

HERITAGE SURVEY AND EVALUATION FORM

Municipal Address	514 Manor Avenue	Building or Property Name	042220142	
Legal Description	PLAN M22 BLK A7	Lot	Block	Plan
Date of Original Lot Development		Date of current structure	1940	
Additions		Original owner		



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>Manor Avenue is a north-south thoroughfare that runs from Maple Lane to Coltrin. This section of Manor runs relatively flat and straight. There are no sidewalks or curbs on the entire length and therefore cars and pedestrians share the same roadway. Buildings along this street date from a number of time periods and feature a variety of architectural styles that are characteristic of Rockcliffe. The street is lined with a variety of trees; however, they do not detract from the open space created by the roadway and lawns. The front yards, similar in size, generally consist of lawn space dotted with gardens and cut by driveways. Through the employment of trees, hedges and fences, a number of the properties are informally separated from the street. The landscape qualities of this street are characterized by its diversity of configurations but uniformity of elements.</p> <p>Hillcrest Road is an east-west street connecting Manor and Crescent. This section of the road is straight and flat. There are no sidewalks or curbs on the entire length and therefore cars and pedestrians share the same roadway. This street is characterized by its sheltering elements such as trees and hedges that line most of the properties. These features aid in the creation of a secluded streetscape that is enhanced by the narrow roadway and shallow setbacks. Buildings along this street date from a variety of time periods and resulting architectural styles, but are unified in their similar configurations. The result is a secluded streetscape with similar sheltering landscape elements defining a variety of properties.</p>	
Character of Existing Property	
<p>This property is mostly typical of the residences situated on Manor Avenue. This evenly graded property is located on a large corner lot. The property contains many mature trees as well as a generous lawn on the front, side, and rear yards. The property is enveloped by a short wall made up of smooth stacked stones. A walkway extends from the street toward the front entrance and a driveway, situated on the northern portion of the lot, spans from the road to the stone wall. Several large boulders are situated throughout the lot, particularly in the areas closest to Manor Avenue.</p>	
Contribution of Property to Heritage Environs	

Landscape / Open Space : The landscape elements, including the substantial front yard with several mature trees help to establish the character that typifies Manor Avenue. Informally shielded from the street, this property is consistent with the diversity of configurations of similar landscape elements. This property, however, is more densely planted than most Manor Avenue properties.

Architecture / Built Space : The mid-20th century character and scale of this residence together with other residences on this road of a similar scale but of a variety of architectural styles establish a coherent streetscape.

Landmark Status

This residence is situated on a corner lot of two quiet thoroughfares and is shielded from the street.

Summary / Comments on Environmental Significance

The landscape features of this property are shared with many of the surrounding properties on Manor Avenue and together create a coherent streetscape.

History	Prepared by: Heather Perrault / Brittney Bos
	Month/Year: August 2010

Date of Current Building(s)	c.1940
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Trends

In the early to mid 20th century, there was an influx of families to Rockcliffe Park as a result of higher-density development and crowding in downtown Ottawa. 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.

Events

Persons / Institutions

1945-1990: Charles Edward Stanfield Smith and Helen Boyd Smith
 1990-2000-: Shirley Kathleen Smith and Robert Boyd Smith

Summary / Comments on Historical Significance

The historical significance of this property is due to its age, constructed in c.1940, and its role in the residential development of Manor Avenue and this area of Rockcliffe.

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 1940, 1945</p>

Architecture	Prepared by: Heather Perrault / Brittney Bos
	Month/Year: August 2010
Architectural Design (plan, storeys, roof, windows, style, material, details, etc)	
<p>This two storey building is rectangular in plan and capped by a steeply pitched side gabled roof. The exterior is siding except for elements of the front facade which are uncut rubble stone. There are overhanging eaves with rafter tails on all facades. The upper storey of the front facade features three differently sized and unevenly spaced multi paned rectangular windows all grouped in threes. The north portion of the lower storey contains a single multi paned rectangular window. The doorway is relatively centrally placed on the front facade and covered by a front gabled rooflet supported by posts. Adjacent to the door is a rectangular projection with overhanging eaves and rafter tails and a single multi paned window. There is a window in the basement storey directly below. On the south side of the lower storey there is another rectangular projection with eaves and rafter tails containing a multi paned rectangular window. Attached on the south facade is a one storey shed roof sunroom with large vertical windows on all facades. There is an exterior stone chimney centered on the south facade of the main building behind this extension.</p>	
Architectural Style	
Arts and Crafts (variety of exterior materials, overhanging eaves with rafter tails, multi paned windows, gabled roof)	
Designer / Builder / Architect / Landscape Architect	
H.A. Lemieux	
Architectural Integrity	
<p>The only addition appears to be the attached sunroom on the south facade which is well integrated with the rest of the building.</p>	

Outbuildings
Other
Summary / Comments on Architectural Significance
<p>This is a very good and relatively unique example of an early 20th century residence within this particular section of Rockcliffe. Its architectural features, style, and character (particularly its variety of exterior materials, overhanging eaves with rafter tails, multi paned windows, gabled roof) relates this building to others in this section of the neighbourhood constructed in the similar English Cottage style. The specific Arts and Crafts character of this building however make it a unique yet suitable addition to the early 20th century architectural landscape of Rockcliffe.</p>

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			7/10
Environment total					97 /100
HISTORY	E	G	F	P	SCORE
1. Construction Date		X			23/35
2. Trends			X		11/35
3. Events/ Persons/Institutions				X	0/30
History total					34 /100
ARCHITECTURE CATEGORY	E	G	F	P	SCORE
1. Design	X				50/50
2. Style	X				30/30
3. Designer/Builder				X	0/10
4. Architectural Integrity	X				10/10
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	97 x 45% = 43.65
History	34 x 20% = 6.8
Architecture	90 x 35% = 31.5
Phase Two Total Score	81.95/100 =82

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