

**Subject: Heritage Permit for Alterations at 231 Buena Vista Road, in the  
Rockcliffe Park Heritage Conservation District**

**File Number: ACS2026-PDB-RHU-0012**

**Report to Built Heritage Committee on 22 January 2026  
and Council 28 January 2026**

**Submitted on January 13, 2026 by Court Curry, Director, Right of Way, Heritage,  
and Urban Design Services, Planning, Development and Building Services**

**Contact Person: Ben Morin, Heritage Planner II, Heritage Planning Branch**

**613-580-2424, ext. 23172, Ben.Morin@ottawa.ca**

**Ward: Rideau-Rockcliffe (13)**

**Objet : Demande de permis patrimonial en vue de modifications au 231,  
chemin Buena Vista, un bien-fonds situé dans le district de  
conservation du patrimoine de Rockcliffe Park**

**Dossier : ACS2026-PDB-RHU-0012**

**Rapport au Comité du patrimoine bâti le 22 janvier 2026  
et au Conseil le 28 janvier 2026**

**Soumis le 13 janvier 2026 par Court Curry, Directeur, Services des emprises, du  
patrimoine, et du design urbain, Direction générale des services de la  
planification, de l'aménagement et du bâtiment**

**Personne ressource : Ben Morin, urbaniste du patrimoine II, Planification du  
patrimoine**

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**Quartier : Rideau-Rockcliffe (13)**

**REPORT RECOMMENDATION(S)**

**That the Built Heritage Committee recommend that Council:**

- 1. Approve the application to alter 231 Buena Vista Road according to plans by Farrow Partners Inc. Architect, dated November 22, 2025, conditional upon:**
  - a. The applicant providing samples of all final exterior materials, for approval by Heritage Planning staff prior to the issuance of the building permit.**
  - b. The applicant providing a final landscaping plan for approval by Heritage Planning staff approval at the time of the submission of the building permit application.**
  - c. The applicant providing a copy of the building permit plans to heritage staff at the time of the submission of the building permit application. The submission shall clearly identify any changes from the approved heritage permit and include a list and explanation of proposed changes.**
- 2. Delegate authority for minor design and landscaping changes to the Program Manager, Heritage Planning Branch, Planning, Development, and Building Services Department.**
- 3. Approve the issuance of the heritage permit with a two-year expiry date from the issuance unless otherwise extended by Council.**

**RECOMMANDATION(S) DU RAPPORT**

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

- 1. Approuver la demande de modification du 231, chemin Buena Vista, conformément aux plans soumis par Farrow Partners Inc. Architect et datés du 22 novembre 2025, sous réserve des conditions suivantes :**
  - a. Que le requérant fournisse des échantillons de tous les matériaux de revêtement extérieur définitifs, à l'approbation du personnel de la Planification du patrimoine avant la délivrance du permis de construire;**

- b. **Que le requérant soumette à l’approbation du personnel chargé du patrimoine un plan définitif d’aménagement paysager, au moment de présenter sa demande de permis de construire;**
  - c. **Que le requérant fournisse au personnel chargé du patrimoine, au moment de présenter sa demande de permis de construire, un exemplaire des plans associés au permis de construire; la demande doit indiquer clairement tout changement par rapport au permis patrimonial approuvé et comprendre une liste et une explication des modifications proposées.**
2. **Déléguer au gestionnaire de programme, Planification du patrimoine, Direction générale des services de la planification, de l’aménagement et du bâtiment, le pouvoir d’apporter de légères modifications au plan de conception et à l’aménagement paysager.**
  3. **Approuver la délivrance du permis patrimonial et fixer sa date d’expiration à trois ans après la date de délivrance, sauf si le permis est prolongé par le Conseil municipal.**

