

Subject: Application for demolition and new construction at 1 Maple Lane and 1112 Lisgar Road a property designated under Part V of the *Ontario Heritage Act* as part of the Rockcliffe Park Heritage Conservation District

File Number: ACS2023-PRE-RHU-0036

Report to Built Heritage Committee on 6 November 2023

and Council 22 November 2023

Submitted on October 25, 2023 by Court Curry, Manager, Right of Way, Heritage and Urban Design Services, Planning, Real Estate and Economic Development Department

Contact Person: Ashley Kotarba, Planner II, Heritage Planning Branch

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Ward: Rideau-Rockcliffe (13)

Objet: Demande de démolition et de nouvelle construction au 1, allée Maple et au 1112, chemin Lisgar, une propriété désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario* et située dans le district de conservation du patrimoine de Rockcliffe Park

Dossier: ACS2023-PRE-RHU-0036

Rapport au Comité du patrimoine bâti le 6 novembre 2023

et au Conseil le 22 novembre 2023

Soumis le 25 octobre 2023 par Court Curry, Gestionnaire, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'immobilier et du développement économique

Personne ressource: Ashley Kotarba, Urbaniste II, Planification du Patrimoine

613-580-2424 ext.23582, Ashley.Kotarba@ottawa.ca

Quartier: Rideau-Rockcliffe (13)

REPORT RECOMMENDATIONS

That the Built Heritage Committee recommends that Council:

- 1. Approve the application to demolish 1 Maple Lane/1112 Lisgar Road, conditional upon;**
 - a. The applicant depositing photographs and research material related to the site's existing buildings to the City of Ottawa Archives, as per Guideline 7.4.1.4 of the Rockcliffe Park Heritage Conservation District Plan**
- 2. Approve the application for new construction at 1 Maple Lane/1112 Lisgar Road according to plans prepared by Hobin Architecture, dated August 2023, conditional upon:**
 - a. Exploring alternative cladding materials that better reflect the character of the existing building;**
 - b. The applicant providing samples of all final exterior materials for approval by Heritage Planning staff prior to the issuance of the building permit.**
- 3. Approve the landscape plan for 1 Maple Lane/1112 Lisgar Road according to plans prepared by Hobin Architecture, dated August 2023, conditional upon;**
 - a. The applicant submitting a final landscape plan prior to the issuance of the building permit.**
- 4. Delegate the authority for minor design changes to the General Manager, Planning, Real Estate and Economic Development Department;**
- 5. Approve the issuance of the heritage permits for each application with a two-year expiry date from the date of issuance.**

RECOMMANDATIONS DU RAPPORT

Que le Comité du patrimoine bâti recommande ce qui suit au Conseil :

- 1. Approuver la demande de démolition du 1, allée Maple et au 1112, chemin Lisgar, sous réserve de la condition suivante :**
 - a. Que le requérant dépose les photographies et les documents de recherche relatifs aux bâtiments existants aux Archives de la Ville**

d'Ottawa, conformément à la directive 7.4.1.4 du Plan de district de conservation du patrimoine de Rockcliffe Park.

- 2. Approuver la demande de construction au 1, allée Maple et au 1112, chemin Lisgar, selon les plans préparés par Hobin Architecture et datés du mois d'août 2023, sous réserve des conditions suivantes :**
 - a. Que soit envisagée l'utilisation de matériaux de revêtement qui reflètent davantage le caractère du bâtiment existant;**
 - b. Que le requérant soumette des échantillons des matériaux de revêtement extérieur à l'approbation du personnel responsable du patrimoine avant la délivrance du permis de construire.**
- 3. Approuver le plan d'aménagement paysager du 1, allée Maple et du 1112, chemin Lisgar, selon les plans préparés par Hobin Architecture et datés du mois d'août 2023, sous réserve de la condition suivante :**
 - a. Que le requérant soumette un plan définitif d'aménagement paysager avant la délivrance du permis de construire.**
- 4. Déléguer au directeur général de Planification, Immobilier et Développement économique le pouvoir d'apporter des modifications mineures de conception;**
- 5. Approuver la délivrance des permis patrimoniaux pour chaque demande avec une date d'expiration de deux ans à compter de la date de délivrance.**

BACKGROUND

The building at 1 Maple Lane/1112 Lisgar Road (formerly 112 Lisgar Road) is located in the Rockcliffe Park Heritage Conservation District (HCD) and is designated under Part V of the *Ontario Heritage Act*. The subject property is located at the southwestern edge of the HCD, and is situated across the street from the Rideau Hall property. Being located at the boundary of the HCD, this property acts as a gateway into the Village of Rockcliffe Park. The site has frontage on three streets: Maple Lane, Lisgar Road and Minto Place. See documents 1 and 2.

The property contains a semi-detached house, and large lawns with impressive views of the residence. The semi-detached house at 1 Maple Lane/1112 Lisgar Road was constructed circa 1925, and was designed to appear as a detached dwelling. Each half of the semi has its entrance facing a different street – Maple Lane and Lisgar Road. The English Cottage style house is 2.5 storeys, has an irregular plan with a hipped roof with some truncated elements and overhanging eaves. The building is clad in stucco and

features half timbering and multi paned rectangular windows. The property is considered a Grade I property within the Rockcliffe Park HCD (Document 3).

