

HERITAGE SURVEY AND EVALUATION FORM

Municipal Address	229 Beechwood Avenue	Building or Property Name	042260120 042260121			
Legal Description	PLAN M30 LOT 10 TO 11 PLUS;RP 4R 5284 PART 2	Lot	LOT 10 TO 11 PLUS;R P 4R 5284 PART 2	Block	Plan	PLAN M30
Date of Original Lot Development		Date of current structure	At least 1930			
Additions	Dormers and porch may have been added at an unknown date. Original brick covered with siding.	Original owner				



Main Building

Garden / Landscape / Environment	Prepared by: Heather Perrault / Brittney Bos
	Month/Year: June 2010
Heritage Conservation District name	Rockcliffe Park
Character of Existing Streetscape	
<p>Beechwood Avenue is one of the primary commercial thoroughfares through a number of neighbourhoods of east Ottawa. For this reason, Beechwood Avenue is different from the other streets in Rockcliffe, all of which are residential. The buildings along this street are characterized by shallow setbacks, high density, and modest yard spaces. Uncharacteristic of most of Rockcliffe, there is a side walk and curb on both sides of the road and few street plantings.</p> <p>This area of Rockcliffe Park forms a triangle which has a distinct character from the rest of Rockcliffe. This is the only area in the neighbourhood which has smaller lots more characteristic of standard property size. Due to the density and proximity, this section of Rockcliffe Park serves as a transitional zone between the surrounding neighbourhoods of Vanier and Lindenlea.</p>	
Character of Existing Property	
<p>This building has a relatively large side yard on the south end of the property that features a generous garden space and large rear lawn. A wood fence and tall cedar plantings define the south property line. Mature deciduous trees appear at the front and rear of the property. A driveway separates the side yard from the house. A cedar shrub shelters the first storey of the house from the street and obscures the view of the entrance. There is a small stone retaining wall defining the grade difference between the sidewalk and front lawn.</p>	
Contribution of Property to Heritage Environs	
<p>Landscape / Open Space This property contributes to the particular landscape quality of this section of Rockcliffe. Unlike most sections, the area is characterized by small yards, more modest gardens and shallow lawns. The clear separation between street, sidewalk and property is also characteristic of this area and this property maintains this quality. Unique to this specific block of Beechwood, this property has a generous side yard.</p> <p>Architecture / Built Space This property contributes to the early 20th century architectural character of this particular area of Rockcliffe. Similar to a number of other properties (including its neighbour) on this short stretch of Beechwood, this building represents and contributes to this era of development.</p>	
Landmark Status	

<p>This building is visible from a busy thoroughfare, the view of which is enhanced by the grade raising the building higher than the sidewalk. Its generous side yard is also unique.</p>	
<p>Summary / Comments on Environmental Significance</p>	
<p>Similar to other properties along this busy thoroughfare on the edges of Rockcliffe, the landscape features of this property complement the existing streetscape. This combination of property features (including few trees, shallow setback and lawn, garden space, and stone retaining wall) relate the properties to one another and create a continuous streetscape.</p>	
<p>History</p>	<p>Prepared by: Heather Perrault / Brittney Bos</p>
	<p>Month/Year: June 2010</p>
<p>Date of Current Building(s)</p>	<p>Before 1930</p>
<p>Trends</p>	
<p>In the mid 20th century, there was an influx of families to Rockcliffe Park as a result of higher-density development and crowding in downtown Ottawa. This mid-20th century development was a part of one of the major developments of the important Beechwood thoroughfare.</p>	
<p>Events</p>	
<p>Persons / Institutions</p>	
<p>1930 Directory (listed as 29 Beechwood) – A - John Renaud (Rose Anna) B- William Hotte (Marie Louise) 1947 : Edward V. Hunt</p>	
<p>Summary / Comments on Historical Significance</p>	
<p>This property is part of the early 20th century developments in the southern portions of Rockcliffe Park on Beechwood Avenue bordering on the neighbourhoods of Vanier and Lindenlea.</p>	
<p>Historical Sources</p>	
<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.</p>	