## **BACKGROUND**

The property located at 231 Buena Vista Road is designated under Part V of the *Ontario Heritage Act* (OHA) as part of the Rockcliffe Park Heritage Conservation District (HCD). The site contains a two-and- one-half storey school, constructed in 1925 and designed by notable Ottawa architect John Pritchard MacLaren. It has an irregular layout and a combination of hipped and flat roofs. The exterior features stucco with half-timbering , overhanging eaves, and decorative rafter tails. The front façade, facing Buena Vista Road, includes multiple projecting gabled sections with symmetrical window arrangements, a prominent entrance under a small gabled roof, and dormers on the roof slope. A rear yard addition was constructed in 1988, and a side yard addition along the west façade was constructed in 1996. The west addition mirrors the original design with additional gabled frontispieces and vertical half-timbering details. The rear addition incorporates simplified half-timbering accents as well as three gables. The site also contains a Headmistress residence constructed in 1933, and a three-storey junior school constructed in 2001.

Elmwood School, 231 Buena Vista Road is listed as a heritage attribute and considered a contributing property within the Rockcliffe Park HCD. Refer to Document 1 to 3 for a location map, site photos, and the heritage survey form.

## **Rockcliffe Park Heritage Conservation District**

Rockcliffe Park was designated a Heritage Conservation District (HCD) in 1997 for its cultural heritage value as an early planned residential community, first laid out by Thomas Keefer in 1864. It is significant for its historical associations with Keefer and Thomas MacKay, its picturesque park-like setting, and its role as a diplomatic hub. The Statement of Cultural Heritage Value notes that the village remains a distinctive community of homes and institutional properties, with many diplomatic residences reflecting Canada's history in international relations.

The Rockcliffe Park HCD Plan, approved in 2016 and effective in 2019, provides direction for managing change and conserving the district under the *Ontario Heritage Act*. In 2024, Rockcliffe Park was recognized as a National Historic Site of Canada, an honorific designation that does not confer legal protection. The cultural heritage values and attributes in the HCD Plan align closely with the Statement of Significance for the National Historic Site, meaning applications that meet the HCD Plan's objectives are also consistent with the NHS designation.

This report has been prepared following receipt of an application under the OHA for alterations to the existing building. Under the OHA, applications for a significant alteration require the approval of City Council. In addition to approval under the OHA, the subject proposal requires approval for Site Plan Control under the *Planning Act*.

## **DISCUSSION**

### **Project Description:**

The heritage permit application is for an addition to the rear (north) and side (west) façades of the existing senior school. The addition will include a new front entrance court and lobby, flexible performing arts centre and gymnasium, athletics rooms, change rooms, and offices, as well as four new classrooms. On the exterior, a pathway would be added, resulting in the existing parking lane being shifted further east and in the reduction of four parking stalls. The proposed addition is to the side and rear façades, resulting in little visual impact along Buena Vista Road.

The addition will feature a mix of glass-enclosed sections and stucco cladding to complement the existing building. A pink-toned brick base will define the rear elevation, while hipped roofs with matching red shingles and dark-stained timber trim will maintain continuity with the current design. Distinctive architectural elements include glulam (mass timber) columns resembling trees along the west elevation and at the northwest corner, as well as three new gables along the north elevation.

The subject application is accompanied by a Heritage Permit Proposal Description

(Document 5) and a Ground Floor Plan (Document 6). The Heritage Permit Proposal Description addresses the relevant policies and guidelines set out in the HCD Plan from the applicant's perspective. The Ground Floor Plan outlines the conservation approach for the connection to the existing building. The addition is to be largely separate, resulting in very minimal intervention to the existing building. The west façade of the existing building is to be retained within the glass enclosure of the addition. The north façade, which is not original to the building, will be hidden by the addition. The addition will be connected to the existing building via several expansion joints.

### **Rockcliffe Park HCD Plan**

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

- 7.4 Alterations and Additions to Existing Buildings
- 7.4.3 Landscape Guidelines – New Buildings and Additions
- 7.5 Conserving the Public Realm, Institutional Buildings

The HCD Plan categorizes all properties as Grade 1 (contributing) or Grade 2 (non-contributing). The subject property is contributing, meaning it contributes to the overall cultural heritage value of the HCD.

