

Subject: Heritage Permit - 180 Lansdowne Road South

File Number: ACS2026-PDB-RHU-0022

Report to Built Heritage Committee on 10 March 2026

and Council 11 March 2026

**Submitted on February 27, 2025 by Court Curry, Director, Right of Way, Heritage,
and Urban Design Services, Planning, Development and Building Services**

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Ward: Rideau-Rockcliffe (13)

Objet : Permis patrimonial - 180, chemin Lansdowne Sud

Dossier : ACS2026-PDB-RHU-0022

Rapport au Comité du patrimoine bâti le 10 mars 2026

et au Conseil le 11 mars 2026

**Soumis le 27 février 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
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Quartier: Rideau-Rockcliffe (13)

REPORT RECOMMENDATION(S)

That the Built Heritage Committee recommend that Council:

- 1. Approve the application for demolition and new construction at 180 Lansdowne Road South according to plans by Simmonds Architecture Inc., dated December 2025 and January 2026, conditional upon:**
 - a. The applicant provides samples of all final exterior materials, for approval by Heritage Planning staff prior to the issuance of the building permit.**
 - b. The submission and acceptance of a final Tree Information Report and Landscape Plan, to the satisfaction of the City's Forester;**
 - c. The applicant provides 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 au Conseil :

- 1. D'approuver la demande de démolition et de nouvelle construction au 180, chemin Lansdowne Sud, conformément aux plans de Simmonds Architecture Inc. datés de décembre 2025 et janvier 2026, sous réserve des conditions suivantes :**
 - a. Le demandeur doit fournir des échantillons de tous les matériaux extérieurs définitifs, qui devront être approuvés par le personnel chargé de la planification du patrimoine avant la délivrance du permis de construire.**

- b. Soumission et acceptation d'un rapport d'information final sur les arbres et d'un plan d'aménagement paysager, à la satisfaction de l'expert-forestier de la Ville;**
 - c. Le demandeur fournisse une copie des plans du permis de construire au personnel chargé du patrimoine au moment du dépôt de la demande de permis de construire. La demande doit clairement identifier tout changement par rapport au permis patrimonial approuvé et inclure une liste et une explication des changements proposés.**
- 2. Déléguer le pouvoir d'approuver les modifications mineures de conception et d'aménagement paysager au gestionnaire de programme, Direction de la planification patrimoniale, Département de la planification, du développement et des services de construction.**
 - 3. Approuver la délivrance du permis patrimonial avec une date d'expiration de deux ans à compter de la date de délivrance, sauf prolongation par le Conseil.**

BACKGROUND

The property located at 180 Lansdowne Road South is designated under Part V of the *Ontario Heritage Act (OHA)* as part of the Rockcliffe Park Heritage Conservation District (HCD). The parcel is irregularly shaped and backs onto McKay Lake. It slopes steeply toward the water, with a pathway connecting the house to a dock. The rear portion of the property is heavily landscaped with mature trees, while the front yard features a large semi-circular driveway with a central planting bed, as well as additional gardens and mature tree cover.

The property contains a one in a half storey detached dwelling, built circa 1950, with a stucco exterior, red-tile side-gable roof, and a prominent double-car garage. Owing to the significant grade change toward the rear, the building reads as two-and-a-half storeys from the lakeside.

180 Lansdowne Road South is a Non-contributing property within the Rockcliffe Park HCD; however, there are several Grade I buildings in the associated streetscape, including the properties on either side (190 and 170 Lansdowne Road South) and across the street (properties (193 and 187 Lansdowne Road South). The associated streetscape includes several Grade I buildings with stone cladding, and most buildings are between 1 ½ to 2 ½ storeys with some variation in perceived height due to changes in grade

Refer to Document 1-3 for a location map, site photos, and the heritage survey form.

