



Travis Gordon <travis@travisgordon.com>

RE: 12 Theberge Private

Heritage Planning <heritage@ottawa.ca>
To: Travis Gordon <travis@travisgordon.com>
Cc: Heritage Planning <heritage@ottawa.ca>

Wed, Apr 10, 2024 at 10:17 AM

Good morning,

Thanks for reaching out. The address on file for Kilmorie is 112-114 Théberge Private. [By-law 2019-300](#) designates Kilmorie to be a property of cultural heritage value under Part IV of the Ontario Heritage Act.

Kilmorie's historical value lies in its association with the early development of City View, in former Nepean Township. Constructed at some point between 1840 and 1850 as a farmhouse for William Scott, who emigrated from Ireland to Upper Canada in 1819 as part of a wave of Irish Protestants who settled in Nepean Township in the 19th century, Kilmorie serves as a reminder of the area's agricultural history. Kilmorie is also associated with William Wilfred Campbell, one of the Confederation Poets, a group of poets born in the 1860s who became popular in Canada at the end of the 19th century. Campbell purchased Kilmorie in 1914 and lived there until his death in 1918.

The features of Kilmorie that exemplify it as a good example of a 19th century vernacular stone house in the Classical tradition include its:

- One and one half storey massing
- Limestone masonry construction, rough cut and laid in random courses on the side and rear facades and dressed and laid in regular courses on the front facade.
- Symmetrical front facade with a central entrance flanked by large rectangular windows
- Truncated gable roof with chimneys at each end and central gable featuring a tripartite window with decorative fanlight
- Returned eaves
- Large, symmetrically arranged, rectangular window openings on the north and south facades
- Stone sills and voussoirs

If an owner wishes to alter the exterior of the house, they will likely require approval from the City, in accordance with the Ontario Heritage Act. Alterations that require approval include, but are not limited to construction of additions, window replacement, partial demolition, and porch replacement or restoration. Minor changes can typically be approved by staff in 10 days. For more information, please refer to [Changes to designated heritage properties](#).

Owners of properties designated under Part IV of the Ontario Heritage Act are eligible to apply to the [Heritage Grant Program for Building Restoration](#).

The interior of the building, the south addition and garage are excluded from the designation. Please note that the designating by-law was passed and registered before the property was subdivided.

If you or potential buyers have any questions, please do not hesitate to connect with us.

Regards,

Avery

Avery Marshall (she/her/elle), CAHP | ACECP

Planner I | Urbaniste I

Heritage Planning | Planification du patrimoine

City of Ottawa | Ville d'Ottawa

☎ 613.580.2424 ext. | poste 25875

From: Travis Gordon <travis@travisgordon.com>

Sent: April 10, 2024 9:25 AM

To: Heritage Planning <heritage@ottawa.ca>

Subject: 12 Theberge Private

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Hello,

My name is Travis Gordon, I am a real estate broker with Remax Hallmark here in Ottawa. I am listing the property at 12 Theberge Private for sale, and I am told that it has heritage designation.

We will require some additional information for the property, and how this designation may impact prospective buyers of the property.

Is it possible to get any additional information on this?

Prior to the plan of subdivision and severance, I believe it was known as the Kilmorie house, and the original address was [21 Withrow Avenue](#).

Thank you for any additional information you can provide.

Best Regards,

Travis Gordon

Travis Gordon, Real Estate Broker / Courtier Immobilier – Re/Max Hallmark Realty Group, Brokerage – 613.563.1155 – www.travisgordon.com

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