

HERITAGE SURVEY AND EVALUATION FORM

Municipal Address	280 Thorold Road	Building or Property Name	042220111	
Legal Description	PLAN M55 LOT 5 TO 6	Lot	Block	Plan
Date of Original Lot Development		Date of current structure	1940	
Additions	1949: Second Storey above garage 1961: Carport 1979: Porch roof	Original owner	Duncan K MacTavish and Janet Southam	



Main Building

Garden / Landscape / Environment	Prepared by: Heather Perrault / Brittney Bos
	Month/Year: August 2010
Heritage Conservation District name	Rockcliffe Park
Character of Existing Streetscape	
<p>This section of Rockcliffe, behind Elmwood school, was developed sporadically during a number of historical periods. This land, originally part of the McKay Elmwood farm, was largely pasture until the early 1930s. The spacious qualities of its original character were retained during its development before and after the Second World War. The lots are of relatively the same size and the features further unify the diversity of spaces. The resulting combination of architectural styles and characters enhances the open space, despite the seclusion created by the narrow roadways.</p> <p>Thorold Road is an east-west street that runs the length of two small blocks, connecting Acacia and Manor. The street runs straight and flat. There are no sidewalks or curbs on the entire length and therefore cars and pedestrians share the same roadway. Frontage elements mark most of the properties and side yards; however, the hedges, fences, and trees do not significantly detract from the visibility of the buildings. There are fewer mature trees on this roadway in comparison to neighbouring ones and therefore, despite the frontage elements, the streetscape is relatively open. Yards along Thorold generally consist of lawn with modest gardens. The result is a largely open space, dotted with medium sized trees and lined with hedges, fences and other border defining elements.</p> <p>Springfield Road is a primary north-south thoroughfare in Rockcliffe that features a number of community spaces. This section of the street, north of Buena Vista, visibly narrows in width. The sidewalk that runs along the west side of the street is also absent in this section and therefore cars and pedestrians share the same roadway. The south section of Springfield is characterized by its open spaces; however, this northern section features both secluded and open portions. Close to the intersection with Buena Vista, Springfield is defined by its sheltered character with frontage elements. Past Hillcrest, the street opens on the west side and features the larger lawns and open spaces characteristic of the southern portion of the street. The resulting landscape is a combination of open space with more seclusion than is characteristic of the southern portion of Springfield.</p> <p>Montagu Place is a north-south street running the length of one small block connecting Thorold and Hillcrest. The street runs straight and flat. There are no sidewalks or curbs on the entire length and therefore cars and pedestrians share the same roadway. The middle portion of the east side of the street features an open green space dotted with tree plantings and defined by cedar hedges. The residential portion is secluded, enhanced by the narrow roadway and close setback. Sporadically planted trees of varying ages define the open spaces on both sides of the street. The result is a largely open space with a combination of elements, despite the seclusion created by the narrow roadway and shallow setbacks.</p>	
Character of Existing Property	
<p>Typical of Thorold Road, this property located on a large corner lot features a generous front and side lawn and only a few mature trees. Shrubs and hedges are situated throughout the property as well. A semi-circular driveway spans from Thorold toward the front entrance. A short stacked wall is located about halfway between the street and the house to address the variance in grading on the property.</p>	

<p>The Springfield Road side of the property also features lawn and is enclosed by cedar hedges. A driveway is located on Springfield Road as well.</p>	
<p>Contribution of Property to Heritage Environs</p>	
<p>Landscape / Open Space: With few mature trees, the landscape elements of this property are predominantly low-lying and therefore contribute to the feeling of open space typical of this area of Rockcliffe. The generous side yard also helps to establish the openness of Thorold Road. The Springfield Road side of the property is somewhat enclosed but is typical of the landscapes located on this street.</p> <p>Architecture / Built Space : The architectural features of the Cape Cod residence is consistent with the Georgian residences also located on this street. While they vary in architectural style, together they establish the coherent nature of this streetscape due to their simple features</p>	
<p>Landmark Status</p>	
<p>This building is visible from the street and situated on a large corner lot.</p>	
<p>Summary / Comments on Environmental Significance</p>	
<p>The landscape features of this property match those of the surrounding properties and help to create a coherent streetscape.</p>	
<p>History</p>	<p>Prepared by: Heather Perrault / Brittney Bos</p>
	<p>Month/Year: August 2010</p>
<p>Date of Current Building(s)</p>	<p>1940</p>
<p>Trends</p>	
<p>In the early to mid 20th century, there was an influx of families to Rockcliffe Park as new lots were released and purchased by those interested in living in a fashionable, low density area characterized by generous lots. With its scenic location and relative isolation from the city, the Village of Rockcliffe Park became a fashionable neighbourhood, perceived to be a more healthy and peaceful residential environment. This early to mid-20th century development was a part of one of the major developments of this important thoroughfare through Rockcliffe.</p>	
<p>Events</p>	
<p>The residence was profiled in <i>Canadian Homes and Gardens</i> in January-February 1942.</p>	
<p></p>	