Rockcliffe Park Heritage Conservation District

Rockcliffe Park was designated as 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 (OHA)*. In 2024, Rockcliffe Park was recognized as a National Historic Site (NHS) 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 demolition and new construction. Under the *OHA*, applications for demolition and new construction require the approval of City Council. It is not anticipated that any approvals would be required under the *Planning Act*.

DISCUSSION

Project Description:

The heritage permit application is for the demolition of the existing dwelling and the construction of a new single-detached house. The proposed dwelling would be two storeys in height along the front (street) elevation and three storeys at the rear (lake), responding to the lot's varied topography. It would be clad in split-faced limestone with bronze and vertical slatted wood trim and designed with a flat roof. Extensive glazing is proposed along the rear façade overlooking the lake. An integral double-car garage would be located toward the south side of the front façade.

The proposed materials are intended to reference the natural and cultural environment of Rockcliffe Park. In particular, the stone cladding is meant to take cues from the stone-clad Contributing properties in the surrounding streetscape.

The subject application is accompanied by a Heritage Permit Project Description (Document 7), which describes the design intent of the proposal.

Rockcliffe Park HCD Plan

Applications for demolition 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. The proposed demolition and new construction must meet the policies and guidelines established in the plan. The following sections set out the policies and guidelines are especially relevant to the subject proposal:

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

The HCD Plan categorizes all properties as Grade 1 or Grade 2. The HCD Plan identified the subject property as Grade II with an overall score of 23/100.

Recommendation 1: Approve the application for demolition and new construction at 180 Lansdowne Road South

This proposal has been reviewed against the relevant policies and guidelines of the Rockcliffe Park HCD Plan. Heritage staff have no objections to the proposal and have determined that it is compliant and consistent with the policies and guidelines of the HCD Plan.

Demolition

- While the Rockcliffe Park HCD Plan acknowledges the retention of both Grade I and Grade II buildings as an objective, Section 7.3.1 of the Plan permits the demolition of Grade II buildings where the existing building is of little significance and where the proposed replacement is sympathetic to the character of the HCD. Staff have no objection to the demolition of the existing dwelling given its limited cultural heritage value and that the new construction is consistent with the relevant Guidelines of the Rockcliffe Park HCD Plan. The survey form notes that the property contains historical significance due primarily to its age and its association with mid-twentieth-century residential development in Rockcliffe Park; however, it received fair to poor scores in all historical and architectural categories, being 22/100 for history and 3/100 for architecture. This indicates that the existing building does not demonstrate these values strongly, and its contribution is limited in comparison to other properties in the

District. Based on the criteria in the HCD Plan, the building can therefore be considered to be of little significance.

- The Rockcliffe Park HCD Plan directs that demolition may only be permitted where the proposed building is sympathetic to the traditional surrounding natural and cultural environment. The sections below further describe how the proposed new building is sympathetic to its surroundings, that soft landscaping would continue to dominate a property subject to development, and that the new construction complies with the other relevant Guidelines contained in the HCD Plan. Staff are of the opinion that demolition of the existing dwelling is appropriate, given its limited cultural heritage value and the retention of significant landscape features, in combination with a proposed replacement building that is consistent with the policies and guidelines of the Rockcliffe Park HCD Plan.

New Construction

- The proposed new dwelling has incorporated design elements to achieve compliance with the new construction Guidelines outlined in Section 7.4 of the Rockcliffe Park HCD Plan, thereby mitigating its impact on the HCD and contributing to its cultural heritage value.
- The proposed dwelling is two storeys in height at the front elevation and three storeys at the rear, responding to the varied topography of the lot and the slope toward McKay Lake. Existing grades are to be maintained. The building maintains an appropriate scale and massing when viewed from the public realm, where it reads as a two-storey structure consistent with the established streetscape.
- The footprint of the proposed dwelling generally follows that of the existing building and ensures an unobtrusive presence on the lot through generous setbacks and spatial separation from adjacent properties. This is consistent with the predominant landscape qualities of this section of Rockcliffe Park. Given the property's location between and opposite several Grade I properties, the proposed siting and massing ensure that the new building remains compatible with the surrounding cultural heritage landscape and context.
- The design and materiality of the new construction is contemporary but compatible with the character of the HCD. The proposed building maintains a similar height to the existing building and incorporates stone cladding, ensuring compatibility with the established character of the streetscape and nearby stone-clad Grade I properties. The use of slatted wood and bronze trim provides