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: Heather Perrault / Brittney Bos
	Month/Year: June 2010
Architectural Design (plan, storeys, roof, windows, style, material, details, etc)	
<p>This 2 storey building is rectangular in plan with a shallow pitched shingled roof. There are overhanging eaves on all sides. The exterior is clad in siding and the entire building is set on a high cement foundation. The front façade features a two storey three sided bay window with hipped roof. The front entrance is led up to by steps and covered by a pedimented shed roof supported by square posts. The roof is punctured by shed roof dormers on all sides except the rear. The windows are double hung and rectangular in shape with defined sills.</p>	
Architectural Style	
Italianate influences (including: bay window, relatively flat roof, symmetry, vertical massing)	
Designer / Builder / Architect / Landscape Architect	
Architectural Integrity	
Dormers and porch may have been added at an unknown date. Original brick covered with siding.	
Outbuildings	
There is a small one storey shed at the rear of the property. It is double gabled with an entranceway and window on the front façade.	
Other	
Summary / Comments on Architectural Significance	
This is a unique example of an early 20 th century house and characterizes this small portion of Rockcliffe that borders on the neighbourhoods of Vanier and Lindenlea.	

PHASE TWO EVALUATION					
ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Character of Existing Streetscape				X	0/30
2. Character of Existing Property		X			20/30
3. Contribution to Heritage Environs		X			20/30
4. Landmark Status			X		3/10
Environment total					43 /100
HISTORY	E	G	F	P	SCORE
1. Construction Date		X			23/35
2. Trends				X	0/35
3. Events/ Persons/Institutions				X	0/30
History total					23 /100
ARCHITECTURE CATEGORY	E	G	F	P	SCORE
1. Design		X			33/50
2. Style			X		10/30
3. Designer/Builder				X	0/10
4. Architectural Integrity			X		3/10
Architecture total					46 /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	43x 45% = 19.35
History	23 x 20% = 4.6
Architecture	46 x 35% = 16.1
Phase Two Total Score	40.05/100 =40

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

HERITAGE SURVEY AND EVALUATION FORM

Municipal Address	231-235 Beechwood Avenue	Building or Property Name	042260122 042260123		
Legal Description	PLAN M30 LOT 12 RP4R5284;PART 1 ROW	Lot	LOT 12 RP4R5284;PART 1 ROW	Block	Plan PLAN M30
Date of Original Lot Development		Date of current structure	c. 1905		
Additions		Original owner			



Main Building

Garden / Landscape / Environment	Prepared by: Brittney Bos / Heather Perrault
	Month/Year: June 2010
Heritage Conservation District name	Rockcliffe Park
Character of Existing Streetscape	
<p>This area of Rockcliffe Park forms a triangle which has a distinct character from the rest of Rockcliffe. This is the only area in the neighbourhood which has smaller lots more characteristic of standard property size. Due to the density and proximity, this section of Rockcliffe Park serves as a transitional zone between the surrounding neighbourhoods of Vanier and Lindenlea.</p> <p>Beechwood Avenue is one of the primary commercial thoroughfares through a number of neighbourhoods of east Ottawa. For this reason, Beechwood Avenue is different from the other streets in Rockcliffe, all of which are residential. The buildings along this street are characterized by shallow setbacks, high density, and modest yard spaces. Uncharacteristic of most of Rockcliffe, there is a side walk and curb on both sides of the road and few street plantings.</p> <p>The parking lot adjacent to the building was once a lane way that connected the city yards and Carsdale.</p>	
Character of Existing Property	
<p>Characteristic of this stretch of Beechwood, there is a short stone retaining wall marking the change of grade between the sidewalk and the front yard, separating the property from the street. This retaining wall continues around the side of the property. Small trees and shrubs also define this property line at the front. Although the building setback is relatively shallow, there is still a garden space in the front yard enhanced by a stone walkway that leads to the rear of the building. A parking lot, small yard and mature trees characterize the rear.</p>	
Contribution of Property to Heritage Environs	
<p>Landscape / Open Space This property contributes to the particular landscape quality of this section of Rockcliffe. Unlike most sections, the area is characterized by small yards, more modest gardens and shallow lawns. The clear separation between street, sidewalk and property is also characteristic of this area and this property maintains this quality.</p> <p>Architecture / Built Space This property contributes to the early 20th century architectural character of this particular area of Rockcliffe. Similar to a number of other properties (including its neighbour with shared setback) on this short stretch of Beechwood, this building represents and contributes to this era of development. Stylistically, this is an uncharacteristic architectural element in Rockcliffe.</p>	

