



**Phase 2 – Cultural Heritage
Evaluation Report**

366 Winona Avenue
Ottawa, Ontario



Prepared For:

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1.0 Project Information

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Heritage Consultant/Historian
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Site Visit Date: 12 August 2022
Report Date: 29 August 2022 (DRAFT)

Property Information Municipality: City of Ottawa
Address: 366 Winona Avenue
Lot: LT 25, PL 37 ; OTTAWA/NEPEAN
PIN: 04020-0032
Date of Construction: TBC [c 1912]
Date of Modifications: Porch replaced
Owner: Falsetto Homes

2.0 Introduction

The subject of this Cultural Heritage Evaluation Report (CHER) is 366 Winona Avenue, Ottawa, ON (Figure 1). The property is privately owned. The only building on the lot is a large, two-and-a-half-storey brick house dating from c 1912 (Figure 2 and Figure 3).¹ The property is included on the City of Ottawa Heritage Register but is not fully designated.

2.1 Purpose of the Report

The City of Ottawa requested that the owner of the property, Falsetto Homes, submit a Cultural Heritage Evaluation Report (CHER) to examine the heritage value and interest of the property at 366 Winona Avenue as part of an application to demolish the house as part of a planning application. This CHER has been researched and written by a qualified heritage consultant (Julie Harris, CAHP – Appendix 1) to fulfill the City's request.

¹ The date of c 1912 was provided by the City of Ottawa by Avery Marshall, Heritage Register Coordinator, via email 26 August 2022. The date was estimated by the City's Building Code Services. The design of the house appears consistent with this date.

2.2 Methodology

This CHER evaluates the heritage value of 366 Winona Avenue using criteria outlined in Regulation 9/06 of the Ontario Heritage Act. The criteria in Reg. 9/06 are to be used by municipalities to assess whether a property is of sufficient heritage value or interest to be fully designated. The process of writing a CHER requires the collection and analysis of information about the property itself – history, design and context – and comparative information that can be used to measure value against the criteria. The research and analysis work for this CHER follows guidance from the *Ontario Heritage Tool Kit* by the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries, as well as the consultant's experience as a heritage consultant for over 30 years.

3.0 Sources

3.1 Heritage Guidance

- Ontario. *Ontario Heritage Act*, R.S.O. 1990, c.O.18 [as Amended in 2019].
- Ontario Heritage Trust. Ontario Heritage Act Register database. Online at: www.heritagetrust.on.ca/en/pages/tools/ontario-heritage-act-register.
- Ontario Ministry of Heritage, Sport, Tourism and Culture Industries. 2006. *Ontario Heritage Tool Kit*. Online at: www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml.
- Ontario Ministry of Heritage, Sport, Tourism and Culture Industries. *Standards and Guidelines for Conservation of Provincial Heritage Properties: Standards & Guidelines*. Online at: www.mtc.gov.on.ca/en/publications/Standards_Conservation.pdf.
- Ontario Ministry of Heritage, Sport, Tourism and Culture Industries. 2007. *Eight Guiding Principles in the Conservation of Built Heritage Resources*. Online at: www.mtc.gov.on.ca/en/publications/InfoSheet_8%20Guiding_Principles.pdf.
- Parks Canada, *Standards and Guidelines for the Conservation of Historic Places in Canada*, 2nd Edition, 2010.

3.2 City of Ottawa Documentation

- 366 Winona Avenue Heritage Register listing on the Additions to the Heritage Register map application, online at <https://ottawa.ca/en/planning-development-and-construction/heritage-conservation/heritage-properties#section-8b89c4de-cd43-4590-9786-f5c36ff9896d>, accessed 24 August 2022 and GeoOttawa.

3.3 History and Heritage

- Library and Archives Canada, Census of Canada, 1911 and 1921 [no useful results]
- www.newspapers.com, with results listed below regarding ownership and occupancy
- City of Ottawa street directories from 1900 to 1935 that include information for the Westboro subdivision did not provide any information of value for the research
- Ontario land records for PIN: 04020-0032, 366 Winona Avenue, provided by Falsetto Homes

4.0 Heritage Recognitions of 366 Winona Avenue

The property at 366 Winona Avenue was added to the City of Ottawa Heritage Register on 26 June 2019 by Council, as per S. 27 (3) of the Ontario Heritage Act.² Prior to this, the property was included on the City’s former heritage list as a “Level 3” property, meaning a building contributing to the overall heritage character of its context.³