a contemporary expression that remains sympathetic to neighbouring buildings. The integral garage is appropriately sited to minimize its visual prominence and to respect the cultural heritage value of the streetscape.

- The proposed flat roof of the new building, which roughly matches the height of the existing building, distinguishes the building as being of its own time while remaining compatible with the District's character. Document 6 includes a Streetscape Elevation showing that the proposed height of the flat roof is similar to the height of neighbouring Grade I properties.

Landscaping

- The Rockcliffe Park HCD Plan states that new buildings must contribute to, and not detract from, the heritage character of the District and its defining attributes (Guideline 2, Section 7.4.2 – Guidelines for New Buildings). Several of these attributes relate to landscaping. The Rockcliffe Park HCD Plan also includes Landscape Guidelines for New Buildings and Additions (7.4.3). Through its existing and proposed landscaping, the proposal reinforces several key attributes of the HCD while avoiding adverse impacts on others, and it also demonstrates consistency with the Landscape Guidelines.
- The heritage survey form notes that the surrounding landscape of the property is characterized by mature trees and seclusion. The existing property contributes to the characterization of these qualities, especially through its treed north front yard, although the south portion of the yard consists primarily of the large driveway. The proposal would retain the treed north rear yard while adding to the landscaping and seclusion along the south front yard.
- The extensive planting plan contributes to the mature tree canopy and the dense, forested character that is characteristic of the District. The proposal also preserves the predominance of soft landscaping on the lot, particularly at the rear. The proposal does not detract from the District's natural features, including McKay Lake. Document 6 contains a rendering of the proposal from across the lake, as well as a photo showing an existing view. The rendering demonstrates that the building will continue to be largely obscured by extensive landscaping.
- The proposed building will be sited similar to the existing building and will respect the established landscape character of the streetscape. The front and side lawns will protect the continuity and dominance of the soft landscape, and the overall amount of hard surfacing on the front elevation will be reduced. The integral garage, which is currently centred, will be located towards the side of the front elevation and visually integrated into the overall building using the wood trim and

alignment with established datum lines.

- Although the removal of mature trees is strongly discouraged, two trees (both sugar maples) are proposed to be removed to accommodate the new construction. These removals will be mitigated by the planting of eight new trees (one heritage river birch clump tree, one heritage river birch, one red maple, one Acrocona Norway spruce, one weeping Norway spruce, three Allegheny serviceberries). The Landscape Plan (Document 8) also includes an extensive list of approximately 1000 shrubs and perennials.
- Staff are of the opinion that the proposed landscape design is appropriate and consistent with the Rockcliffe Park HCD Plan and that it reinforces the cultural heritage values and attributes of the Rockcliffe Park Heritage Conservation District.

Conditions

Heritage staff recommend a number of conditions of approval for this permit to ensure the proper implementation of the proposal. 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 all exterior cladding materials for the new building.

Tree Information Report and Final Landscape Plan

Staff have included this condition to ensure the conservation of significant landscape elements in accordance with the Rockcliffe Park HCD Plan. A Tree Information Report is required given the proposed removal of two sugar maple trees, in accordance with the City's Tree Protection By-law. Heritage Planning staff will work with Forestry Services staff in reviewing these documents prior to the issuance of a 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 demolition and new construction at 180 Lansdowne Road South 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 February 3, 2026.

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

The Rockcliffe Park Resident's Association was circulated a pre-application submission and provided comments to the applicant. The comments raised some concerns with the proposal. Staff also circulated the formal applications materials to the Rockcliffe Park Resident's Association and did not receive any further comments.