### **Recommendation 1: Approve the application for alteration and new construction at 231 Buena Vista Road**

This proposal has been reviewed against the relevant policies and guidelines of the Rockcliffe Park HCD Plan. Heritage staff have determined that the proposal is compliant and consistent with the policies and guidelines of the HCD Plan for the following reasons:

- The three-dimensional form and heritage attributes of the existing building are meaningfully integrated with the proposed addition. While the rear and portions of the west façade will be hidden by the addition, the building's overall three-dimensional shape and heritage attributes remain legible, including the projecting gables, symmetrical windows, dormers, and prominent entrance of the front façade. This demonstrates consistency with Guideline 5 for Grade 1 Buildings in the HCD Plan.

- Consistent with the Guidelines 1, 3, 4, and 6 for Grade I Buildings in the HCD Plan, the materiality of the proposed addition is sympathetic and complementary to the existing building. The half timbering of the existing building is an important attribute, along with its use of stucco, and its articulation. The distinctive elements of the addition include its glulam (mass timber) columns along the west elevation and at its northwest corner. Due to the location of these features, they remain complementary to the existing building without detracting from heritage attributes. The extensive use of glazing, as well as stucco, wood, and red roof shingles to match the existing building, is complementary as well. Through the review process, the applicant undertook changes to darken the colour of the proposed wood to better blend with the half timbering on the existing building.
- The design and materiality of the new construction is contemporary and does not detract from the character of the HCD. The overall design of the addition is clearly of its own time, but the colours and materials are compatible with the character of the HCD.
- The proposed roofline of the addition, which matches the height of the existing building, is well-integrated and complementary to the existing building and to the HCD. This is consistent with Guideline 2 for Grade 1 Buildings in the HCD Plan. Through the review process, the eave was narrowed and darkened in colour to improve compatibility with the existing roofline.
- Consistent with the policies for Institutional Buildings, the addition has regard to the cultural heritage value of the HCD. The tree-like quality of the mass timber columns was inspired by the dense forested character created by the variety of mature trees along the site's periphery. Some of the forms of the addition are also meant to take cues from the Tudor Revival forms of the existing building.
- In order to facilitate the construction of the rear portion of the addition, three trees along the north side of the building are proposed to be removed. These would be replaced with six new trees. New gardens are also proposed along the north and west sides of the buildings. These changes are consistent with 7.3.3, Landscaping Guidelines, which requires the 1:1 replacement of trees removed for new construction with new trees of appropriate size and species.

#### Compatibility with Existing Streetscape

The addition will not negatively impact the character of the street as it ensures that the retained elements remain prominent within the pedestrian realm along Buena Vista Road. The addition will be minimally visible from Hillcrest and Springfield Roads, which are heavily screened by landscaping.

In summary, the design of the addition is distinct from that of the existing façades and is appropriately designed to be compatible with the general character of the HCD. The mass timber columns are unique in terms of form, but they along with other attributes of the addition are compatible in colour and with materials common to the HCD. The glass portions of the addition create a distinct break between it and the façades of the existing building.

### Conditions

Heritage staff recommend a number of conditions of approval for this permit to ensure the proper integration of the proposal into the existing building. The following conditions are recommended to be cleared prior to the issuance of any building or demolition permits to facilitate the proposal:

### Material Samples

Staff have included a condition of approval to provide final material samples for heritage staff's approval. This includes but is not limited to new brick to match removed material on the historic façades, other replacement materials as required, and all exterior cladding materials for the new building.

### Landscape Plan

The applicant has submitted a preliminary landscape plan, outlining the existing and proposed landscaping on site. Staff recommend including a condition requiring that a final landscaping plan confirming all species be provided prior to issuance of any building permit.

