

1. **Application to alter 540 Manor Avenue, a property located within the Rockcliffe Park Heritage Conservation District and designated under Part V of the *Ontario Heritage Act***
- Demande de modification du 540, avenue Manor, une propriété située dans le district de conservation du patrimoine de Rockcliffe Park et désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario***

Committee Recommendations

That Council:

1. **Approve the application to alter the building at 540 Manor Avenue according to plans by O'Keefe Fiorenza Design Group, dated August 24, 2020;**
2. **Approve the landscape design for 540 Manor Avenue according to plans by James B. Lennox and Associates Inc. dated November 2, 2020;**
3. **Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department;**
4. **Issue the heritage permit with a two-year expiry date from the date of issuance.**

Recommandations du Comité

Que le Conseil :

1. **Approuve la demande visant à modifier le bâtiment situé au 540, avenue Manor, conformément aux plans soumis par O'Keefe Fiorenza Design Group et datés du 24 août 2020;**
2. **Approuve l'aménagement paysager proposé au 540, avenue Manor, conformément aux *plans* soumis par James B. Lennox**

and Associates Inc. et datés du 2 novembre 2020;

3. **Délègue au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'effectuer des modifications mineures de conception;**
4. **Délivre le permis en matière de patrimoine et fixer sa date d'expiration à deux ans après la date de délivrance.**

Documentation/Documentation

1. Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development Department, dated November 24, 2020 (ACS2020-PIE-RHU-0029)

Rapport du Gestionnaire, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 24 novembre 2020 (ACS2020-PIE-RHU-0029)

2. Extract of draft Minutes, Built Heritage Sub-Committee, December 8, 2020.

Extrait de l'ébauche du procès-verbal, Sous-comité du patrimoine bâti, le 8 décembre 2020.

**Built Heritage Sub-Committee
Report 18
January 27, 2021**

3

**Sous-comité du patrimoine bâti
Rapport 18
Le 27 janvier 2021**

**Report to
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
December 8, 2020 / 8 décembre 2020**

**and Council / et au Conseil
January 27, 2021 / 27 janvier 2021**

**Submitted on November 24, 2020
Soumis le 24 novembre 2020**

**Submitted by
Soumis par:
Court Curry,
Manager / Gestionnaire,
Right of Way, Heritage and Urban Design Services / Services des emprises, du
patrimoine et du design urbain
Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'Infrastructure et du développement économique**

**Contact Person
Personne ressource:
Ashley Kotarba, Planner / Urbaniste, Heritage Planning Branch / Planification du
patrimoine
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Ward: RIDEAU-ROCKCLIFFE (13)

File Number: ACS2020-PIE-RHU-0029

**SUBJECT: Application to alter 540 Manor Avenue, a property located within the
Rockcliffe Park Heritage Conservation District and designated under
Part V of the *Ontario Heritage Act***

**OBJET: Demande de modification du 540, avenue Manor, une propriété
située dans le district de conservation du patrimoine de Rockcliffe**

Park et désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario*

REPORT RECOMMENDATIONS

That the Built Heritage Sub-Committee recommend that Council:

1. Approve the application to alter the building at 540 Manor Avenue according to plans by O'Keefe Fiorenza Design Group, dated August 24, 2020;
2. Approve the landscape design for 540 Manor Avenue according to plans by James B. Lennox and Associates Inc. dated November 2, 2020;
3. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department;
4. Issue the heritage permit with a two-year expiry date from the date of issuance.

RECOMMANDATIONS DU RAPPORT

Que le Sous-comité du patrimoine bâti recommande ce qui suit au Conseil :

1. Approuver la demande visant à modifier le bâtiment situé au 540, avenue Manor, conformément aux plans soumis par O'Keefe Fiorenza Design Group et datés du 24 août 2020;
2. Approuver l'aménagement paysager proposé au 540, avenue Manor, conformément aux *plans* soumis par James B. Lennox and Associates Inc. et datés du 2 novembre 2020;
3. Déléguer au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'effectuer des modifications mineures de conception;
4. Délivrer le permis en matière de patrimoine et fixer sa date d'expiration à deux ans après la date de délivrance.