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 February 17, 2026.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report

RISK MANAGEMENT IMPLICATIONS

There are no risk implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications for 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 April 21, 2026

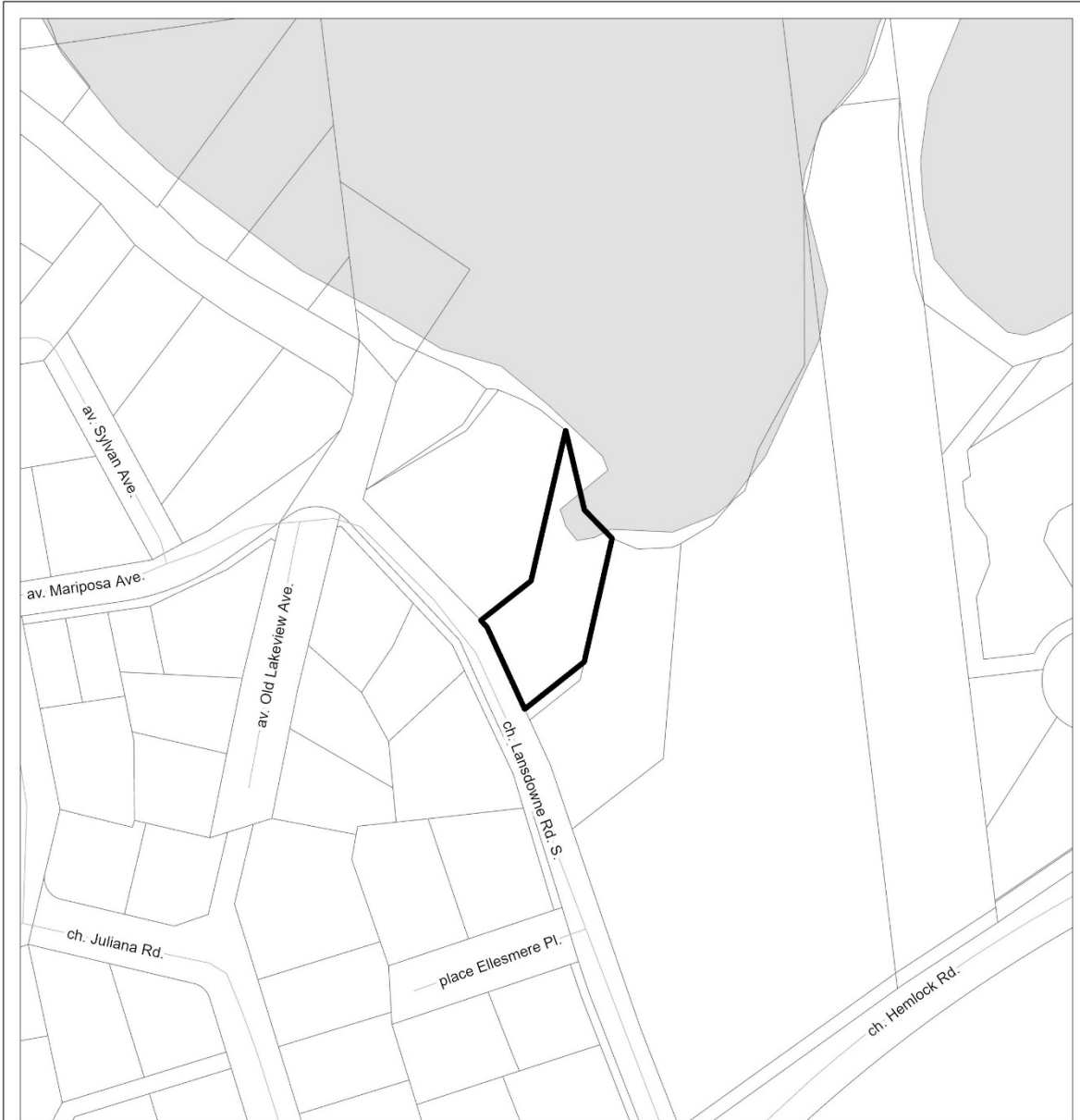
SUPPORTING DOCUMENTATION



Document 1	Location Map
Document 2	Site Photos
Document 3	Heritage Survey Form
Document 4	Proposed Site Plan
Document 5	Proposed Elevations
Document 6	Proposed Renderings and Streetscape Elevation
Document 7	Heritage Permit Project Description
Document 8	Proposed Landscape Plan and Hardscape Materials 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, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
D09-04-26-0004	26-0077-R		180 ch. Lansdowne Rd. S.
I:\CO\2026\Heritage\Lansdowne_180			
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REVISION / RÉVISION - 2026 / 01 / 23		 <small>NOT TO SCALE</small>	

Document 2 – Site Photos



Existing Front Elevation (Source: City of Ottawa, 2026)



Property near 170 Lansdowne Road South Property Line (Source: City of Ottawa, 2026)



Property near the 190 Lansdowne Road South Property Line (Source: City of Ottawa, 2026)

Document 3 – Heritage Survey Form



HERITAGE SURVEY AND EVALUATION FORM							
Municipal Address	180 Lansdowne Road	Building or Property Name	042280252				
Legal Description	PLAN M76 PT LOT 3 CAR78 PART;1	Lot		Block		Plan	
Date of Original Lot Development		Date of current structure	c.1950				
Additions	1985: Deck 1986: Dock 1999: Stucco, two dormers, bay window, tile roof	Original owner	Col CDR. W. G. Ross				



Main Building

Garden / Landscape / Environment	Prepared by: Brittney Bos / Heather Perrault
	Month/Year: August 2010
Heritage Conservation District name	Rockcliffe Park

Character of Existing Streetscape