The City Council included 366 Winona Avenue on the Heritage Register as one of more than 2,000 properties added to the register, including 110 in the Westboro-Wellington Village area that included Winona Avenue. The presentation made to Council by Heritage Staff stated that a property included on the register should:

- Clearly express an architectural style
- Showcase distinctive local design skills and materials of the time
- Feature architectural elements such as:
 - Cornice, cladding, bargeboard, porch or balcony detailing
 - Doors, carved trim, rooflines
 - Integration with landscape
- Demonstrate original building massing, shape and volume
- Any additions or modifications are to respect the original form

The Heritage Register listing (Appendix 2 and available online via the City’s GeoOttawa application and the mapping of the Heritage Register) describes the architecture of 366 Winona as

One storey full front porch, two storey porch section with brackets, decorative bargeboard, palladian window and cedar shingles at gable end.

No other properties on Winona Avenue are included on the Heritage Register.

² City of Ottawa, Council of the City of Ottawa, Minutes, 26 June 2019, “Additions to the Heritage Register,” online at <https://pub-ottawa.escribemeetings.com/filestream.ashx?documentid=31529>, accessed 25 August 2022.

³ The list of categories for the former Heritage List of the City of Ottawa, was provided by the City to the author via email, 26 August 2022.

5.0 Context and Architecture

5.1 Site

The property at 366 Winona Avenue is a large urban lot in Westboro- Wellington Village with a frontage of 20.12 m and a depth of 30.19 m (Figure 1). The house is the only building on the property. The front edge of the front porch is set back approximately 1.5 m from the property line. The house is off-set close to the south property line, leaving a substantial side yard approximately 10 m in width to the north of the house. A small yard that was previously occupied by a garage is located behind the house.

5.2 Context

366 Winona Avenue is located in Westboro-Wellington Village, one block east of Churchill Avenue about 1/3 of the way between Richmond Road and Scott Street (Figure 4). The surrounding blocks include a mix of residential buildings dating from the early 20th century, a few former light industrial properties that have been redeveloped, and new residential construction replacing older homes (Figure 5). The blocks of Winona Avenue to the north and south of Whitby Avenue on the west side of the street were developed for residential use in the 1910s and 20s with houses that were of similar or smaller size than 366 Winona Avenue, but also clad in brick (Figure 6). The houses on either side of the subject property are residential buildings that are clad in brick but built after 366 Winona Avenue (Figure 7).

A review of Google Streetview images since 2007 shows the changes along Winona Avenue resulting from new development that have diminished the streetscape's continuity since the early 2000s. Nonetheless, the streetscape character continues to be residential with buildings of various ages and types (multi-unit, singles, and duplexes) (Figure 8, Figure 9 and Figure 10).

5.3 Architecture

The house at 366 Winona Avenue is a substantial 2½ storey residence, including an almost full-height attic storey located within a front-facing cross-gable roof with dormers on the sides (Figure 1 and Figure 2). The house is an example of eclectic, vernacular domestic architecture that blends elements of Gothic-neoclassicism in its proportions, front-facing gable, and arched voussoirs over the windows, and the Queen Anne Revival style in its heavy carpentry trim, shingled gable, and Palladian window.

With its 2 ½ storey height and its attached two-storey wing that was likely used as a kitchen with servant quarters that would have been accessed by a separate stairway, it is more substantial than some of its near-contemporary neighbours, such as the extant house at 360 Whitby Avenue (visible on the right in Figure 11) or 377 Winona Avenue (Figure 9).

The exterior of 366 Winona Avenue appears to have been unmodified since at least 2007, which is the date of the earliest Google Streetview survey. The extension at the rear of the house appears is original and is shown in the 1925-51 Fire Insurance Plan (Figure 6).

The most interesting architectural element of the building is the carpentry of its eaves and bargeboards on the second storey. The overhang is supported by substantial wooden brackets with dentilled ornamentation (Figure 2).

The front porch appears to have been rebuilt at some point and its woodwork replaced, including the roof, posts, railings and banister (Figure 12). Ghosted outlines of the original posts are still visible on the brickwork of the house (Figure 2).

The windows of the ground and second storeys are set in low-arch openings with brick voussoirs. The front window of the attic story is a three-part window that is modelled on traditional Palladian windows but lacks detailing, such as classical pillars and pediments, that are representative of this style (compare Figure 13 and Figure 14).

