



<b>HERITAGE SURVEY AND EVALUATION FORM</b>				
Municipal Address	480 Cloverdale Road	Building or Property Name	042280003 042280009	
Legal Description	PLAN M-61 PT L E AND PT;DEVONSHIRE RD CLOSED PLAN;R38 PARTS 2 & 3	Lot	Block	Plan
Date of Original Lot Development		Date of current structure		
Additions		Original owner		
There is currently no residence on this property				
Main Building				
<b>Garden / Landscape / Environment</b>		Prepared by: Lashia Jones / Heather Perrault		
		Month/Year: June 2011		
Heritage Conservation District name		Rockcliffe Park		
Character of Existing Streetscape				

Character of Existing Property	
Contribution of Property to Heritage Environs	
Landscape / Open Space	
Architecture / Built Space	
Landmark Status	
Summary / Comments on Environmental Significance	
<b>History</b>	Prepared by: Lashia Jones / Heather Perrault
	Month/Year: June 2011
Date of Current Building(s)	
Trends	
<p>In the early to mid 20<sup>th</sup> 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.</p>	
Events	

Persons / Institutions
<p>1940: (Directory) not listed  1945: (Directory) R. D. and M.M. Huestis  1950, 1960: (Directory) Richard P. and June R. White</p>
Summary / Comments on Historical Significance
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</p>

<b>Architecture</b>	Prepared by: Lashia Jones / Heather Perrault
	Month/Year: June 2011
Architectural Design (plan, storeys, roof, windows, style, material, details, etc)	
<p>The house proposed for the new lot is a large classically-inspired house in the tradition of the Palladian English country houses of the 18<sup>th</sup> century. These houses were constructed as a reaction against the excesses of the Baroque era and are characterized by their symmetrical facades and harmonious proportions. Features associated with these houses include quoins, a hipped or flat roof, a central frontispiece surmounted by a pediment, a central portico and flanking pavilions, frequently with pediments. The individual floors are delineated either by a</p>	

change in wall treatment or separated by a stringcourse. The second floor is usually lower than the first. Each floor is further distinguished by differently sized windows, which are multi-paned. Chimneys are paired.

When completed, the proposed house will be one of the largest and most imposing in the former Village of Rockcliffe Park. It will be two storeys at the front and three at the rear, because the land slopes down from the road. It will be located slightly below street level and will be set back from the street, so that the appearance of its height and bulk will be diminished. The main body of the house is highly symmetrical with three pavilions, each with a pediment, with an oculus (round window). A one storey secondary wing, housing a garage and a pool, is set back from the north façade. The building will be of smooth, light coloured stone with dark stone quoins. The roof will be sheathed in slate. The large chimneys, located at either end of the roof and separated by a balustrade around a widow's walk, emphasize the high, hipped roof.

Architectural Style

Designer / Builder / Architect / Landscape Architect

Architectural Integrity

Outbuildings

Other

Summary / Comments on Architectural Significance

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

<b>RANGES</b>	<b>EXCELLENT</b>	<b>GOOD</b>	<b>GOOD</b>	<b>FAIR</b>	<b>POOR</b>
	Pre-1908	1908 to 1925	1926 to 1948	1949 to 1972	After 1972

<b>Category</b>	<b>Phase Two Score, Heritage District</b>
Environment	x 45% =
History	x 20% =
Architecture	x 35% =
Phase Two Total Score	/100

**PHASE TWO EVALUATION SUMMARY**

Phase Two Score	Above	to	to	Below
Group				