This section of Rockcliffe was mainly developed in the post WWII period. Before that time it was characterized as low lying wet land adjacent to McKay Lake. For the most part, the buildings in this section date from the mid 20th century and thus relate to one another in terms of their planning. Unlike most of the neighbourhood, the streets are contained within a secluded basin and, therefore, are primarily inward-looking with few outward views (except those that back onto the lake). The seclusion of this section is enhanced by the number of sheltered crescents connected to Juliana only by footpaths.

Lansdowne Road is divided into north and south sections connected only by a footpath. It runs adjacent to the west shore of McKay Lake and thus properties along this road are situated in close proximity to this body of water. The south portion of this street is the only connecting thoroughfare in this section, enhanced by the closure of

Juliana at Beechwood. There are no sidewalks or curbs along the entire length and thus pedestrians and cars share the same roadway. This secluded street is enhanced by the narrow roadway and frontage trees that define most of the properties. Aside from mature tree plantings, the street is characterized by its open space. Most properties feature a variety of open lawns dotted with trees and modest gardens.

Character of Existing Property

This property is somewhat atypical of Lansdowne. There is a large driveway of interlocking brick that defines most of the south portion of the front yard. This driveway is interrupted by a small island consisting of a coniferous tree and perennials. The south boundary is further defined by a modest garden consisting of a variety of plants and a row of densely planted trees. The north portion of the front yard consists primarily of informal garden space with a variety of hedge, shrub, bush and perennial plantings. Amongst these plantings are coniferous and deciduous trees. The north boundary is defined by similar tree plantings.

Contribution of Property to Heritage Environs

Landscape / Open Space

This property is somewhat inconsistent with the overall landscape elements of Lansdowne. Defined by its close plantings of mature trees, the properties on Lansdowne are at least partially obscured from view. This property contributes to the characterization of these qualities, especially through its treed north front yard; however, the south portion of the yard consists primarily of the large driveway.