The main elevation (Figure 15 and Figure 16) is awkwardly composed due to the heavy cornice on the portico above the full-width front porch, and the lack of symmetry or balance in the placement, sizes and shapers of original openings. The portico is surmounted by a roof with eaves of the same depth as those on the main part of the house, rather than being proportioned to adjust to the narrowness of the portico (compare with Figure 17 and Figure 18). The portico door on the second floor is set above, but slightly to the side of, the wider main door below. It is plausible that the portico was added as after-thought during construction, which explains why the door is off-centre and the wood trim was not designed or proportioned to establish a clear architectural hierarchy.

The window on the second storey of the house is narrower and slightly out of centre from the larger main window below. Some bricks on the front elevation (around the second-story window) have been replaced.

6.0 History

From its form and clues in the historical record, the house at 366 Winona Avenue appears to have been built c 1910 for J.Y. Patrick, the owner of grocery and butcher store at an unknown location in Westboro. The property remained in the family until at least the 1940s. In the 1930s or 40s, the house was divided into apartment units. It may have become a single dwelling in the 1970s after its purchase by Richard and Heather Epton, who sold it to the current owner, Falsetto Homes. Ontario Land Records show that the property (now PIN: 04020-0032) was transferred to Richard Arnold Epton and Heather Lorraine Epton in 1978 and acquired by Falsetto Homes in 2020, according to the available Ontario land records for the property.

The following details were found in newspaper articles as cited.

- J.Y. Patrick, whose estate is mentioned in a report of a fire at the property in 1944, is described as the owner of a grocery and butcher store in Westboro with a staff of four clerks in the article “A live business,” *Ottawa Citizen*, 14 April 1913, p. 4. In later articles, he is described as running unsuccessfully for municipal council. No address is provided, so it is not known if he lived in the house or acquired it later.
- Various references were found to a “J.Y. Patrick”, beginning in the 1890s. Patrick was reported to have been injured in a fight in Carp, Ontario in the article “Carp Assault Case,” *Ottawa Daily Citizen*, 6 Dec 1897, p. 5.
- An obituary for “Mrs. Alfred Hawkins” residing at 366 Winona Avenue was published in the *Ottawa Citizen*, 7 December 1943, p. 9. She is described as a “resident here since her marriage in 1900.” Note: The term “here” likely means Ottawa, rather than the house, since she is listed as living at a different address in the 1911 census.
- The article “\$150 Fire damage in home at Westboro,” *Ottawa, Citizen*, dated 10 July 1944, p. 1, references a fire at a “duplex” at “356” Winona Avenue [a typographical error] and describes the owner as the “J.Y. Patrick Estate”.
- The address of 366 Winona appears in the article “Fire at Westboro,” *Ottawa Journal*, 10 July 1944, which describes a fire at 366 Winona Avenue as starting in the “ground-floor apartment” of a duplex at 366 Winona Avenue occupied by Alfred Hawkins and causing \$250 worth of damage.
- In the article “39 New Canadians Take Oath of Allegiance,” *Ottawa Journal*, 17 September 1958, p. 43, Arthur and Chris Luks residing at 366 Winona Avenue are included among those taking oaths.

7.0 Heritage Evaluation

7.1 Heritage Evaluation Criteria

The criteria for determining cultural heritage value or interest as set out in under ‘Ontario Regulation 9/06’ established under the Ontario Heritage Act, as amended in 2020. The criteria set was developed to assist municipalities in the evaluation of properties considered for designation under the Act.

The regulation states that:

A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining, or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