Landmark Status	
This building is visible from a busy thoroughfare, the view of which is enhanced by the grade raising the building higher than the sidewalk. Combined with the shallow set back, unique style and flat front facade, this building has a presence on this particular stretch of Beechwood.	
Summary / Comments on Environmental Significance	
Similar to other properties along this busy thoroughfare on the edges of Rockcliffe, the landscape features of this property complement the existing streetscape. This combination of property features (including few trees, shallow setback and lawn, garden space, and stone retaining wall) relate the properties to one another and create a continuous streetscape.	
History	Prepared by: Heather Perrault / Brittney Bos
	Month/Year: June 2010
Date of Current Building(s)	c. 1905
Trends	
This building was constructed in the period before Rockcliffe became a fashionable neighbourhood, separated from the crowding downtown area. Its construction is related more particularly to the early development of Lindenlea and the northern portion of Vanier upon which this property borders. This early 20 th century development was a part of one of the major developments of this important thoroughfare through Rockcliffe.	
Events	
Persons / Institutions	
1947 : Mr and Mrs Frank Geraldo	
Summary / Comments on Historical Significance	
This property is part of the modest early 20 th century developments in the southern portions of Rockcliffe Park on Beechwood Avenue bordering on the neighbourhoods of Vanier and Lindenlea.	
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

Architecture	Prepared by: Heather Perrault / Brittney Bos
	Month/Year: June 2010
Architectural Design (plan, storeys, roof, windows, style, material, details, etc)	
<p>This 2 ½ storey building is rectangular in plan with a front projection and a rear addition. The exterior is clad in red brick and has a flat roof. The roofline is consistent with a cornice; however, there are overhanging eaves only on the south portion of the front façade. The south portion features a raised entranceway and transom with porch and shed roof, and similarly designed rectangular windows with ashlar sills and lintels. This portion of the building is raised on a high rock foundation. The north portion of the front façade features a doorway with transom, raised by three steps. Adjacent to the entrance is a three sided bay window with dog toothed corbels. The second storey contains a balcony with porch door and ghosting where another door once was (directly above the lower storey entrance). This is covered by a shed roof supported by square posts. The half storey features two symmetrically placed rectangular windows similar to those of the south portion. This north portion of the building is raised on a cement foundation. On the north façade, there are windows similar to those of the front façade and also a modest side doorway. There is a one storey addition to the rear covered in siding.</p>	
Architectural Style	
Vernacular Italianate (flat roof with cornice, symmetrical organization and massing, rectangular windows with defined sills and lintels, red brick exterior)	
Designer / Builder / Architect / Landscape Architect	
Architectural Integrity	
The front addition matches the original in materials, roofline and massing; however, it projects forward from the original and the floor lines do not correspond.	
Outbuildings	
Other	

Summary / Comments on Architectural Significance
This is a unique example of an early 20 th century building in Rockcliffe. Its modest scale and vernacular style match the buildings of neighbouring Vanier and Lindenlea.

PHASE TWO EVALUATION					
ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Character of Existing Streetscape				X	0/30
2. Character of Existing Property				X	0/30
3. Contribution to Heritage Environs			X		10/30
4. Landmark Status			X		10/10
Environment total					20/100
HISTORY	E	G	F	P	SCORE
1. Construction Date	X				35/35
2. Trends		X			23/35
3. Events/ Persons/Institutions				X	0/30
History total					58 /100
ARCHITECTURE CATEGORY	E	G	F	P	SCORE
1. Design			X		17/50
2. Style			X		10/30
3. Designer/Builder				X	0/10
4. Architectural Integrity				X	0/10
Architecture total					27 /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	20x 45% = 9
History	58 x 20% = 11.6
Architecture	27 x 35% = 9.45
Phase Two Total Score	30.05/100 =30