Persons / Institutions	
<p>1940-1969: Duncan K MacTavish (d.1963) and Janet Southam MacTavish. Duncan K MacTavish was a prominent Ottawa Barrister and past president of the National Liberal Federation. He was appointed to the Senate in 1963 by PM Pearson. Soon after his appointment he was killed in an automobile accident in Toronto. Janet Southam MacTavish was the daughter of Harry S Southam publisher of the Ottawa Citizen.</p> <p>-1978-1985: Janet MacTavish Ritchie (d2008) and Frank W Ritchie (d.1984)</p>	
Summary / Comments on Historical Significance	
<p>The historical significance of this property is due to its age, constructed in 1940, its role in the residential development of Thorold and this area of Rockcliffe Park, as well as its associations with Duncan MacTavish and Janet Southam.</p>	
Historical Sources	
<p>City of Ottawa File Rockcliffe LACAC file Edmond, Martha. <i>Rockcliffe Park: A History of the Village</i>. Ottawa : The Friends of the Village of Rockcliffe Park Foundation, 2005. <i>Village of Rockcliffe Park Heritage Conservation District Study</i>, 1997. <i>Village of Rockcliffe Park LACAC Survey of Houses</i>, 1988 Carver, Humphrey. <i>The Cultural Landscape of Rockcliffe Park Village</i>. Village of Rockcliffe Park, 1985. Might's Directory of the City of Ottawa "Prominent City Lawyer gets Senate Appointment" Ottawa Citizen June 11 1963. http://news.google.ca/newspapers?id=U68xAAAAIBAJ&sjid=LuYFAAAAIBA&dq=mactavish&pg=3787%2C2962265 Senator's Estate \$869,030" Ottawa Citizen January 15 1964. http://news.google.ca/newspapers?id=Sr0yAAAAIBAJ&sjid=LO0FAAAAIBA&dq=mactavish&pg=4201%2C8036 <i>Canadian Homes and Gardens</i> Vol. 19, no 1-2 January-February 1942</p>	

Architecture	Prepared by: Heather Perrault / Brittney Bos
	Month/Year: August 2010
Architectural Design (plan, storeys, roof, windows, style, material, details, etc)	
<p>This 1 ½ storey building is rectangular in plan with side extensions with a steeply pitched side gabled roof. The exterior is stone on the lower storey and siding on the upper. There are overhanging eaves on the front facade with a simple cornice. The front roof slope is punctured at three even intervals by front gabled dormers containing matching sash windows. The lower storey features four evenly spaced eight-over-eight sash windows decorated with shutters. Centered between them is the front entrance which is accented with pilasters and a lintel. There are two partially exterior chimneys centered on the east and west facades of the main building. There is a one storey extension on the west side with a</p>	

single window matching those of the main building. There is a 1 ½ storey extension on the east side with a front gable and windows matching the main building on both storeys.
Architectural Style
Cape Cod : (1 ½ storey height with front gabled dormers, rectangular plan with symmetrical massing, multi paned rectangular windows, side gabled roof)
Designer / Builder / Architect / Landscape Architect
<p>1940: John Roper Henry Morin and Victor Belcourt:</p> <p>Victor Philip Belcourt was educated at the Ecole des Beaux Arts in Montreal. Between 1928 and 1934 he worked in London, England, as assistant to Sir John J. Burnet, one of the leading figures in early 20th C. British architecture. In 1948 he formed a partnership with D.L. Blair (as Belcourt & Blair) and remained active in this Ottawa firm until 1965.</p> <p>Henry Joseph Morin was an Ottawa architect practicing in the city for nearly 40 years. He studied at the University of Ottawa, and articulated for W.E. Noffke between 1910-1915. Morin then moved to Chicago, working for Loew and Bollenbacher, while attending the Atelier Puckey, a member of the Society of Beaux-Arts Architects. Morin served in the Second World War, and after his return to Ottawa joined the Department of Public Works as a Junior Architect. He formed a partnership with Noffke between 1922 and 1931, when Morin began practicing under his own name. In 1936 he formed a partnership with John Roper, later joining with Belcourt as well. The firm remained active until 1950.</p> <p>1949: Belcourt and Blair and Doran Construction 1961: Doran Construction 1979: Domicile Developments</p>
Architectural Integrity
The only significant alteration to the front facade is the addition of the half storey above the garage which fits well with the original design of the building
Outbuildings
Other
Summary / Comments on Architectural Significance

This is a very good example of a mid 20th century residence within this section of Rockcliffe. Its architectural features, style, and character (specifically its rectangular plan, 1 ½ storey height, symmetrical massing, and multi paned windows) relates this building to others in the neighbourhood. This style of architecture characterizes much of the mid century development throughout Rockcliffe, relating the buildings to one another.

PHASE TWO EVALUATION					
ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Character of Existing Streetscape	X				30/30
2. Character of Existing Property	X				30/30
3. Contribution to Heritage Environs	X				30/30
4. Landmark Status	X				10/10
Environment total					100/100
HISTORY	E	G	F	P	SCORE
1. Construction Date		X			23/35
2. Trends			X		11/35
3. Events/ Persons/Institutions		X			20/30
History total					54/100
ARCHITECTURE CATEGORY	E	G	F	P	SCORE
1. Design	X				50/50
2. Style	X				30/30
3. Designer/Builder			X		3/10
4. Architectural Integrity		X			7/10
Architecture total					90/100

RANGES	EXCELLENT	GOOD	GOOD	FAIR	POOR
	Pre-1908	1908 to 1925	1926 to 1948	1949 to 1972	After 1972

Category	Phase Two Score, Heritage District
Environment	100x 45% =45
History	54x 20% =10.8
Architecture	90x 35% =31.5
Phase Two Total Score	87.3/100 =87

PHASE TWO EVALUATION SUMMARY				
Phase Two Score	Above	to	to	Below
Group				