7.2 Evaluation Table for 366 Winona Avenue

Design or Physical Value	
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method	No. The house is an example of eclectic, vernacular domestic architecture, of which there are many examples in all parts of Ottawa, including Westboro. Based on a review of full designations completed by the City of Ottawa, many extant examples of houses from this period – 1900-1910 – that have been fully designated as heritage properties can be used as comparisons to demonstrate better examples of design, craftsmanship. A selection of examples is presented in Figure 20, Figure 21 and Figure 22.
ii. Displays a high degree of craftsmanship or artistic merit.	No. The house features some ornamental carpentry, but the house is of moderate to low artistic merit, as per observations concerning the design of the portico roof. The design of the original porch is unknown.
iii. Demonstrates a high degree of technical or scientific achievement.	No. This is vernacular house built of common materials on a flat urban lot.
Historical or Associative Value	
i. Direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	No association has been identified that is significant to the community, whether Ottawa or Westboro.
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No. The house, as a material culture object, offers no information of particular interest or value.
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No. No architect or builder has been identified.
Contextual Value	
I. Important in defining, maintaining, or supporting the character of an area	No. The area bounded by Scott Street, Richmond Road, Churchill Avenue and Winona Street – both sides) is residential in character but represents a mix of architectural types and ages, without broken streetscapes rhythms related to setbacks, materiality and forms.
II. Physically, functionally, visually or historically linked to its surroundings	No. Other than being built in a time period when some of the other lots in the area were developed for residential purposes, it has no particular links to its surroundings that are stronger than any other building of a similar age or function.
III. Landmark	No. The house is not mentioned in any literature, such as guidebooks or histories of Nepean, Ottawa and Westboro.

8.0 Conclusion

In the opinion of the consultant, the property at 366 Winona Avenue is not of sufficient historical, architectural or contextual value to support its full designation as a municipal heritage property.

9.0 Figures



Figure 1 a & b: 366 Winona Avenue property – site and aerial view. Credit: GeoOttawa, accessed 12 August 2022.



Figure 2: 366 Winona Avenue, 12 August 2022, front elevation. Credit: Matrix Heritage.



Figure 3: 366 Winona Avenue, 12 August 2022, north elevation, showing the kitchen wing at the rear. Credit: Matrix Heritage.

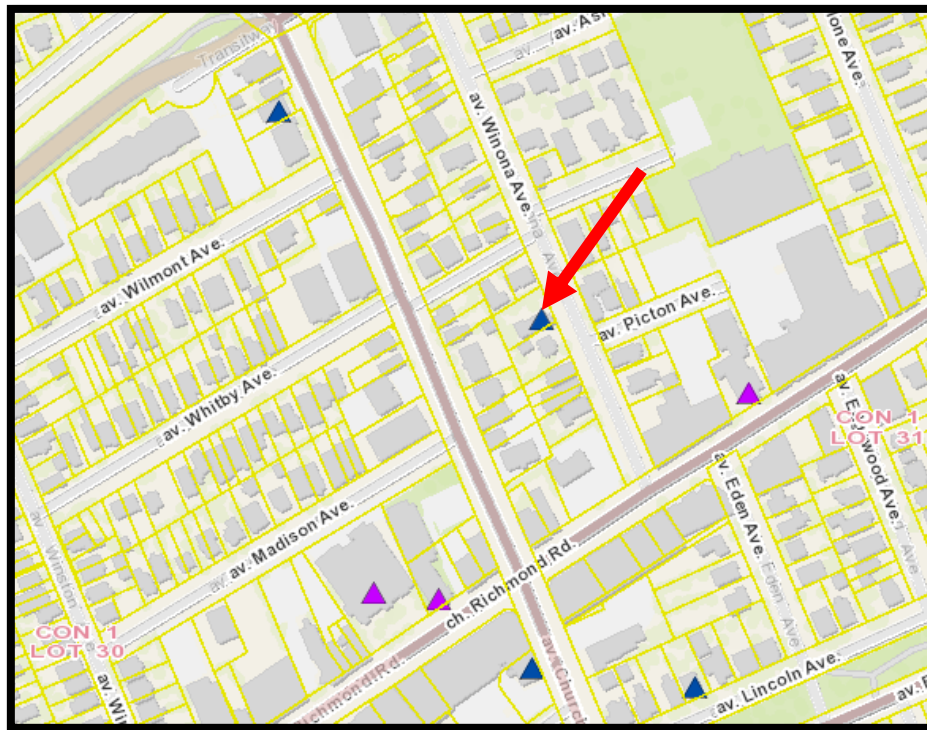


Figure 4: Location of 366 Winona Avenue, with Richmond Road to the south and Churchill Avenue to the west. Credit: GeoOttawa.



Figure 5: View of 366 Winona Avenue with 368 Winona (left, built c 1950) and 360 Whitby Avenue (right, built c 1920). Credit: Google Streetview, April 2021.