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

HERITAGE SURVEY AND EVALUATION FORM

Municipal Address	241 Beechwood Avenue	Building or Property Name	042260136 042260166			
Legal Description	PLAN M30 LOT 24 AND RP;4R1168 PART 3	Lot	LOT 24 AND RP;4R1168 PART 3	Block	Plan	PLAN M30
Date of Original Lot Development		Date of current structure	1947			
Additions	Garage	Original owner				



Main Building

Garden / Landscape / Environment	Prepared by: Brittney Bos / Heather Perrault
	Month/Year: June 2010
Heritage Conservation District name	Rockcliffe Park
Character of Existing Streetscape	
<p>Beechwood Avenue is the primary commercial thoroughfare for New Edinburgh, Rockcliffe and parts of the former Vanier. For this reason, Beechwood Avenue is different from the other streets in Rockcliffe, all of which are residential. The buildings along this street are characterized by shallow setbacks, high density, and modest yard spaces. Uncharacteristic of most of Rockcliffe, there is a side walk and curb on both sides of the road and few street plantings.</p> <p>This area of Rockcliffe Park forms a triangle which has a distinct character from the rest of Rockcliffe. This is the only area in the neighbourhood which has smaller lots more characteristic of standard property size. Due to the density and proximity, this section of Rockcliffe Park serves as a transitional zone between the surrounding neighbourhoods of Vanier and Lindenlea.</p>	
Character of Existing Property	
<p>Characteristic of this stretch of Beechwood, there is a short stone retaining wall marking the change of grade between the sidewalk and the front yard, separating the property from the street. This retaining wall partially continues around the side of the property. A modest planting of small trees and shrubs also define this property line at the front. There is a substantial rear yard as well as a small front yard with plantings. The front yard primarily consists of a gently sloping lawn. There is a wood fence enclosing the rear yard from the parking lot and back laneway. Mature deciduous trees also appear at the rear.</p>	
Contribution of Property to Heritage Environs	
<p>Landscape / Open Space This property contributes to the particular landscape quality of this section of Rockcliffe. Unlike most sections, the area is characterized by small yards, more modest gardens and shallow lawns. The clear separation between street, sidewalk and property is also characteristic of this area and this property maintains this quality.</p> <p>Architecture / Built Space This property contributes to the mid 20th century architectural character of this particular area of Rockcliffe. Similar to a number of other properties on this short stretch of Beechwood (including its northern neighbours), this building represents and contributes to this era of development.</p>	
Landmark Status	

<p>This building is visible from a busy thoroughfare, the view of which is enhanced by the grade raising the building higher than the sidewalk.</p>	
<p>Summary / Comments on Environmental Significance</p>	
<p>Similar to other properties along this busy thoroughfare on the edges of Rockcliffe, the landscape features of this property complement the existing streetscape. This combination of property features (including few trees, shallow setback and lawn, and stone retaining wall) relate the properties to one another and create a continuous streetscape.</p>	
<p>History</p>	<p>Prepared by: Heather Perrault / Brittney Bos</p>
	<p>Month/Year: June 2010</p>
<p>Date of Current Building(s)</p>	<p>1947</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. This mid-20th century development was a part of one of the major developments of this important thoroughfare through Rockcliffe.</p> <p>Following the Second World War, the housing shortage became increasingly apparent. To address this, the National Housing Act was passed and standard plans were created in order to encourage quick construction. This building, along with four of its neighbours, was built to these standardized plans.</p>	
<p>Events</p>	
<p>Persons / Institutions</p>	
<p>Mr R. Bourcer</p>	
<p>Summary / Comments on Historical Significance</p>	
<p>This property is part of the mid-century post war developments in the southern portions of Rockcliffe Park on Beechwood Avenue bordering on the neighbourhoods of Vanier and Lindenlea. It was built following the plans created after the National Housing Act which addressed the shortage of residences following the return of soldiers following the Second World War.</p>	

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 http://www.schl.ca/en/corp/about/hi/index.cfm</p> <p>http://www.canadianarchitect.com/issues/story.aspx?aid=1000325450&type=Print%20Archives</p>