### Building Permit

To expedite the building permit process and assist heritage staff in identifying changes that may arise after the heritage approval, heritage staff recommend a condition requiring the applicant to provide a digital copy of building permit plans directly to heritage staff at or before the time of submission of a building permit application. The submission must include a list of changes from the original approval and clearly identify them on the plans. Minor changes often emerge during the detailed building permit phase of a project and Council has delegated authority to approve minor changes to staff. It is incumbent on the applicant to ensure that the Heritage Planning Branch is made aware of any changes to the approved plans that arise through the detailed design phase of a project. The submission must include a list of changes from the original approval and clearly identify them on the plans. This recommendation also ensures that the authority delegated to the Program Manager, Heritage Planning Branch for minor design changes is exercised and documented appropriately.

## **Standards and Guidelines for the Conservation of Historic Places in Canada**

City Council endorsed 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 HCD 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 that are more contextually specific than the Standards and Guidelines.

## **Provincial Planning Statement**

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Planning Statement, 2024.

## **Conclusion**

Staff have reviewed the application for alteration and new construction at 231 Buena Vista Road in accordance with the objectives, policies, and guidelines of the Rockcliffe Park HCD Plan and the Standards and Guidelines. Considering that the design of the proposed addition is compliant and consistent with the policies and guidelines of the HCD Plan, staff have no objections to its approval.

## **Recommendation 2 – Minor Design Changes**

Delegate authority for minor design changes to the Program Manager, Heritage Planning, Planning Development, and Building Services Department.

Minor design changes may emerge during the working drawing phase of a project. This recommendation is included to allow the Heritage Planning Branch to approve these changes should they arise.

## **Recommendation 3 – 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.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

**LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the report recommendations.

**COMMENTS BY THE WARD COUNCILLOR(S)**

Councillor King is aware of the application.

**CONSULTATION**

Plans and other material related to the proposal were posted on the City's Development Application website on January 1, 2025.

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

The Rockcliffe Park Community Association participated in a pre-application consultation meeting with the applicant, Development Review staff, and Heritage Planning Staff on November 3, 2025.

Neighbours within 60.0 metres of the property were notified of this application and offered an opportunity to comment at the Built Heritage Committee meeting.

A notice sign was posted on the subject property by the applicant on January 5, 2025.

**ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with this report

**ASSET MANAGEMENT**

There are no infrastructure servicing AMI associated with this report.

**RISK MANAGEMENT IMPLICATIONS**

There are no risk implications associated with this report.

**RURAL IMPLICATIONS**

There are no rural 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 February 24, 2026