The site features a hedge and decorative iron fence around the perimeter of the property, and a driveway off both Lisgar Road and Minto Place. A single car garage was located at each driveway, however the Lisgar Road garage was removed in 2020 due to its structural instability. The property has been neglected for many years, and has been vacant for over ten years. A series of Property Standards Orders have been issued over the years to address concerns over structural stability, water infiltration, tree hazards and general maintenance of the site.

The Rockcliffe Park HCD was designated in 1997 for its cultural heritage value as an early planned residential community first laid out by Thomas Keefer in 1864. The district is also important for its historical associations with Keefer and his father-in-law, Thomas MacKay, the founder of New Edinburgh and the original owner of Rideau Hall. The picturesque nature of the village also contributes significantly to its cultural heritage value. The Statement of Cultural Heritage Value notes that today, the Village of Rockcliffe Park is a distinctive community of private homes and related institutional properties within a park setting. Additionally, Rockcliffe Park features many diplomatic residences, the concentration of which expresses an important trend in Canada's history in international relations (Document 4).

The Rockcliffe Park HCD Plan was approved by City Council in 2016 and came into effect in 2019. The overarching objective of the Rockcliffe Park HCD Plan is to provide direction in managing change and conserving the HCD in a manner that respects its values.

The Rockcliffe Park Resident's Association Heritage Committee are not supportive of the application. Their comments have been attached as Document 12.

This report has been prepared because demolition and new construction in a heritage conservation district designated under Part V of the *Ontario Heritage Act* requires the approval of City Council after consultation with the Built Heritage Committee.

DISCUSSION

Project Description

The purpose of the subject application is to permit the demolition of a Grade I property and permit the construction of a new semi-detached house. The site plan, elevations, and renderings of the proposed building are attached to this report as Documents 5, 6, and 7.

The proposed building is inspired in style, form, and location by the existing house to be demolished. The house will be positioned in the same location, however the footprint will be enlarged on the sides and rear. Similar to the existing house, each half of the new semi-detached will face a different direction. The house will appear as one volume, however a single storey separation will be introduced to separate one half from the other. The new house will be clad primarily in white painted brick, with accents of wood shingles in the gable ends.

The driveways will generally stay in the same location, however will be extended to accommodate two-car garages. The walkways leading to each entrance will be in the same locations. Only one distinctive tree will be removed due to its proximity to the new construction. A new tree will be planted elsewhere on the property.

The subject application is accompanied by a scoped Heritage Impact Assessment (HIA), attached as Document 11, that assesses the impact of the proposed demolition and new construction on the character of the Rockcliffe Park HCD. The HIA addresses the relevant policies and guidelines set out in the HCD Plan.

The site is comprised of two parcels and contains a legal non-conforming semi-detached dwelling. The subject property is unique in that it and the surrounding area are zoned Residential First Density, subzone C (R1C), which permits detached dwellings only. Because R1C zoning does not permit semi-detached dwellings, there are no applicable zoning provisions related to required setbacks, height, lot coverage and the Floor Space Index. Staff considered the R1C provisions for a detached dwelling as guidance to support the policies in the HCD Plan. Per Section 45 (2) of the *Planning Act*, R.S.O. 1990, c. P.13, permission from the Committee of Adjustment is required to expand or modify the legal non-conforming semi-detached dwelling.

Rockcliffe Park HCD Plan

Applications for demolition and new construction in the Rockcliffe Park HCD are reviewed for consistency with the Plan's Statement of Objectives, Statement of Cultural Heritage Value and identified heritage attributes. All proposed alterations must comply with the policies and guidelines established by the plan. The following sections of the HCD plan set out guidelines and policies specifically relevant to the subject proposal:

- Section 7.3.1 – Demolition and Relocation
- Section 7.4.2 – Guidelines for New Buildings
- Section 7.4.3 – Landscape Guidelines – New Buildings and Additions

The HCD plan categorizes all properties as Grade I or Grade II. Based on the Heritage Survey Forms for the property, the property is considered a Grade I. As such, policies and guidelines in the HCD Plan specific to the demolition of Grade I buildings also applies.

Recommendation 1 - Demolition

According to guideline 7.3.1.1 of the Rockcliffe Park HCD Plan, the demolition of a Grade I building is only permitted in extraordinary circumstances. Property owners must provide a rationale as to why retention is not possible and may be asked for a report prepared by a structural engineer with experience in heritage buildings to supplement their request.

Due to its condition, the property owner of 1 Maple Lane/1112 Lisgar Road is requesting demolition of the Grade I house. The current state of the property is poor as a result from years of neglect and deferred maintenance. The current property owner engaged two engineering firms, one to provide a structural assessment (Remisz) and another to provide a visual and asbestos sampling of the building (Paterson Group). The resulting reports from each firm concluded that there were no salvageable elements due to mold accumulation and recommended that the building be demolished. See documents 8 and 9.

While both Remisz and Paterson have experience with heritage buildings, Heritage staff requested a peer review of these reports. This was completed by John G. Cooke & Associates Ltd (JCAL). JCAL found that the structural report alone does not present enough information to support the recommendation to demolish, however coupled with the findings in the environmental study, the extent of the mold damage is severe enough to impact long term air quality, and therefore concurred with the recommendation to demolish.