Architecture	Prepared by: Heather Perrault / Brittney Bos
	Month/Year: June 2010
Architectural Design (plan, storeys, roof, windows, style, material, details, etc)	
<p>This two storey building features a square plan and is capped with a hipped roof and chimney. The exterior is clad in stucco on the bottom storey and siding on the upper. The entire building is raised on a cement foundation. The front entrance is raised by five steps and covered by a hipped roof with gablet supported by square posts. Next to the entrance is a multi-paned picture window. The upper storey features two matching double hung rectangular window. There is a small side projection on the south façade with a flat roof and doorway.</p>	
Architectural Style	
Designer / Builder / Architect / Landscape Architect	
<p>CMHC-Martineau and Talbot</p> <p>CMHC: The CMHC began in 1946 as the Central Mortgage and Housing Corporation (the name was changed to Canadian Mortgage and Housing Corporation on 1979). It arose from the 1944 National Housing Act, which consolidated all housing legislation and gave the government a role in national housing programs. The primary objective of the CMHC when it began was to house war veterans. By the end of the 1940s, the CMHC had developed programs for social and rental housing, providing subsidies to low income families. In the 1950s, grants were provided for replacing derelict sites with municipally owned housing corporations. During the 1960s, the focus of CMCH shifted to co-operative housing and advances in materials and resources for builders to reduce construction time and costs. CMCH continued its role in providing affordable housing for numerous Canadians. They also published small house design catalogues that came to define the fabric of many suburban neighbourhoods.</p>	
Architectural Integrity	

There are no additions or significant alterations apparent.

Outbuildings

Other

Summary / Comments on Architectural Significance

Along with its neighbour, this is an excellent example of modest post-war housing in Rockcliffe and the surrounding neighbourhoods of Vanier and Lindenlea.

PHASE TWO EVALUATION					
ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Character of Existing Streetscape				X	0/30
2. Character of Existing Property			X		10/30
3. Contribution to Heritage Environs			X		10/30
4. Landmark Status				X	0/10
Environment total					20 /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		17/50
2. Style			X		10/30
3. Designer/Builder			X		3/10
4. Architectural Integrity		X			7/10
Architecture total					47/100

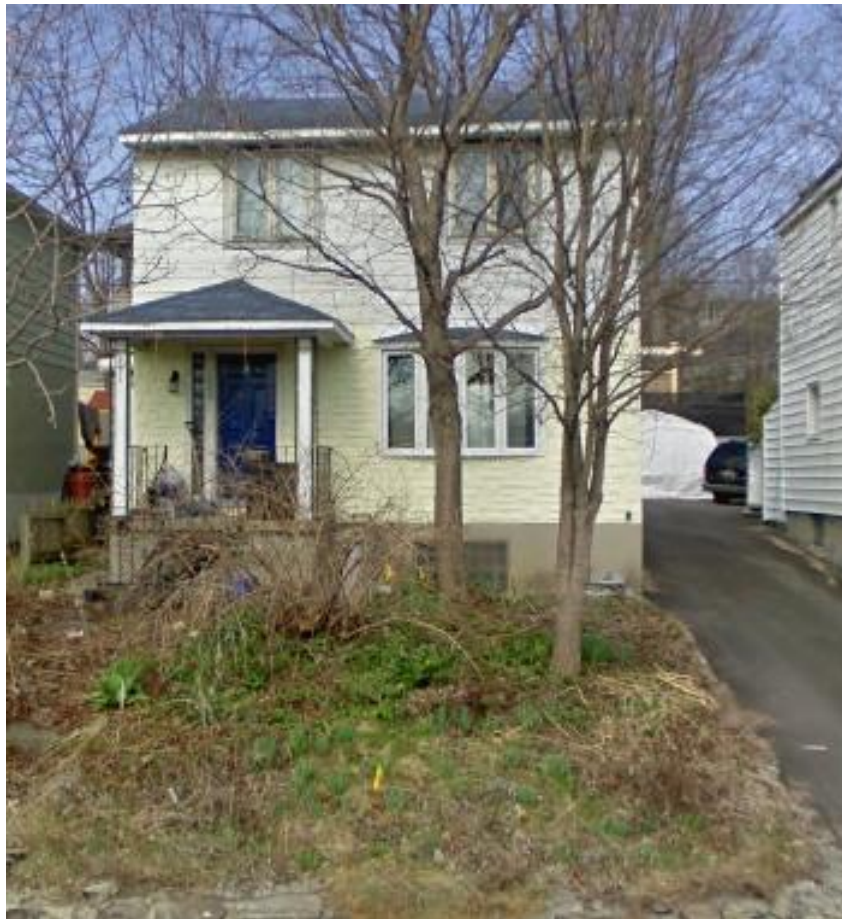
RANGES	EXCELLENT	GOOD	GOOD	FAIR	POOR
	Pre-1908	1908 to 1925	1926 to 1948	1949 to 1972	After 1972