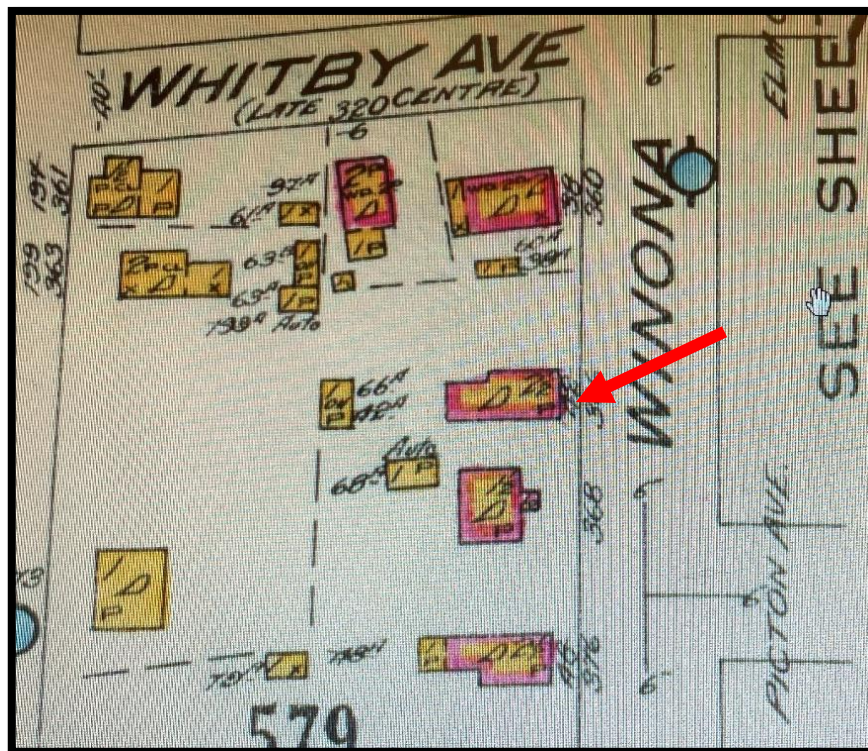


Figure 6: Fire Insurance Plan map, 1951, showing 366 Winona Avenue. The house (arrow added) is shown as 2 ½ storeys in height; frame construction; brick cladding. A wood shed is located to the rear of the property. The base map for this plan dates from 1925. The portion of this map appears to have been unchanged since 1925. Source: City of Ottawa Archives (CD), *Fire Insurance Plan*, Ottawa, Vol. III, Sept 1948, revision April 1951.



Figure 7: 336 Winona Avenue (house on the left), looking north, April 2021. Credit: Google Streetview.



Figure 8: 374 to 378 Winona Avenue, August 2022. The house on the right has been remodelled; the building in the centre is a duplex or triplex; and the building on the right (380 Winona Avenue) has been modified and enlarged as a multi-unit residence. 380 Winona is currently the subject of a development application with an approved site for a 9-story residential building. Credit: Matrix Heritage.



Figure 9: 377 and 381 Winona Avenue, April 2021. These extant houses (likely built c 1915 and 1920 respectively) are similar in architecture and age to other houses present on Winona Avenue until the early 2000s. Credit: Google Streetview.



Figure 10: Multi-unit residential buildings at 350, 348 and 346 Winona Avenue, October 2020. Credit: Google Streetview



Figure 11: 374 to 378: Looking south along Winona Avenue from Whitby Street, April 2021. The arrow indicates 366 Winona Avenue. The house on the right is 360 Winona Avenue, built before 1925. Credit: Google Streetview.