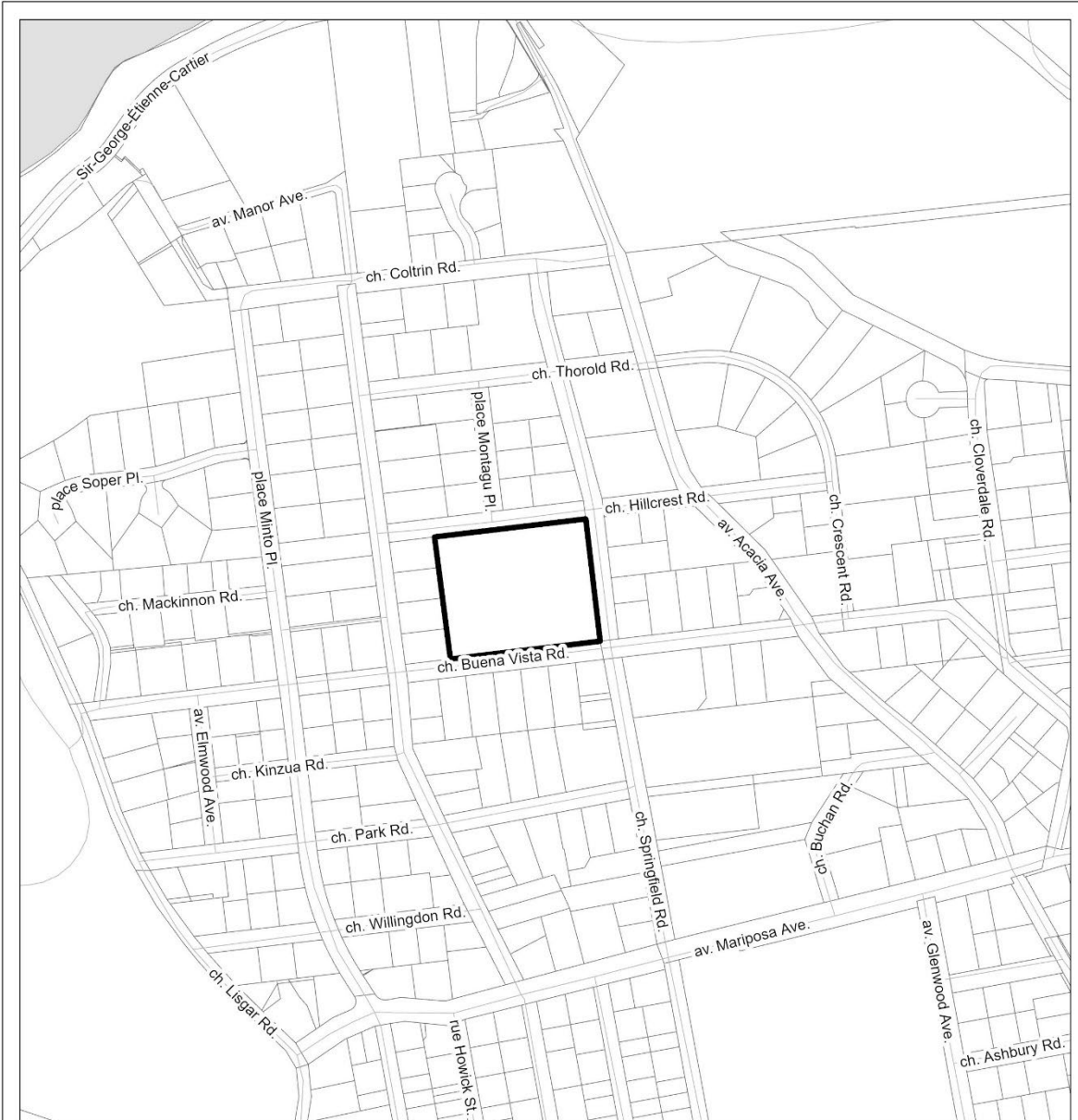
**SUPPORTING DOCUMENTATION**

Document 1	Location Map
Document 2	Site Photos
Document 3	Heritage Survey Form
Document 4	Architectural Plans and Evaluations
Document 5	Heritage Permit Proposal Description
Document 6	Ground Floor Plan

**DISPOSITION**

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

Document 1 – Location Map



D09-01BUEN231	25-1574-G
I:\CO\2025\Heritage\Buena_231	
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REVISION / RÉVISION - 2025 / 12 / 09	

LOCATION MAP / PLAN DE LOCALISATION  
HERITAGE / PATRIMOINE



**231 ch. Buena Vista Rd.**



NOT TO SCALE

**Document 2 – Site Photos**



**Existing view from Buena Vista Road, Facing Northeast (Source: Farrow Partners, 2025)**



**Existing view looking east from Springfield Road (Source: Farrow Partners, 2025.)**



**Existing view of north / rear façade (Source: Farrow Partners, 2025.)**



**Existing view facing southeast (Source: Farrow Partners, 2025.)**

## Document 3 – Heritage Survey Form



HERITAGE SURVEY AND EVALUATION FORM				
Municipal Address	231 Buena Vista Road (previously 261 Buena Vista Road)	Building or Property Name	042220129	
Legal Description	PLAN M22 PT BLK A 14 AND P;M55 LOTS 26+27	Lot	Block	Plan
Date of Original Lot Development		Date of current structure	1925; 1933; 2001	
Additions	1988: Rear Addition 1996: Side Addition 2001: New three storey junior school	Original owner	Keefer	