Category	Phase Two Score, Heritage District
Environment	20 x 45% = 9
History	34 x 20% = 6.8
Architecture	47x 35% = 16.45
Phase Two Total Score	32.25/100 =32

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

HERITAGE SURVEY AND EVALUATION FORM

Municipal Address	245 Beechwood Avenue	Building or Property Name	042260137 042260167			
Legal Description	PLAN M30 LOT 24 AND RP;4R1168 PART 4	Lot	LOT 24 AND RP;4R1168 PART 4	Block	Plan	PLAN M30
Date of Original Lot Development		Date of current structure	c.1950			
Additions	1958:rear addition 1985:	Original owner				



Main Building

Garden / Landscape / Environment	Prepared by: Brittney Bos / Heather Perrault
	Month/Year: June 2010
Heritage Conservation District name	Rockcliffe Park
Character of Existing Streetscape	
<p>This area of Rockcliffe Park forms a triangle which has a distinct character from the rest of Rockcliffe. This is the only area in the neighbourhood which has smaller lots more characteristic of standard property size. Due to the density and proximity, this section of Rockcliffe Park serves as a transitional zone between the surrounding neighbourhoods of Vanier and Lindenlea.</p> <p>Beechwood Avenue is one of the primary commercial thoroughfares through a number of neighbourhoods of east Ottawa. For this reason, Beechwood Avenue is different from the other streets in Rockcliffe, all of which are residential. The buildings along this street are characterized by shallow setbacks, high density, and modest yard spaces. Uncharacteristic of most of Rockcliffe, there is a side walk and curb on both sides of the road and few street plantings.</p>	
Character of Existing Property	
<p>Characteristic of this stretch of Beechwood, there is a short stone retaining wall marking the change of grade between the sidewalk and the front yard, separating the property from the street. This retaining wall partially continues around the side of the property. On this north side, there is a driveway separating this property from its neighbour. Mature deciduous trees partially obscure the front facade of the building from the street. Similar trees also appear at the rear of the property. The front yard primarily consists of an overgrown garden.</p>	
Contribution of Property to Heritage Environs	
<p>Landscape / Open Space This property contributes to the particular landscape quality of this section of Rockcliffe. Unlike most sections, the area is characterized by small yards, more modest gardens and shallow lawns. The clear separation between street, sidewalk and property is also characteristic of this area and this property maintains this quality.</p> <p>Architecture / Built Space This property contributes to the mid 20th century architectural character of this particular area of Rockcliffe. Similar to a number of other properties on this short stretch of Beechwood (including its northern and southern neighbours), this building represents and contributes to this era of development.</p>	
Landmark Status	

<p>This building is visible from a busy thoroughfare, the view of which is enhanced by the grade raising the building higher than the sidewalk.</p>	
<p>Summary / Comments on Environmental Significance</p>	
<p>Similar to other properties along this busy thoroughfare on the edges of Rockcliffe, the landscape features of this property complement the existing streetscape. This combination of property features (including few trees, shallow setback and lawn, garden space, and stone retaining wall) relate the properties to one another and create a continuous streetscape.</p>	
<p>History</p>	<p>Prepared by: Heather Perrault / Brittney Bos</p>
	<p>Month/Year: June 2010</p>
<p>Date of Current Building(s)</p>	<p>c.1950</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. This early 20th century development was a part of one of the major developments of this important thoroughfare through Rockcliffe.</p> <p>Following the Second World War, the housing shortage became increasingly apparent. To address this, the National Housing Act was passed and standard plans were created in order to encourage quick construction. This building, along with four of its neighbours, was built to these standardized plans.</p>	
<p>Events</p>	
<p>Persons / Institutions</p>	
<p>Summary / Comments on Historical Significance</p>	
<p>This property is part of the mid-century post war developments in the southern portions of Rockcliffe Park on Beechwood Avenue bordering on the neighbourhoods of Vanier and Lindenlea. It was built following the plans created after the National Housing Act which addressed the shortage of residences following the return of soldiers following the Second World War.</p>	
<p>Historical Sources</p>	

