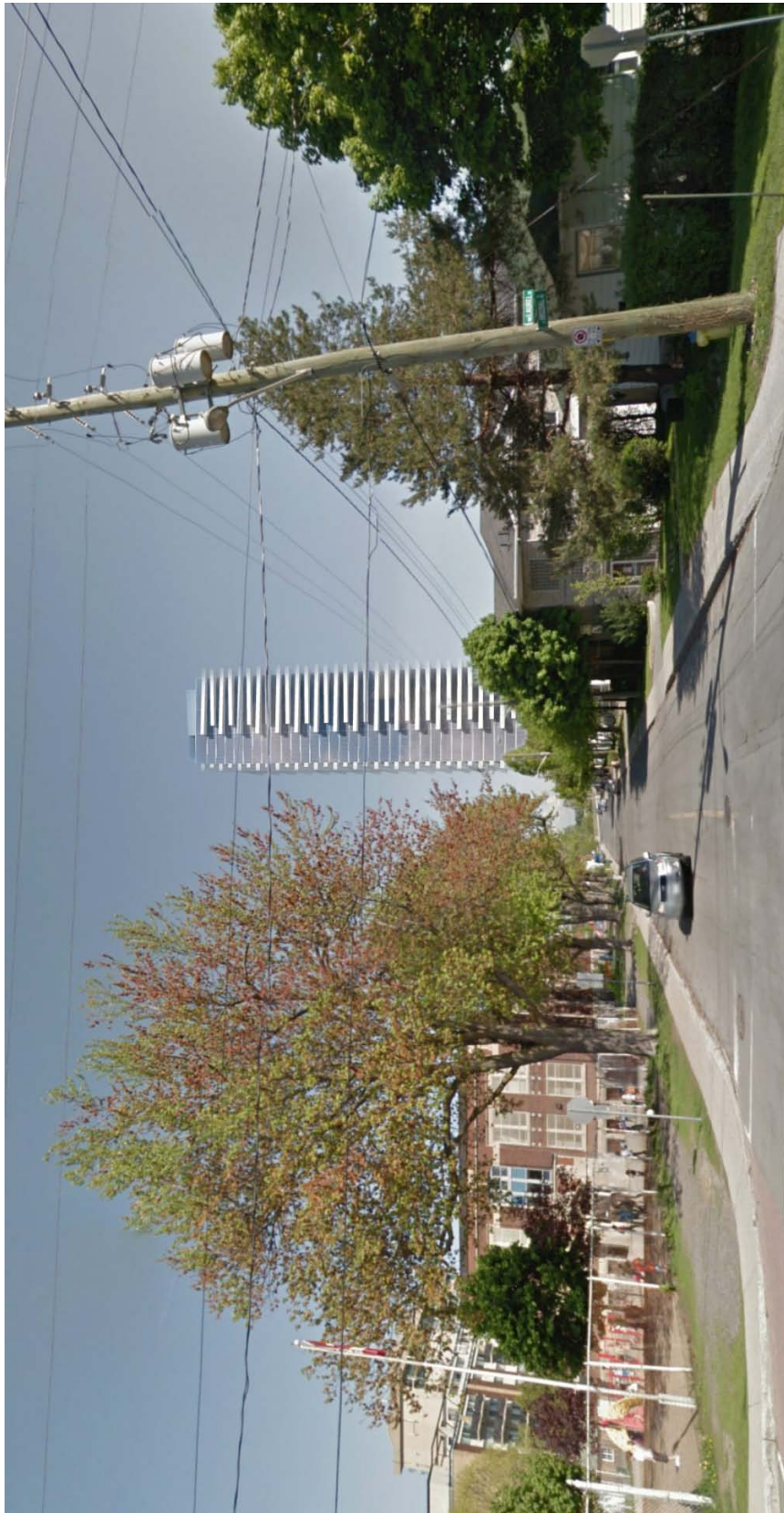
ELEVATIONS

1:300 SCALE
22-03-2013 DATE
1040 SOMERSET ST. DATE 07/10/10

A3.2







Appendix B:

Heritage Survey and Evaluation Form, Devonshire Public School, City of Ottawa Planning Department, May 2007.