Municipal Address	231 Buena Vista Road (previously 261 Buena Vista Road)	Building or Property Name	042220129	
Legal Description	PLAN M22 PT BLK A 14 AND P;M55 LOTS 26+27	Lot	Block	Plan
Date of Original Lot Development		Date of current structure	1925; 1933; 2001	
Additions	By 1925, the Keefer farmhouse was reconstructed in the Tudor revival style, alterations to the old farmhouse 1988: Rear Addition 1996: Side Addition 2001: New three storey junior school	Original owner	Keefer	



Main Building

<b>Garden / Landscape / Environment</b>	Prepared by: Heather Perrault / Brittney Bos Revised by: Ben Morin / Taylor Quibell / Lesley Collins
	Month/Year: August 2010 Revised Date: October 2025
Heritage Conservation District name	Rockcliffe Park

### Character of Existing Streetscape

This section of Rockcliffe was developed during a number of periods, ranging from the very earliest remaining houses to more contemporary structures. The land was situated close to the original Buena Vista streetcar stop and thus this section was one of the first to develop in the young suburb. Because of the various dates of development and divisions of lots, this section features a number of lot sizes, configurations and characteristics. Both the landscape and architecture in this section are a rich mixture of houses and lots that are old and new, large and small, and featuring a variety of stylistic characteristics from every decade of Rockcliffe's development. Due to this diversity of development, the landscape features of the properties address the individual situations. Although the properties are of varying sizes, approximately half the lots in this section are situated on corners. The result of all these factors is a multitude of related elements combining to enhance the diverse qualities of this section and illustrate the multiplicity of Rockcliffe itself.

Buena Vista Road cuts east-west through the village, running relatively straight and flat until curving abruptly at its east terminus. There is a low uncurbed sidewalk on the north side from Minto Place east to the curve down Cloverdale Road. It is marked by a white line to separate vehicles and pedestrians. In the remaining sections, vehicles and pedestrians share the roadway. This particular section of the street is wide and inclines very slightly in the middle portion. The properties in this area are evenly graded and feature a variety of elements configured in numerous forms. Most of the residences along this stretch of Buena Vista date from an early period of development and are thus constructed in similar styles of architecture. The landscape qualities of this section feature mainly mature trees dotting lawns with less garden space.

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 the 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.

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.

### Character of Existing Property

This property is mostly typical of Buena Vista and typical of Springfield and Hillcrest. This extensive property features a variety of elements. A large, paved parking lot is situated directly west of the main school building. Exits onto Buena Vista on either end are separated by a grassy avenue with a metal fence and cedar hedge. This division largely obscures the parking lot from street view. This metal fence runs the length of the front of the property, cut only by driveways and entrances, and surrounded by lawn. Shrub and perennial plantings are situated in modestly sized gardens against the building. A pathway leads from both the driveway and Buena Vista to the main entrance. Driveways bordered by