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

Architecture	Prepared by: Heather Perrault / Brittney Bos
	Month/Year: June 2010
Architectural Design (plan, storeys, roof, windows, style, material, details, etc)	
<p>This 2 storey building features a square plan and is capped with a shallow pitched side gabled roof and chimney. The exterior is clad in faux stone metal sheeting on the bottom storey and siding on the upper. The entire building is raised on a cement foundation. The front entrance with sidelight is raised by five steps and covered by a hipped roof supported by square posts. Next to the entrance is a four sided bay window with hipped roof. The upper storey features two matching and symmetrically placed rectangular windows. There is a small side projection clad in wood siding on the south façade with a flat roof and doorway.</p>	
Architectural Style	
Designer / Builder / Architect / Landscape Architect	
1958 rear addition: Henry Hof	
Architectural Integrity	
There are no additions or significant alterations apparent. There is a rear addition; however it is not publically visible.	
Outbuildings	
Other	
Summary / Comments on Architectural Significance	

Along with its neighbour, this is an excellent example of modest post-war housing in Rockcliffe and the surrounding neighbourhoods of Vanier and Lindenlea.

PHASE TWO EVALUATION					
ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Character of Existing Streetscape				X	0/30
2. Character of Existing Property			X		10/30
3. Contribution to Heritage Environs			X		10/30
4. Landmark Status				X	0/10
Environment total					20 /100
HISTORY	E	G	F	P	SCORE
1. Construction Date			X		11/35
2. Trends			X		11/35
3. Events/ Persons/Institutions				X	0/30
History total					22 /100
ARCHITECTURE CATEGORY	E	G	F	P	SCORE
1. Design			X		17/50
2. Style			X		10/30
3. Designer/Builder			X		3/10
4. Architectural Integrity		X			7/10
Architecture total					37 /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	20 x 45% = 9
History	22 x 20% = 9.9
Architecture	37x 35% =12.95
Phase Two Total Score	26.35/100 =26

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

HERITAGE SURVEY AND EVALUATION FORM

Municipal Address	247 Beechwood Avenue	Building or Property Name	042260138 042260168			
Legal Description	PLAN M30 LOT 24 AND RP;4R1168 PART 5	Lot	LOT 24 AND RP;4R1168 PART 5	Block	Plan	PLAN M30
Date of Original Lot Development		Date of current structure	c.1950			
Additions		Original owner	Emile Larabie			



Main Building

Garden / Landscape / Environment	Prepared by: Brittney Bos / Heather Perrault
	Prepared by: Heather Perrault / Brittney Bos
Heritage Conservation District name	Month/Year: June 2010
Character of Existing Streetscape	
<p>This area of Rockcliffe Park forms a triangle which has a distinct character from the rest of Rockcliffe. This is the only area in the neighbourhood which has smaller lots more characteristic of standard property size. Due to the density and proximity, this section of Rockcliffe Park serves as a transitional zone between the surrounding neighbourhoods of Vanier and Lindenlea.</p> <p>Beechwood Avenue is one of the primary commercial thoroughfares through a number of neighbourhoods of east Ottawa. For this reason, Beechwood Avenue is different from the other streets in Rockcliffe, all of which are residential. The buildings along this street are characterized by shallow setbacks, high density, and modest yard spaces. Uncharacteristic of most of Rockcliffe, there is a side walk and curb on both sides of the road and few street plantings.</p>	
Character of Existing Property	
<p>Characteristic of this stretch of Beechwood, there is a short stone retaining wall marking the change of grade between the sidewalk and the front yard, separating the property from the street. This retaining wall continues around the sides of the property. On both the north and south sides, there is a driveway separating this property from its neighbours. Manicured cedar bushes and hedges partially obscure the front entrance of the building from the street. Similar hedges and mature trees also appear at the rear of the property. The front yard consists of a gently sloped lawn.</p>	
Contribution of Property to Heritage Environs	
<p>Landscape / Open Space This property contributes to the particular landscape quality of this section of Rockcliffe. Unlike most sections, the area is characterized by small yards, more modest gardens and shallow lawns. The clear separation between street, sidewalk and property is also characteristic of this area and this property maintains this quality.</p> <p>Architecture / Built Space This property contributes to the mid 20th century architectural character of this particular area of Rockcliffe. Similar to a number of other properties on this short stretch of Beechwood (including its southerly neighbours), this building represents and contributes to this era of development.</p>	
Landmark Status	