Heritage staff subsequently requested JCAL conduct a site visit and update their report with their findings. The report found that large portions of the exterior walls and roof could not be saved due to extensive water damage, and that the timber structure is believed to have mold present. Furthermore, there are significant issues with the building foundation, which would require full replacement. The report concludes:

“Balancing the structural work required to the roof, walls, floors and foundations and the additional mold remediation work against the heritage value of the exterior walls, our recommendation is that the retention of the exterior walls is not realistic.” (Document 10)

Heritage staff have reviewed the application to demolish 1 Maple Lane/1112 Lisgar Road and find that the proposal is generally compliant and consistent with the applicable policies and guidelines for the demolition of a Grade I building for the following reasons:

- The building's condition is severe enough that retention is not feasible as evidenced by the attached engineering reports. The property has been vacant for more than ten years, with minimal repairs and maintenance over that time, thus allowing for considerable water infiltration and mould growth to the point where the heritage attributes are compromised, and the air quality is poor. While this is essentially demolition by neglect, the current property owner was not responsible for the many years of deferred maintenance and neglect of this property. By the time the current owner took possession of the property it was already in an advanced state of disrepair.
- The replacement building is consistent with the existing building's siting, form and materials, and is sympathetic to the natural and cultural environment.
- The proposal will have regard for the property's significant landscape features.
- The design of the proposed building is consistent and compliant with the policies and guidelines for new construction set out in section 7.4.2 of the HCD Plan.

Recommendation 2 – New Construction

Several positive design moves have been incorporated into the proposal to achieve compliance with the new construction guidelines outlined in Section 7.4.2 of the HCD plan, thereby mitigating the impact of the demolition on the HCD and contributing to its cultural heritage value. Some of the proposed building's design elements include:

- Maintaining a similar siting as the existing building, ensuring the current character of the landscape is preserved.
- A height and mass which is inspired by the existing built form.
- Materiality consisting of white painted brick cladding, and wood detailing in the gable ends, materials that are natural and consistent with others in the HCD.
- A house of its time, but sympathetic to and inspired by the existing house in terms of its architectural expression, its bays, gables, rooflines and divisions.

- Maintaining the same orientation of the house including the front entrances and driveways.

The design of the proposed building is compliant and consistent with the policies and guidelines of HCD Plan section 7.4.2 – Guidelines for New Buildings. The proposed building is designed to an appropriate scale and setback for the area’s historic context and character, is clad in natural, compatible materials, and includes design elements that reflect the broader character of the area, its immediate context, and the site’s existing buildings

Recommendation 3 - Landscape

The proposed landscape plan includes the removal of one distinctive tree to accommodate the new construction, and the removal of several smaller trees/bushes. One new tree will be planted on the property. The existing hedge and iron fence that surrounds the property will be maintained.

The new driveways and front walkways will remain in generally the same location; however, the driveways will be shifted towards the centre of the lot to provide a larger landscape buffers to the property line. Furthermore, the driveways will be expanded to accommodate two-car garages. An at grade patio is proposed at 1 Maple Lane, and a raised patio at 1112 Lisgar Road. Both are positioned in a manner that still maintains the large front lawn. Soft landscape will continue to dominate the property.

Standards and Guidelines for the Conservation of Historic Places in Canada

City Council adopted Parks Canada’s Standards and Guidelines for the Conservation of Historic Places in Canada (“Standards and Guidelines”) in 2008. This document establishes a consistent set of conservation principles and guidelines for projects involving heritage resources. The Rockcliffe Park Heritage Conservation District Plan was based on the principles included in the Standards and Guidelines. As such, applications in the HCD are reviewed using the policies and guidelines in the HCD Plan which are more contextually specific than the Standards and Guidelines.

Heritage Impact Assessment

Section 4.5.2 (2) of the City of Ottawa Official Plan requires that a Heritage Impact Assessment (HIA) be submitted where a proposed development has the potential to adversely affect a heritage resource. A scoped Heritage Impact Assessment was prepared for this proposal by Commonwealth Historic Resource Management and is attached as Document 11. Heritage staff have reviewed the document and have determined that it meets the requirements of the City’s Guidelines for HIAs.

The HIA concludes that:

Based on the deteriorated condition of the building, the extensive water damage, mold throughout the interior and the asbestos containing materials, it was the opinion of all three assessments that, the potential for retention is not feasible and the building be demolished.

Heritage staff generally concur with the findings of the HIA.

Conditions

In order to ensure that the policies and guidelines of the Rockcliffe Park HCD Plan are met, staff recommend two conditions of approval for this permit.

- Filing of Information

Guideline 7.3.1.4 of the Rockcliffe Park HCD Plan requires that when applications for the demolition of a Grade I building are approved, the building be recorded and this information deposited at the City of Ottawa Archives. As a condition of approval, the applicant is required to file all documentation and historic information compiled on the existing house with the City of Ottawa Archives. For this application, the required documentation includes interior and exterior photos, as-built sketches, and all reports and assessments completed on the property over the past several years.

- Material Samples

To ensure that the final material selection will be compatible with the character of the HCD, approval has been made conditional upon heritage staff review and approval of the exterior cladding materials prior to the issuance of a building permit. Staff also request that the applicant explore alternative cladding materials that better reflect site and the historic context.

- Landscape Plan

To ensure the protection of the landscape, heritage staff recommend that the applicant provide a final landscape plan that addresses any outstanding issues concerning the trees, specifically as it relates to potential impacts to any Critical Root Zones.

Conclusion:

Staff have reviewed the application for demolition and construction 1 Maple Lane/1112 Lisgar Road against the policies and guidelines of the Rockcliffe Park HCD Plan.

Considering that condition of the building and the three supporting reports, heritage staff do not object to its demolition. The replacement building is compliant and consistent

with the policies and guidelines of HCD Plan, staff have no objections to its approval subject to the conditions outlined above.