Architecture / Built Space

Despite alterations, this property dates from the primary era of development of this section of Rockcliffe. Due to its date of construction and resulting architectural style, this building is consistent with its neighbours along Lansdowne. This building's setback, architectural style and property defining elements match with others on the street to form a coherent and unified streetscape.

Landmark Status

This property is mostly visible from the street.

Summary / Comments on Environmental Significance

The landscape features of this property are somewhat atypical but still match those of its neighbours along Lansdowne. Characterized by frontage trees and a secluded roadway, this property and others along the street form a coherent streetscape, both in terms of their landscape and architecture.

History	Prepared by: Brittney Bos / Heather Perrault
	Month/Year: August 2010
Date of Current Building(s)	c.1950
Trends	
<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>The postwar development of suburbs was coupled with the expansion of the automobile industry and increased prevalence of cars as the primary means of transportation. As such, these suburbs and the architecture of the buildings within them were organized around the increasing cultural reliance on automobiles.</p>	
Events	
Persons / Institutions	
<p>1950: W.G. Ross</p> <p>-1985-1990: Muriel Korngold Wexler and Michael Stephen Wexler</p>	
Summary / Comments on Historical Significance	
<p>The historical significance of this property is due to its age, constructed in c.1950, and its role in the residential development of Lansdowne and this area of Rockcliffe Park.</p>	
Historical Sources	
<p>City of Ottawa File</p> <p>Rockcliffe LACAC file</p>	

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

Architecture	Prepared by: Brittney Bos / Heather Perrault
	Month/Year: August 2010
Architectural Design (plan, storeys, roof, windows, style, material, details, etc)	
<p>This 1 ½ storey building is rectangular in plan and capped by a steeply pitched side gabled roof. The exterior is stucco and the roof is red tile. Relatively central on the front facade is a front gabled double car garage with circular window in the half storey. The south portion of the facade contains a doorway with side light adjacent to a semi circular window divided vertically into three sections. There is a front gabled dormer with semi circular hood above a rectangular window on the central portion of the roof. The north portion also contains a doorway that is covered by an extension of the main roof supported by posts. It is adjacent to a horizontal window. The roof slope of this section is broken by shed roof dormer with a front gable and containing two rectangular windows. There is an interior stucco chimney situated at the roof peak near the garage gable.</p>	
Architectural Style	
Designer / Builder / Architect / Landscape Architect	
<p>1950: John Bethune Roper: John Roper was a local architect active in the 1930s responsible for several houses in Rockcliffe and in Ottawa. He was a principal at the firm Morin and Roper.</p> <p>1999: Steve Houseman and Associates</p>	
Architectural Integrity	

The original plan of the building is still visible; however, alterations changed the appearance of the original one storey front facade.
Outbuildings
Other
Summary / Comments on Architectural Significance
Despite alterations, this is a good example of mid 20 th century residential development in Rockcliffe during the post war boom. Its original remaining architectural features, style and character are related to other mid century buildings located throughout Rockcliffe and specifically this building's southern neighbour.

PHASE TWO EVALUATION					
ENVIRONMENT	E	G	F	P	SCORE
CATEGORY					
1. Character of Existing	X				30/30
2. Character of Existing			X		10/30
3. Contribution to Heritage				X	0/30
4. Landmark Status				X	0/10
Environment total					40/100
HISTORY	E	G	F	P	SCORE
CATEGORY					
1. Construction Date			X		11/35
2. Trends			X		11/35
3. Events/				X	0/30
History total					22/100
ARCHITECTURE	E	G	F	P	SCORE
CATEGORY					
1. Design				X	0/50

2. Style				X	0/30
3. Designer/Builder			X		3/10
4. Architectural Integrity				X	0/10
Architecture total					3 /100

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

Category	Phase Two Score, Heritage District
Environment	$40 \times 45\% = 18$
History	$22 \times 20\% = 4.4$
Architecture	$3 \times 35\% = 1.05$
Phase Two Total Score	$23.45/100$ =23

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