<p>lawn islands mark the eastern sides of the Buena Vista streetscape. Deciduous and coniferous trees of varying ages are sporadically planted throughout the front yard, but do not obscure the building from view. The southern portion of the Springfield side is defined by dense plantings of cedar plantings and a metal fence. This same metal fence runs the length of this side. Dense coniferous trees obscure the fence in the central portion. The northern half opens slightly to give view of the sports fields, but is still marked by mature trees of varying species. The Hillcrest side is marked by a metal fence and a dense planting of both deciduous and coniferous trees that largely shield the sports field behind.</p>	
<p>Contribution of Property to Heritage Environs</p>	
<p><b>Landscape / Open Space</b>  The Elmwood School is an important heritage attribute of Rockcliffe Park and is highly compatible with its surroundings. There is a distinct connection between the open space and mature tree plantings of the Elmwood School with the overall environmental character of Rockcliffe. Defined by its lawn spaces with dottings of mature trees, Buena Vista features a variety of landscape features unified by their similar elements and configurations. This property contributes to the characterization of these qualities, especially through its front yard with lawn and mature tree plantings. Defined by its seclusion, this particular portion of Springfield is narrow due to the lot bordering features. This property contributes to the characterization of these qualities through its east side yard. Also defined by its sheltering elements, Hillcrest is characterized by its seclusion. This property contributes to these qualities through its sheltered rear yard.</p> <p><b>Architecture / Built Space</b>  This property dates from one of the key early development eras of Buena Vista. Due to its date of construction and resulting architectural style, this building is consistent with its neighbours along Buena Vista. Although this building is much largely in scale and has a different use than its neighbours, the architectural features of this building fit coherently with its surrounding architectural environs, forming a coherent and unified streetscape.</p>	
<p>Landmark Status</p>	
<p>This large property is situated at the corner of Buena Vista, Springfield and Hillcrest. It is one of three schools in Rockcliffe and situated directly northwest of the community centre.</p>	
<p>Summary / Comments on Environmental Significance</p>	
<p>The landscape features of this property are mostly typical and match those of its neighbours along Buena Vista, and are typical of Springfield and Hillcrest. Despite the large size of this building, it fits very well within its surrounding landscape. Characterized by its lawns with dottings of trees and garden elements, this property and others along the street form a coherent streetscape, both in terms of their landscape and architecture.</p>	
<p><b>History</b></p>	<p>Prepared by: Heather Perrault / Brittney Bos  Revised by: Ben Morin / Taylor Quibell / Lesley Collins</p>
	<p>Month/Year: August 2010  Revision date: October 2025</p>
<p>Date of Current Building(s)</p>	<p>Possibly as early as 1860; 1925; 1933; 2001</p>

Trends
<p>Elmwood School started as a private venture, the vision of Theodora Philpot, its founder. Her husband, Hamlet Philpot, taught at Ashbury but Mrs. Philpot saw the need for a school for students under the age of ten. In an arrangement with Dr. Woolcombe it was agreed that her school would “prepare” young male students for Ashbury. The Rockcliffe Preparatory School for Boys and Girls opened in 1915. In 1925, under the leadership of Edith Buck as Headmistress, it became Elmwood School for Girls and the boys were sent to Ashbury. Over the years the school was transformed from a day school to a combined day and boarding facility and in 1966 back to a day school. Elmwood became a non-profit corporation in 1953.</p> <p>The school was situated on the Elmwood Farm, historically one of the oldest residences in the Village occupied by successive generations of McKays and Keefers (dating to the nineteenth century). Mrs Philpot rented the house and barn from Charles Keefer, son of Thomas Coltrin Keefer for 30 dollars a year. When Mrs Philpot returned to England in 1919 in failing health, Liliias and Harry Southam, and a wealthy widow Edith Fauquier, all school parents, stepped in to buy the school building and the land from Charles Keefer effectively keeping the school from closing. By 1925, the Keefer farmhouse was reconstructed in the Tudor revival style, leaving the old farmhouse almost intact although considerably altered. A separate Headmistress residence was completed in 1933. In 2001, a new three-storey junior school was constructed on the property.</p>
Events
<p>During the war Elmwood provided sanctuary for young British evacuees under the auspices of Wilson Southam’s daughter Lady Brinkman who was then living in England. Several children from the Penbury Grove School in Buckinghamshire and the Byron Lodge school were accommodated.</p>
Persons / Institutions
<p>Liliias and Harry Southam, and a wealthy widow Edith Fauquier, purchased the school building and the land from Charles Keefer effectively keeping the school from closing. Other benefactors of Elmwood School were Senator Cairine Wilson, Admiral Sir Charles and Lady Kingsmill, and Fred. W. White.</p> <p>Elmwood School was non-denominational and had students from Ottawa’s lumber, mercantile, and Protestant elite including the Blackburns, the Gilmours, Edwards, Hughsons, Hopes, Southams, and Wilsons .</p>
Summary / Comments on Historical Significance
<p>The historical significance of this property is due to its age, its role in the nineteenth century development of Rockcliffe Park, its role as a school since the early twentieth century, and its associations with numerous individuals of considerable importance.</p>
Historical Sources
City of Ottawa File