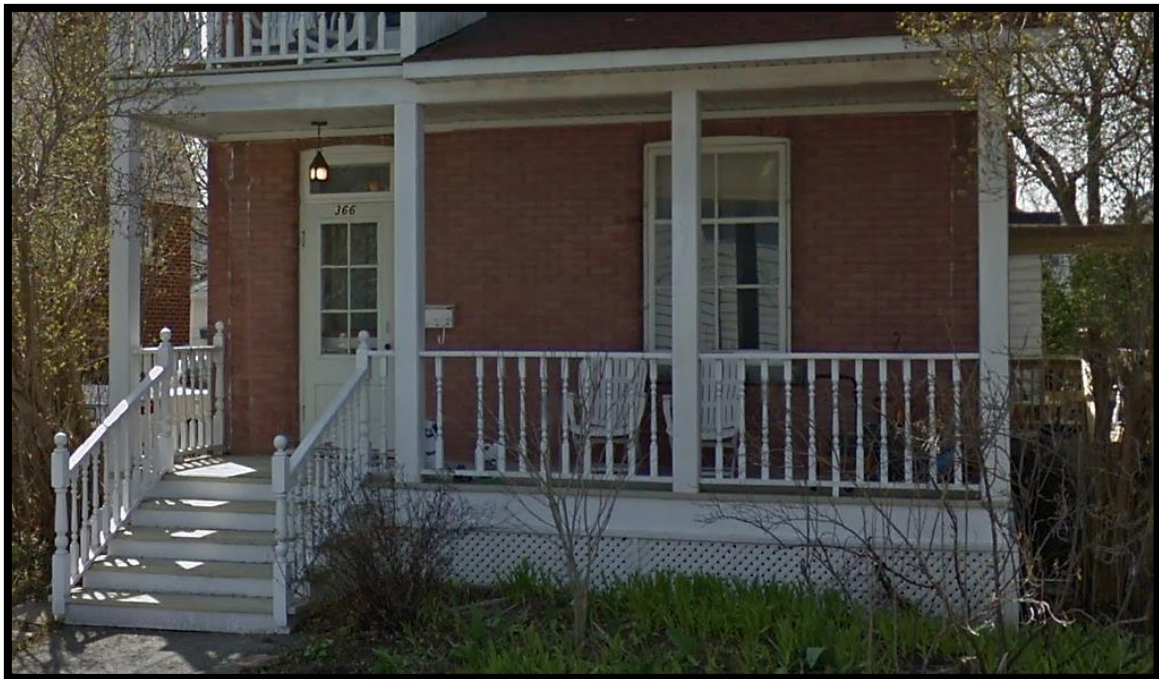


Figure 12: Front porch of 366 Winona Avenue, May 2014, showing the posts and banister woodwork. Credit: Google Streetview.



Figure 13: Palladian-inspired window in the attic of 366 Winona Avenue. The window is a simple configuration of two shorter and rectangular windows on either side of a taller round-headed window. It has no capping entablature connecting the set of openings. Credit: Matrix Heritage.



Figure 14: Palladian-inspired dormer window in the attic storey of 730 Echo Drive, a property included on the City of Ottawa Heritage Register. This window features a unifying entablature that includes a curved portion about the curved window. Credit: Google Streetview (detail).



Figure 15: Main elevation of 366 Winona Avenue, showing arrangement of the porch and second-storey portico. The ghosted outline of the original posts for the porch is visible on the brickwork behind the north post. Credit: Matrix Heritage, 2022.

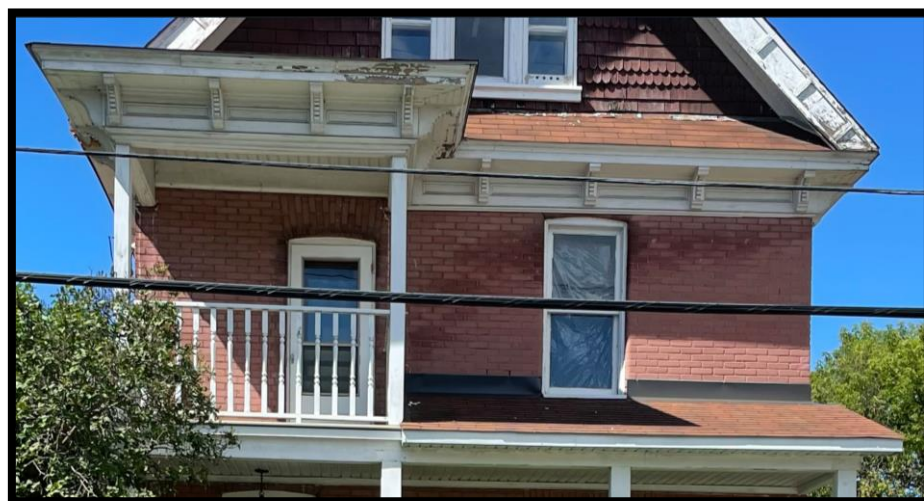


Figure 16: Second-storey portico, 366 Winona Avenue, showing the depth and detailing of the portico roof what should be a secondary element in the building's architectural hierarchy. The photo also shows the ghosted marking on the brickwork of what was likely the original shape of the posts supporting the portico and porch. Credit: Matrix Heritage, 2022.