<p>This building is visible from a busy thoroughfare, the view of which is enhanced by the grade raising the building higher than the sidewalk.</p>	
<p>Summary / Comments on Environmental Significance</p>	
<p>Similar to other properties along this busy thoroughfare on the edges of Rockcliffe, the landscape features of this property complement the existing streetscape. This combination of property features (including few trees, shallow setback and lawn, and stone retaining wall) relate the properties to one another and create a continuous streetscape.</p>	
<p>History</p>	<p>Prepared by: Heather Perrault / Brittney Bos</p>
	<p>Month/Year: June 2010</p>
<p>Date of Current Building(s)</p>	<p>c.1950</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. This early 20th century development was a part of one of the major developments of this important thoroughfare through Rockcliffe.</p> <p>Following the Second World War, the housing shortage became increasingly apparent. To address this, the National Housing Act was passed and standard plans were created in order to encourage quick construction. This building, along with four of its neighbours, was built to these standardized plans.</p>	
<p>Events</p>	
<p>Persons / Institutions</p>	
<p>1958: Mr. And Mrs. E. Bryghto 1987: Donald and Michele Boisvert</p>	
<p>Summary / Comments on Historical Significance</p>	
<p>This property is part of the mid-century post war developments in the southern portions of Rockcliffe Park on Beechwood Avenue bordering on the neighbourhoods of Vanier and Lindenlea. It was built following the plans created after the National Housing Act which addressed the shortage of residences following the return of soldiers following the Second World War.</p>	

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: Heather Perrault / Brittney Bos
	Month/Year: June 2010
Architectural Design (plan, storeys, roof, windows, style, material, details, etc)	
<p>This 2 storey building features a square plan with rear addition and is capped with a truncated hipped roof with flat top and a modest exterior chimney on the north facade. The exterior is clad in metal siding, except for the entranceway and under the bay window which is clad in angel stone. The entire building is raised on a cement foundation. The front entrance with sidelight is raised by steps and covered by a front gabled roof supplemented by ornamental posts. Next to the entrance is a three sided bay window with hipped roof. The upper storey features a small rectangular window on the north portion. There is a small rear addition.</p>	
Architectural Style	
Designer / Builder / Architect / Landscape Architect	
Architectural Integrity	
<p>The second storey front window was reduced in size and there is a small rear addition; however, neither significantly detracts from the original building.</p>	
Outbuildings	
Other	
Summary / Comments on Architectural Significance	

This is a good example of modest post-war housing in Rockcliffe and the surrounding neighbourhoods of Vanier and Lindenlea.

PHASE TWO EVALUATION					
ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Character of Existing Streetscape				X	0/30
2. Character of Existing Property			X		10/30
3. Contribution to Heritage Environs				X	0/30
4. Landmark Status				X	0/10
Environment total					10 /100
HISTORY	E	G	F	P	SCORE
1. Construction Date			X		11/35
2. Trends			X		11/35
3. Events/ Persons/Institutions				X	0/30
History total					22 /100
ARCHITECTURE CATEGORY	E	G	F	P	SCORE
1. Design				X	0/50
2. Style				X	0/30
3. Designer/Builder				X	0/10
4. Architectural Integrity				X	0/10
Architecture total					0 /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	10 x 45% = 4.5
History	22 x 20% = 4.4
Architecture	0 x 35% =0
Phase Two Total Score	8.9 /100 =9

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