Recommendation 4 – Minor Design Changes

Delegate authority for minor design changes to the General Manager, Planning Real Estate and Economic Development Department.

Minor design changes may emerge during the working drawing phase of a project. This recommendation is included to allow Planning, Real Estate and Economic Development Department to approve these changes should they arise.

Recommendation 5 – Permit Expiry

Issue the heritage permit with a two-year expiry date from the date of issuance.

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. A two-year expiry date is recommended to ensure that the project is completed in a timely fashion.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that is consistent with the Provincial Policy Statement, 2020.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

Application materials were posted on the City's Development Application website on September 20, 2023.

Heritage Ottawa was notified of this application and offered the opportunity to provide comments.

The Rockcliffe Park Resident's Association's Heritage Committee (RPRA HC) participated in a pre-application consultation meeting on November 10, 2022. The RPRA HC was notified of the application on September 20, 2023. Their comments are included as Document 12.

Neighbours within 30 metres of the property were notified of this application and offered an opportunity to comment at the Built Heritage Committee meeting.

COMMENTS BY THE WARD COUNCILLOR

The Councillor is aware of the application related to this report.

LEGAL IMPLICATIONS

As outlined in the report, staff have reviewed the engineer's report, which was independently peer-reviewed at the request of staff and based on the conclusions staff support a heritage permit for demolition and new construction pursuant to the *Ontario Heritage Act*. There are no legal impediments with respect to adopting the recommendations contained within this report

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

There are no direct asset management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on December 7, 2023.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Site Photos

Document 3 Heritage Survey Forms

Document 4 Statement of Cultural Heritage Value

Document 5 Proposed Site Plan and Landscape Plan

Document 6 Proposed Elevations

Document 7 Proposed Renderings

Document 8 Engineering Report – Remisz

Document 9 Engineering Report– Paterson Group

Document10 Engineering Report – John Cooke & Associates Ltd.

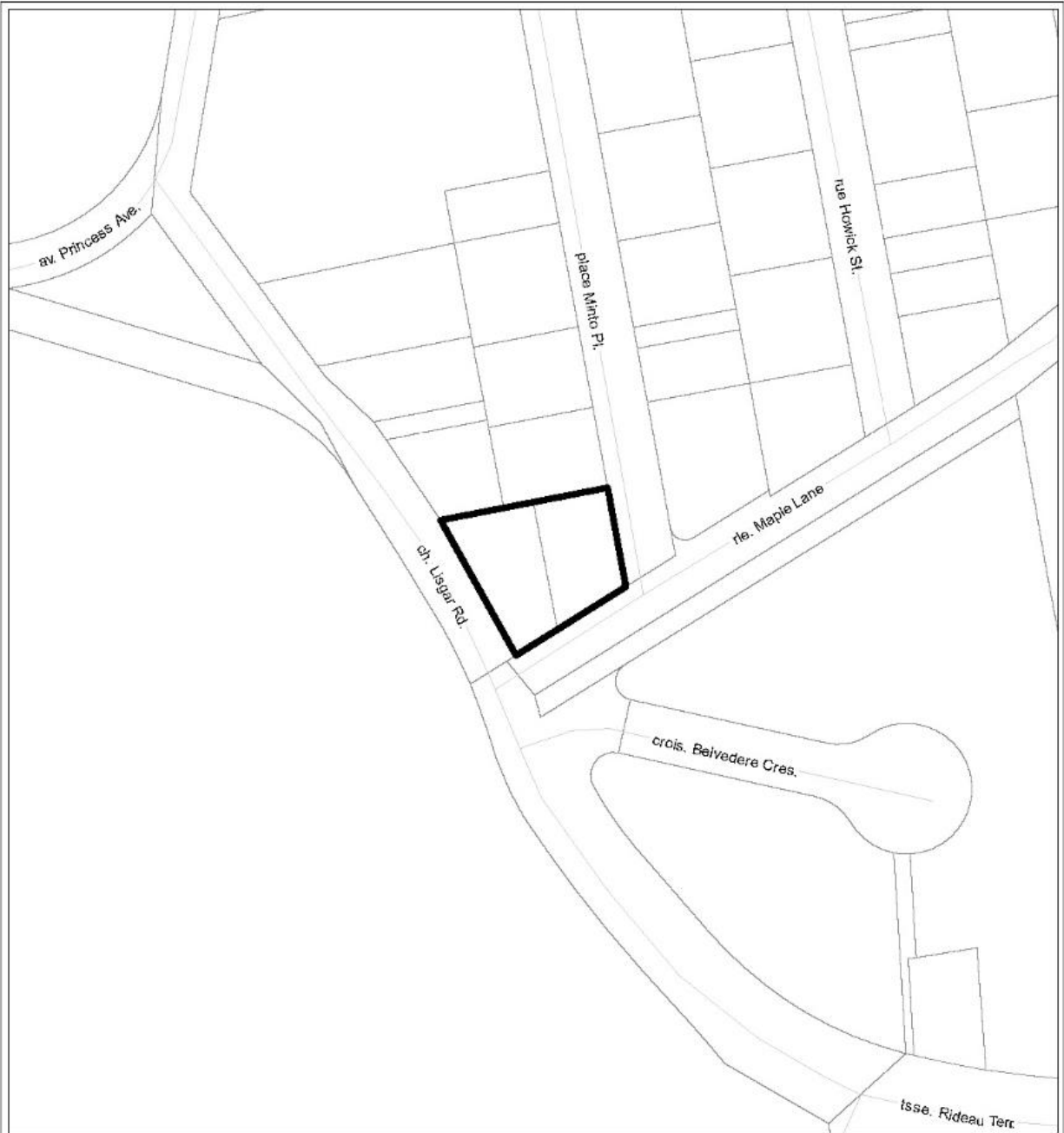
Document 11 Heritage Impact Assessment



Document 12 Comments from the Rockcliffe Park Resident's Association Heritage
Committee

DISPOSITION

Office of the City Clerk, Council and Committee Services, to notify the property owner and the Ontario Heritage Trust, 10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision.