Figure 17: 197 Belmont Avenue (included on the City of Ottawa Heritage Register). This house, with its two-storey porch modified slightly since its original construction, illustrates a confident, vernacular design from the 1910s. The porch was designed to be of secondary importance to the house itself, but of the same quality of design. Credit: Google Streetview, April 2009.



Figure 18: Example of original, or near original posts on the porch of 3 Bower Street, designated by the City of Ottawa as a heritage property in 1978. The house is an exceptional example of Victorian architecture in Ottawa. The woodwork and dichromatic brickwork is representative of Victorian detailing. Credit: Google Streetview; image taken April 2009.



Figure 19: 336 Winona Avenue (house on the left), looking north, April 2021. Credit: Google Streetview.



Figure 20: 182-4 Lisgar Street, Ottawa, built 1906, Queen Anne Revival style. Fully designated municipal Heritage Property. Credit: Google Streetview, May 2021.

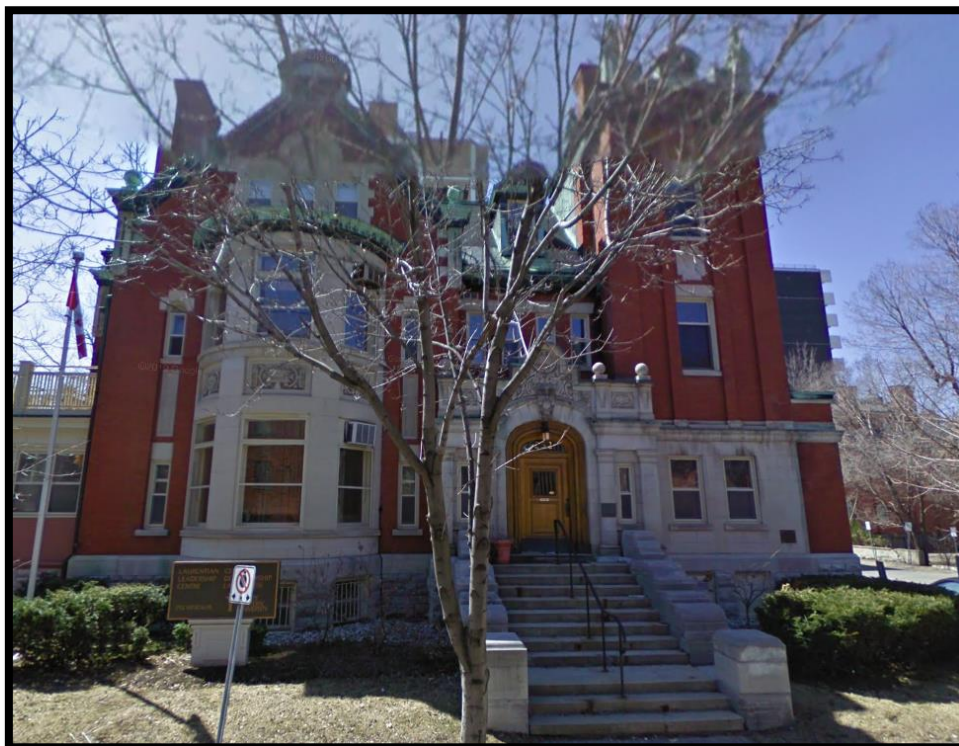


Figure 21: Booth House, 252 Metcalfe Street, Ottawa, built 1909. Queen Anne Revival style. Fully designated municipal Heritage Property. Credit: Google Streetview, April 2009.



Figure 22: 7 Delaware Avenue, built 1907, designed by W.E. Noffke. Fully designated municipal Heritage Property. Credit:

https://en.wikipedia.org/wiki/List_of_designated_heritage_properties_in_Ottawa#/media/File:Armenia,_Ottawa.JPG

Appendix 1: CV for Julie Harris

Heritage Consultant & Principal, Contentworks Inc.

Julie Harris has been a Professional Member of the Canadian Association of Heritage Professionals (CAHP) since 2002 and is a former member of the Conservation Review Board of Ontario (2009-11).