Rockcliffe LACAC file  
 Edmond, Martha. *Rockcliffe Park: A History of the Village*. Ottawa : The Friends of the Village of Rockcliffe Park Foundation, 2005.  
*Village of Rockcliffe Park Heritage Conservation District Study*, 1997.  
*Village of Rockcliffe Park LACAC Survey of Houses*, 1988  
 Carver, Humphrey. *The Cultural Landscape of Rockcliffe Park Village*. Village of Rockcliffe Park, 1985.  
 Might's Directory of the City of Ottawa

<b>Architecture</b>	Prepared by: Heather Perrault / Brittney Bos
	Month/Year: August 2010
Architectural Design (plan, storeys, roof, windows, style, material, details, etc)	
<p>This two in a half storey building is irregular in plan and capped with a combination hipped and flat roof. The exterior is stucco with elements of half timbering details on the main facades. There are overhanging eaves with rafter tails on the original building. The west portion of the front facade and original building features a projecting gabled frontispiece containing symmetrically placed rectangular windows of varying sizes with accented trim. The front entrance is contained within the asymmetrical eave of this frontispiece and covered by a front gabled rooflet supported by columns. The central portion of the original building features six evenly spaced rectangular windows on the upper storey and four symmetrically placed windows on the lower. The east portion of the original building features a projecting gabled frontispiece containing windows matching that of the middle portion of the facade. Three evenly spaced dormers puncture the front roof slope. There is an interior brick chimney between this original building and the extension on the west side. This extension features three matching front gabled frontispieces with vertical half timbering. Each frontispiece has four vertical windows on both the upper and lower storeys.</p>	
Architectural Style	
Elements of English Cottage / Tudor Revival (asymmetrical massing, irregular plan, multiple projecting frontispieces, steeply pitched roof, half timbering,	
Designer / Builder / Architect / Landscape Architect	
<p>1925: John Prichard MacLaren          1996: Philip Sharp          2001: Griffiths Rankin and Cook</p>	
Architectural Integrity	
<p>The only significant addition to the front facade is the east extension that matches well with the original building. The rest of the additions appear to the rear of the original.</p>	
Outbuildings	

Other
Summary / Comments on Architectural Significance
This is a good example of institutional architecture within Rockcliffe. Its architectural style that borrows details from the English Cottage / Tudor Revival style relate this building to a number of its neighbours throughout Rockcliffe and specifically on this stretch of Buena Vista. This similar architecture links the uncharacteristic institutional buildings with the residential development of the same period.

PHASE TWO EVALUATION					
ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Character of Existing Streetscape		X			20/30
2. Character of Existing Property		X			20/30
3. Contribution to Heritage Environs		X			20/30
4. Landmark Status	X				10/10
Environment total					70 /100
HISTORY	E	G	F	P	SCORE
1. Construction Date		X			23/35
2. Trends		X			23/35
3. Events/ Persons/Institutions		X			20/30
History total					66 /100
ARCHITECTURE CATEGORY	E	G	F	P	SCORE
1. Design		X			33/50
2. Style		X			20/30
3. Designer/Builder			X		3/10
4. Architectural Integrity			X		3/10
Architecture total					59/100

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
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Environment	$70 \times 45\% = 31.5$
History	$66 \times 20\% = 13.2$
Architecture	$59 \times 35\% = 20.65$
Phase Two Total Score	$42.75/100$ <b>=65.35</b>

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