Document 1 – Location Map

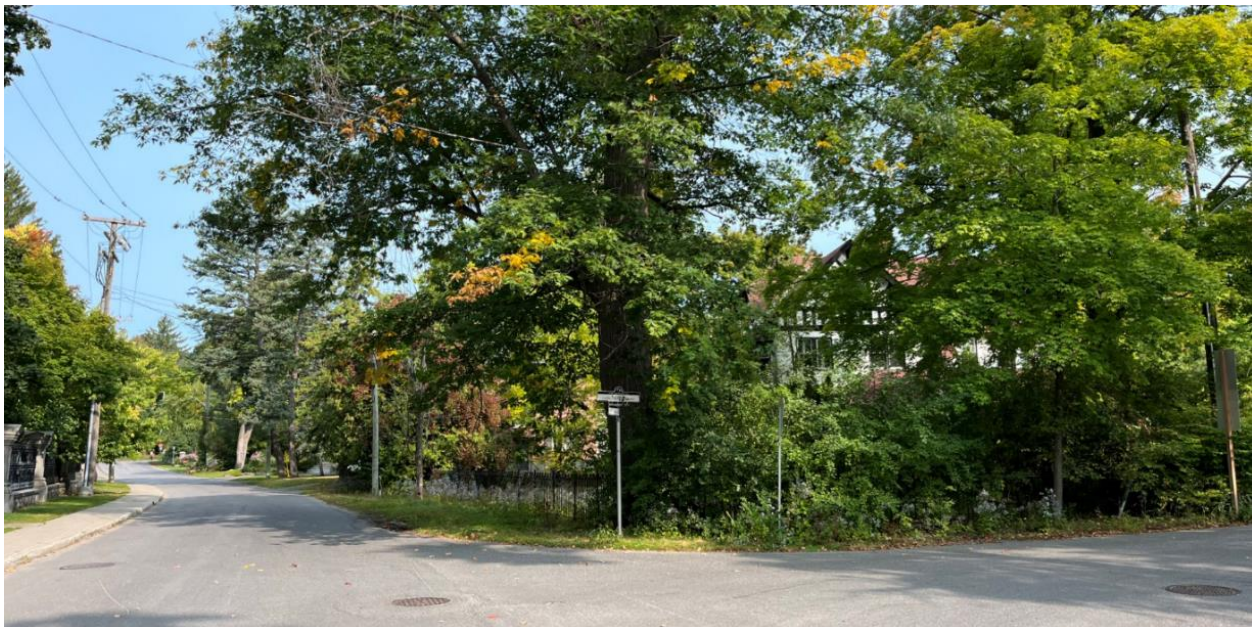


		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
D09-01-MAPL1	23-0806-L		1 Maple Lane 1112 Lisgar Rd.
I:\CO\2023\Heritage\Maple_1_Lisgar_1112			
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REVISION / RÉVISION - 2023 / 08 / 31			

Document 2 – Site Photos



Corner of Maple Lane and Lisgar Road, looking east on Maple



Corner of Maple Lane and Lisgar Road, looking north on Lisgar



Corner of Maple Lane and Lisgar Road, looking east



Lisgar Road, looking south



Maple Lane, looking west



Corner of Maple Lane and Minto Place



Minto Place looking south



Corner of Maple Lane and Lisgar Road



Front entrance along Maple Lane



Side façade on Minto Place

Document 3 Heritage Survey Forms



HERITAGE SURVEY AND EVALUATION FORM

Municipal Address	1 Maple Lane (Attached to 112 Lisgar)	Building or Property Name	042230009		
Legal Description	PLAN M33 PT LOTS 128 & 129	Lot	Block	Plan	
Date of Original Lot Development		Date of current structure	(112 Lisgar c.1925)		
Additions		Original owner	Mrs Broadribb		