Current Position	Principal, Contentworks Inc., Heritage Consultant/Historian/Architectural Historian (1999+)
Previous Positions	A/Chief, Building History, Parks Canada, 1991-1992 Historian/Architectural Historian, Parks Canada, 1984-1989; 1991-1996 A/Chief, Public Consultation, Ontario Region, Parks Canada, 1989-90
Education	MMSt (Museum Studies), University of Toronto BA (History), University of Saskatchewan

Professional Affiliations & Credentials

Founding Director, Indigenous Heritage Circle (www.indigenousheritage.ca) | Professional Member, Canadian Association of Heritage Professionals (www.cahp-acecp.ca)

Recent Awards

CAHP, Award of Excellence, Heritage Education, Awareness & Scholarship, for the book *Signposts & Promises: Canada and the Alaska Highway*, 2020

CAHP, Award of Excellence, Heritage Documentation, for the Documentation Report for the Alaska Highway Heritage Project, 2018

Summary of Projects

- Author of approximately 100 heritage assessments of historic building and landscapes for the Federal

Heritage Building Review Office (as Parks Canada staff and as a consultant), the Historic Sites and Monuments Board of Canada, Infrastructure Ontario and Metrolinx, including Victorian- and Edwardian-era courthouses, federal buildings, post offices, residences, and landscapes across Canada

- Architectural historian for numerous federal heritage projects, including:
 - Confederation Heights: Site Evolution Report. 2019
 - Place du Portage Phase III Heritage Study. 2017
 - Government Conference Centre Landscape Study, 2015
 - Carling Campus: Design and Evolution Report. 2012
- Architectural and urban historian for various projects for the National Capital Commission, including studies on commemorations, parkways and cultural landscapes

- Writing and supervision of approximately 250 Statements of Significance for Parks Canada
- Active on boards and writing for professional and scholarly organizations, including the Society for the Study of Architecture in Canada and CAHP
- Former member of the Conservation Review Board of Ontario
- Heritage Protection Mechanisms study for the Ontario Realty Corporation, 2007
- Expert witness for an Ontario Municipal Board hearing as an architectural historian and heritage evaluation specialist
- Co-author with Julian Smith of Heritage Conservation Districts: A Guide to District Designation Under the Ontario Heritage Act, 2006
- Ontario Realty Corporation, Cultural Heritage Process, author and project manager, 2006

Selected Project Experience (Prime Consultant)

Bridge Heritage – Municipal Class Environmental Assessments

- Prince of Wales Bridge, Ottawa, 2021
- Old Booth Street Bridge, Ottawa, 2020
- Midtown Bridge (now Flora Bridge)

Cultural Heritage Impact Assessments and Surveys in the City of Ottawa Only

- Earnscliffe, British High Commission (2020) (National Historic Site of Canada)
- OLRT Heritage Survey of Built and Landscape Heritage for all properties affected by the
- Confederation Line project (including properties in the Byward HCD)
- Ottawa Public Library/Library and Archives Canada Project (adjacent to two HCDs)
- 116 York Street (2018) (Byward Market HCD)
- 138-148 Bank Street (Centretown HCD)
- 141 Minto Place (2018) (Rockcliffe Park HCD)
- 161 Maple Lane (2018) (Rockcliffe Park HCD)
- 284 Frank Street (2017-2019) (Centretown HCD)
- 1865 Prince of Wales Drive (2019) (Rideau Canal NHSC /WHS)
- 5536 Manotick Main Street (2018) (Manotick Heritage area)
- 1110 Fisher Avenue (2019) (Central Experimental Farm area)
- 215 McLeod Street (Iraq mission property) (2013) (Centretown HCD)
- 36 Birch Avenue (Iraq mission property) (2013) (Rockcliffe Park HCD)
- 110-116 Sparks Street (2014) (Sparks Street / Centretown HCD)
- 15 Carsdale Avenue (2016) (Rockcliffe Park HCD)
- 137-9 Beechwood Avenue (2016) (Rockcliffe Park HCD)
- 90 Bolton Avenue (2018) (Lowertown West HCD)
- 1125 & 1129 Clapp Lane (2015 and 2018) (Rockcliffe Park HCD)

Appendix 2: City of Ottawa, Heritage Register Listing for 366 Winona Avenue on GeoOttawa

Street Name	Winona
Address / Adresse	366, av Winona Ave
Common Name / Building Name	
Built As	Detached House
Currently Used As	Residential
Construction Time Frame	c.1910
Architect / Builder	
Primary Architectural Style	Vernacular
Secondary Architectural Style	
Roofline	Front Gable
Storeys	2.5
Primary Cladding	Brick
Architectural Description	One storey full front porch, two storey porch section with brackets, decorative bargeboard, palladian window and cedar shingles at gable end
Previous Reference List	Yes
Heritage Neighbourhood	Westboro - Wellington Village