HERITAGE SURVEY AND EVALUATION FORM


Address	100 Breezehill Avenue	Building name	Devonshire Public School
Construction date	1910, 1920	Original owner	Ottawa Public School Board



PHASE ONE EVALUATION

Design or Physical Value	prepared by: Brittney A. Bos
	month/year: May 2007
Architecture (style, building type, expression, material, construction method)	
<p>Devonshire Public School is a dark brick, two storey structure with reinforced concrete construction. It was originally designed by W.C. Gavrock, the Public School Board's architect, as an eight room school in the expanding west end community. In 1920, a new façade was added by W. C. Beattie in the Collegiate Gothic style. This style, popular in the early decades of the 20th century, and characterized by plain stone or brick boxes embellished with Gothic and/or Tudor detailing. W.K. Jeffery completed further additions in 1931, when Devonshire became an intermediate school. Architectural features of the building include; stone detailing, Tudor arched openings, brick and stone trimmed porches, and basement wood window assemblies.</p>	
Craftsmanship/Artistic merit	
<p>Stone trim was used as decorative elements on the brick walls and porches. Cut stone features and ornamentation is characteristic of the Collegiate Gothic style.</p>	
Technical/Scientific merit	
N/A	
Summary	
<p>Devonshire Public School is representative of a transition period in Ottawa school architecture. The basic plan and massing are characteristic of earlier Ottawa schools by W.B. Gavrock, such as the Crichton Public School (1906), but the Tudoresque details are more characteristic of the W.C. Beattie schools, such as York Street school (1921).</p>	
Sources	
<p>Elder, Ken. <u>Devonshire Community Public School Heritage Value Statement 1.0</u> (2004); <u>Citizen</u> March 1 1949; Cummings, H.R. <u>The City of Ottawa Public Schools</u>.</p>	

Historical and Associative Value	prepared by: Brittney A. Bos
	month/year: May 2007
Date of construction (factual/estimated)	1910, 1920
Themes/Events/Persons/Institutions	
<p>At the time of its opening in 1910, the school was called Breezehill Avenue Public School. When the remodelled and enlarged school was reopened in 1921, it was renamed 'Devonshire' for the Duke of Devonshire, Governor General at the time, who attended the opening ceremonies. In 1931 Devonshire Public School became the intermediate school for the west end. Devonshire Public School is representative of the Ottawa public board's architectural and institutional history.</p>	
Community History	
<p>Soon after Hintonburg became a part of Ottawa in 1908, the city secured the Slater Estate on the west side of Breezehill Avenue for the location of a new public school. Characterized by overcrowding and thus multiple expansions, Devonshire Public School represents a phase in the rapid growth and development of the west end community in the early decades of the twentieth century. For several years, the Devonshire school housed the Sunshine Class of Crippled Children, as well as provided space for a variety of local community groups.</p>	
Designer/Architect	
<p>1910 – W.B. Garvock architect; A. Garvock, J. and C. Low, A. Bowman and Son et al contractors: \$48523</p> <p>1920 – W.C. Beattie architect</p> <p>1931 – W.K. Jeffery architect.</p> <p>1974 – Alistair M. Ross architect</p> <p>Garvock, Beatty and Jeffrey were the Board's architects and designed many of the city's early 20th century schools.</p>	
Summary	
<p>Devonshire Public School is an architectural representation of the rapid growth and development of the west end soon after it was subsumed by the city of Ottawa in 1908. It is one of three public schools within the former City of Ottawa from the same period named after a Governor General. The school is significant within the context of the development of the community and as an example of Ottawa school board architecture.</p>	
Sources	
Same as above	

Contextual Value	prepared by: Brittney A. Bos
	month/year: May 2007
	
Community Character	
<p>The school is a place of transition between an industrial area and a residential neighborhood. To the rear is a high rise apartment building. There are examples of residential housing from the period of the school in the area.</p>	
Context/Links to Surroundings	
<p>The school is surrounded by housing typical of the era. The school remains an important aesthetic feature in the neighborhood, and reinforces the community's heritage character.</p>	
Landmark	
<p>As a community school, Devonshire is a local landmark.</p>	
Summary	
<p>Devonshire Public School and its surroundings reflect and document the historical roots of the community. The school is also an important feature within the surrounding streetscape and local neighbourhood.</p>	