Main Building

Garden / Landscape / Environment	Prepared by: Brittney Bos / Heather Perrault
	Month/Year: July 2010
Heritage Conservation District name	Rockcliffe Park
Character of Existing Streetscape	
<p>This section of Rockcliffe was primarily developed following the First World War. The land was acquired from the expansive Thomas Keefer estate (subsequently owned by Clarke) and divided into evenly sized lots. Due to this planned development and modest lot sizes, this section of Rockcliffe is one of the most uniform and compact. These elements combined with the grid-like street configuration give this section of the neighbourhood a "village within a village" character. For the most part, the buildings in this section date from either the interwar period or the 1950s and thus relate to one another in terms of their design, planning and setback. The landscape elements within this area use the limited lot sizes to create a variety of small scaled landscapes. The result is a multitude of related elements combining to enhance the uniform qualities of this discernable section of Rockcliffe.</p> <p>Maple Lane is a primary east-west thoroughfare in Rockcliffe and forms the southern boundary of the neighbourhood in this western portion. The roadway gently declines from Springfield down to Lisgar. On this section of Maple Lane, there is a curb and sidewalk on the southern side of the street which borders the neighbourhood of Lindenlea but no sidewalks and sporadic curbs on the Rockcliffe side. Relatively even spaced mature tree plantings characterize the south side, while more sporadic plantings are featured on the north side of the street. Various landscape elements, such as fences, hedges and rocks, separate and shelter the private property from the street. Most lots feature a combination of garden space, trees, and lawn.</p> <p>Lisgar Road runs from Maple to the Ottawa River, thereby forming the western boundary of Rockcliffe Park. The street curves slightly in various directions on this southern end, creating a variety of ever-changing streetscape views. There are no sidewalks or curbs on either side of the street; however, there is a small gravel shoulder on both sides that informally separates pedestrians and car traffic. The western side of Lisgar (outside of Rockcliffe's boundary) consists of the expansive grounds of Rideau Hall on the south and a forested area with walking paths on the north. The buildings along this stretch were constructed during a variety of time periods and consist of multiple landscape elements. The variety of both architecture and landscape characterizes this section of Lisgar.</p>	
Character of Existing Property	
<p>This property is typical of the landscape of Maple Lane. The front yard is mostly obscured by a tall cedar hedge that defines the property on all sides. A similar hedge also divides this property in half, separating it from 112 Lisgar. There are two large mature deciduous trees in the front lawn framing the house. It appears that the front yard consists of primarily lawn. A straight driveway runs from Minto to a garage at the side rear.</p>	
Contribution of Property to Heritage Environs	

<p>Landscape / Open Space This property is consistent with the overall landscape elements of Maple. A diverse combination of landscape elements defines Maple; however, they are unified by their similar configurations. Properties along this section of Maple are characterized by landscape features that separate the private property from the public roadway. This property contributes to the characterization of these qualities, especially through its tall cedar hedge that obscures much of the front yard.</p> <p>Architecture / Built Space The properties along Maple date from a variety of time periods and architectural styles. Consistent with this diversity, this building dates from an earlier period of development but is nonetheless related to its neighbours by its property defining features, forming a coherent streetscape largely defined by frontage elements.</p>	
<p>Landmark Status</p>	
<p>A large building on a large corner lot at the intersection of Maple and Lisgar, at the most southwestern corner of Rockcliffe.</p>	
<p>Summary / Comments on Environmental Significance</p>	
<p>The landscape features of this property are typical and are consistent with those of its neighbours along Maple Lane. Characterized by its diversity of elements yet similar configurations, this property and others along the street form a diverse yet coherent streetscape defined by shielding frontage elements.</p>	
<p>History</p>	<p>Prepared by: Brittney Bos / Heather Perrault</p>
	<p>Month/Year: July 2010</p>
<p>Date of Current Building(s)</p>	<p>(112 Lisgar c.1925)</p>
<p>Trends</p>	
<p>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.</p> <p>In 1911, the Keefer Estate was divided into a subdivision called Connaught Commons after the Duke of Connaught. The area was bounded by Lisgar Road, Mariposa Avenue, Springfield Road, and Maple Lane. The prized apple orchard and extensive greenery of the estate was presented as a selling feature to potential buyer. Most purchased more than one 50-foot lot; this was done, at least in part, to accommodate a septic tank. As sewers were installed, the extra lots were sold off as it became possible to build on them.</p>	
<p>Events</p>	

Persons / Institutions
1930: Harold S. and Eva Kennedy
Summary / Comments on Historical Significance
The historical significance of this property is due to its age, constructed in c.1925, and its role in the residential development of Rockcliffe Park and the Keefer Estate.
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>

Architecture	Prepared by: Brittney Bos / Heather Perrault
	Month/Year: July, 2010
Architectural Design (plan, storeys, roof, windows, style, material, details, etc)	
<p>This 2 ½ storey building is irregular in plan with side and rear extensions, and is capped with a medium pitched combination roof with hipped, gabled and jerkinhead elements. There are overhanging eaves on all sides. The entire building is clad in stucco. The south portion of the main building on the east façade features a two storey three sided bay with four windows covered by a hipped roof. There appears to be multi paned rectangular windows of a similar shape and design on both storeys of the north portion of this façade. The half storey, framed under an overhanging jerkinhead roof, features a rectangular window with accented trim. This gable is decorated with half timbering in horizontal, vertical and diagonal forms. Only the east portion of the south façade is associated with this address. This portion features a covered verandah with a shed roof and central front gable framing the arched doorway. On either side of the arched doorway are windows of a similar size, the west of which has a rounded hood. The roofline on this portion of the south façade is punctured by a shed roof dormer containing rectangular windows single and double grouped. There is an interior brick chimney near the centre of the roof pitch at the central wall separating the two addresses.</p>	
Architectural Style	
English Cottage: (irregular plan, half timbering on the gables, multi paned rectangular windows, asymmetrical massing)	

Designer / Builder / Architect / Landscape Architect
Architectural Integrity
There appear to be no significant exterior alterations
Outbuildings
There is a one storey single car garage covered in siding with a front gabled roof on the northeast corner of the property.
Other
Summary / Comments on Architectural Significance
This is an excellent example of a large scale early 20 th century residence within the 1911 subdivision of the Thomas Keefer estate. Its architectural features, style, and character (specifically irregular plan, half timbering on the gables, multi paned rectangular windows, asymmetrical massing) relates this building to others in this subdivision constructed in a similar style. Its large scale and massing relate this building to those in more northern and eastern sections of the neighbourhood. This type of architecture characterizes the architecture throughout Rockcliffe, particularly those built during the same time period.

PHASE TWO EVALUATION					
ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Character of Existing Streetscape	X				30/30
2. Character of Existing Property		X			20/30
3. Contribution to Heritage Environs		X			20/30
4. Landmark Status			X		3/10
Environment total					73 /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			33/50
2. Style		X			20/30
3. Designer/Builder				X	0/10
4. Architectural Integrity	X				10/10
Architecture total					63/100

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	73 x 45% = 32.85
History	34 x 20% = 6.8
Architecture	63 x 35% = 22.05
Phase Two Total Score	61.7/100 =62

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



HERITAGE SURVEY AND EVALUATION FORM							
Municipal Address	112 Lisgar Road (attached to 1 Maple)	Building or Property Name	042230008				
Legal Description	PLAN M33 W PT LOT 143	Lot	Pt 143	Block		Plan	M33
Date of Original Lot Development	c. 1925	Date of current structure	c.1925				
Additions	1955: side sun porch	Original owner	Alfred M. Beale				

Main Building

Garden / Landscape / Environment	Prepared by: Brittney Bos / Heather Perrault
	Month/Year: July 2010
Heritage Conservation District name	Rockcliffe Park
Character of Existing Streetscape	
<p>This section of Rockcliffe was primarily developed following the First World War. The land was acquired from the expansive Thomas Keefer estate (subsequently owned by Clarke) and divided into evenly sized lots. Due to this planned development and modest lot sizes, this section of Rockcliffe is one of the most uniform and compact. These elements combined with the grid-like street configuration give this section of the neighbourhood a "village within a village" character. For the most part, the buildings in this section date from either the interwar period or the 1950s and thus relate to one another in terms of their design, planning and setback. The landscape elements within this area use the limited lot sizes to create a variety of small scaled landscapes. The result is a multitude of related elements combining to enhance the uniform qualities of this discernable section of Rockcliffe.</p> <p>Lisgar Road runs from Maple to the Ottawa River, thereby forming the western boundary of Rockcliffe Park. The street curves slightly in various directions on this southern end, creating a variety of ever-changing streetscape views. There are no sidewalks or curbs on either side of the street; however, there is a small gravel shoulder on both sides that informally separates pedestrians and car traffic. The western side of Lisgar (outside of Rockcliffe's boundary) consists of the expansive grounds of Rideau Hall on the south and a forested area with walking paths on the north. The buildings along this stretch were constructed during a variety of time periods and consist of multiple landscape elements. The variety of both architecture and landscape characterizes this section of Lisgar.</p> <p>Maple Lane is a primary east-west thoroughfare in Rockcliffe and forms the southern boundary of the neighbourhood in this western portion. The roadway gently declines from Springfield down to Lisgar. On this section of Maple Lane, there is a curb and sidewalk on the southern side of the street which borders the neighbourhood of Lindenlea but no curbs or sidewalks on the Rockcliffe side. Relatively even spaced mature tree plantings characterize the south side, while more sporadic plantings are featured on the north side of the street. Various landscape elements, such as fences, hedges and rocks, separate and shelter the private property from the street. Most lots feature a combination of garden space, trees, and lawn.</p>	
Character of Existing Property	
<p>This property is typical of the landscape of Lisgar Road. The front yard consists primarily of lawn dotted with curved perennial and shrub gardens interspersed with rocks. There are a variety of coniferous plantings against the house. A large mature deciduous tree is situated at the front corner of the property. A straight driveway runs from the street to the garage at the side of the house and a central pathway leads to the front door. A cedar hedge divides this property in half, separating it from 1 Maple. A short metal fence runs the length of both sides.</p>	
Contribution of Property to Heritage Environs	

<p>Landscape / Open Space This property is consistent with the overall landscape elements of Lisgar. Defined by its diversity and ever-changing streetscape views, Lisgar features a variety of landscape elements unified by their informal configurations and similar character. This property contributes to the characterization of these qualities, especially through its expansive front yard.</p> <p>Architecture / Built Space The properties along Lisgar date from a variety of time periods and architectural styles. Consistent with this diversity, this building dates from an earlier period of development but is nonetheless related to its neighbours by its property defining elements, forming a coherent streetscape of ever-changing views.</p>	
<p>Landmark Status</p>	
<p>A large building on a large corner lot at the intersection of Maple and Lisgar, at the most southwestern corner of Rockcliffe.</p>	
<p>Summary / Comments on Environmental Significance</p>	
<p>The landscape features of this property are typical and are consistent with those of its neighbours along Lisgar Road. Characterized by its diversity of configuration, ever-changing streetscapes and variety of architectural types, this property and others along the street form a diverse yet coherent streetscape.</p>	
<p>History</p>	<p>Prepared by: Brittney Bos / Heather Perrault</p>
	<p>Month/Year: July 2010</p>
<p>Date of Current Building(s)</p>	<p>c.1925</p>
<p>Trends</p>	
<p>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.</p> <p>In 1911, the Keefer Estate was divided into a subdivision called Connaught Commons after the Duke of Connaught. The area was bounded by Lisgar Road, Mariposa Avenue, Springfield Road, and Maple Lane. The prized apple orchard and extensive greenery of the estate was presented as a selling feature to potential buyer. Most purchased more than one 50-foot lot; this was done, at least in part, to accommodate a septic tank. As sewers were installed, the extra lots were sold off as it became possible to build on them.</p>	
<p>Events</p>	

Persons / Institutions
1925: Alfred M Beale and Cecile Beale
Summary / Comments on Historical Significance
The historical significance of this property is derived from its age, constructed in c.1936, its role in the residential development of Lisgar Road and Maple Lane, as well as its association with notable individuals such as Lieutenant-General Howard Douglas Graham and John M. Curtis.
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>

Architecture	Prepared by: Brittney Bos / Heather Perrault
	Month/Year: July, 2008
Architectural Design (plan, storeys, roof, windows, style, material, details, etc)	
<p>This 2 ½ storey building is irregular in plan with side and rear extensions, and is capped with a medium pitched combination roof with hipped, gabled and jerkinhead elements. There are overhanging eaves on all sides. The entire building is clad in stucco. The far north portion of the west façade is a flat roofed single car garage. The north portion of the main building on this façade features a two storey rectangular projection covered with a hipped roof. Both storeys of this projection contain rows of rectangular windows with defined vertical mullions. The upper storey is decorated with vertical half timbering, while the lower storey windows are contained within a semi-elliptical arch. The main portion of the west façade features a central doorway covered by a hipped rooflet supported by decorative brackets. Flanking the entrance on the north side is a pairing of three rectangular windows that appear to be original. There is another window on the south side of the entrance, but it is obscured by a cedar hedge. The second storey of the west façade contains a rectangular window on the north portion and a three sided bay with four windows covered by a hipped roof on the north portion. The half storey, framed under an overhanging jerkinhead roof, features a paired rectangular window with accented trim. This gable is decorated with half timbering in horizontal, vertical, diagonal and curved forms. Only the west portion of the south façade is associated with this address. This portion features a vertical rectangular window on the lower storey and matching evenly spaced multi paned rectangular windows with accentuated trim on the second storey. The half storey contains a central rectangular window matching those on the second storey framed in vertical and diagonal half timbering.</p>	

Architectural Style
English Cottage: (irregular plan, half timbering on the gables, multi paned rectangular windows, asymmetrical massing)
Designer / Builder / Architect / Landscape Architect
Architectural Integrity
There appears to be no significant exterior alterations.
Outbuildings
Other
Summary / Comments on Architectural Significance
This is an excellent example of a large scale early 20 th century residence within the 1911 subdivision of the Thomas Keefer estate. Its architectural features, style, and character (specifically irregular plan, half timbering on the gables, multi paned rectangular windows, asymmetrical massing) relates this building to others in this subdivision constructed in a similar style. Its large scale and massing relate this building to those in more northern and eastern sections of the neighbourhood. This type of architecture characterizes the architecture throughout Rockcliffe, particularly those built during the same time period.

PHASE TWO EVALUATION					
ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Character of Existing Streetscape	X				30/30
2. Character of Existing Property		X			20/30
3. Contribution to Heritage Environs		X			20/30
4. Landmark Status			X		3/10
Environment total					73 /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			33/50
2. Style		X			20/30
3. Designer/Builder				X	0/10
4. Architectural Integrity	X				10/10
Architecture total					63/100

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	$73 \times 45\% = 32.85$
History	$34 \times 20\% = 6.8$
Architecture	$63 \times 35\% = 22.05$
Phase Two Total Score	$61.7/100$ =62

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

Document 4 – Statement of Cultural Heritage Value

Rockcliffe Park is a rare and significant approach to estate layout and landscape design adapted to Canada's natural landscape from 18th century English precedents. Originally purchased from the Crown by Thomas McKay, it was laid out according to the principles of the Picturesque tradition in a series of "Park and Villa" lots by his son-in-law Thomas Keefer in 1864. The historical associations of the village with the McKay/Keefer family, who were influential in the economic, social, cultural and political development of Ottawa continue and the heritage conservation district is a testament to the ideas and initiatives of various key members of this extended family, and their influence in shaping this area.

Rockcliffe Park today is a remarkably consistent reflection of Keefer's original design intentions. Although development of the residential lots has taken place very gradually, the ideas of estate management, of individual lots as part of a larger whole, of Picturesque design, of residential focus, have survived. This continuity of vision is very rare in a community where development has occurred on a relatively large scale over such a long time period.

The preservation of the natural landscape, the deliberately curved roads, lined with mature trees, and without curbs or sidewalks, the careful landscaping of the public spaces and corridors, together with the strong landscaping of the individual properties, create the apparently casual and informal style so integral to the Picturesque tradition. The preservation and enhancement of topographical features including the lake and pond, the internal ridges and slopes, and the various rock outcroppings, has reinforced the original design intentions. The views to and from the Ottawa River, the Beechwood escarpment, and the other park areas are integral to the Picturesque quality of Rockcliffe Park. Beechwood Cemetery and the Rokeries serve as a compatible landscaped boundary from the earliest period of settlement through to the present. The various border lands create important gateways to the area, and help establish its particular character.

The architectural design of the buildings and associated institutional facilities is similarly deliberate and careful, and reflects the casual elegance and asymmetry of the English country revival styles, such as the Georgian Revival, Tudor Revival and Arts and Crafts. Many of the houses were designed by architects in these styles. The generosity of space around the houses, and the flow of this space from one property to the next by continuous planting rather than hard fence lines, has maintained the estate qualities and park setting envisioned by Keefer.