BACKGROUND

The house at 540 Manor Avenue (constructed circa 1925) is a two-storey building with rectangular plan, and a steeply pitched, hipped roof. The massing, tall chimneys multi-paned casement windows and materials are reflective of the English Cottage/Tudor Revival style. The exterior is stucco on the upper storey and painted brick on the lower. In the centre of the original building, there is a gabled frontispiece containing a multi-paned vertical window in the upper storey, decorated with half timbering. The property is located on the east side of Manor Avenue, between Thorold Road and Hillcrest Road (Documents 1 and 2). This area of Rockcliffe Park is typified by houses inspired by the English Cottage style constructed in the early 20th century. This property is a Grade I property in the Rockcliffe Park Heritage Conservation District.

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

The Rockcliffe Park HCD Plan was approved by City Council in 2016 and came into effect in 2018. The overarching objective of the Rockcliffe Park HCD Plan is to provide direction in managing change and conserving the HCD in a manner that respects its values.

This application is to permit the alteration and an addition to the existing house. This report has been prepared because the alteration of a property in a heritage conservation district designated under Part V of the *Ontario Heritage Act* requires the approval of City Council.

DISCUSSION

The application is to alter the house at 540 Manor Avenue, a property located in the Rockcliffe Park Heritage Conservation District (RPHCD). The property has a score of 73, making it a Grade I building within the HCD (Document 3).

The house at 540 Manor Avenue (Documents 2, 3 and 5) is an English Cottage style house designed by Allan W. Horwood. Over the years, numerous additions have been made to the building, including a second garage, a garage link and additions to the rear. This application proposes demolition of all additions and garages and the construction of one new addition to the rear (east) of the building. The addition will be set in on both sides of the house, feature a steeply pitched roof to match that of the existing house, and will be clad in stucco. The addition also includes a three-car garage below grade. The addition is inspired by the existing house in terms of form, materials and configuration.

This application also includes the removal of the existing canopy over the front door to be replaced with a wooden porch that respects the English Cottage characteristics of the house. Other elements of the application include new windows throughout, a new metal shingle roof, a wrap-around porch at the rear and sides, and a new detached, single-car garage.

A pool, pool house and new landscaping in the rear yard is also proposed with this application.

Recommendation 1

The Rockcliffe Park HCD Plan ([RPHCDP](#)) has guidelines for alterations and additions to Grade I buildings (Document 10, Section 7.4.1). Generally, additions should be of their own time, be lower than the existing roofline, use natural materials, be compatible with the Grade I buildings in the associated streetscape, and not result in the obstruction of heritage attributes.

Addition

The proposed interventions, described above (Documents 6 and 7), respect the guidelines of the RPHCDP. While the addition will take cues from the house in terms of massing and materials, the design will be of its own time. The windows, while using the

appropriate muntin bar pattern will be large, representing a contemporary aesthetic. The height of the addition will be lower than the existing house. Furthermore, the addition will also be situated so that the roofline on the existing house will not be broken, allowing the pitch to be maintained on all four sides. The house, in its original form and massing will be retained. The addition will be clad in a stucco to match that of the existing house. The new addition will feature new living space, a wrap-around porch at the rear and both sides, as well as a below-grade three-car garage.

The house at 540 Manor Avenue is situated to the north of a Grade I house, and across the street from two Grade I houses, one of which is also designated under Part IV of the *Ontario Heritage Act*. All Grade I houses in the associated streetscape have a similar footprint to 540 Manor Avenue, including its current additions. While the new addition will increase the footprint and massing of the house, the height, setback and materials will be compatible with the existing house and its neighbouring Grade I buildings. The addition will be located at the rear, be set in on both sides, and be lower than the existing house. As a result, the proposed addition to the building will have minimal impact on the character of the historic streetscape along Manor Avenue (Document 8).

Modifications to existing house – porch, windows, roof

The application also includes the removal of the existing front canopy over the entrance. This was a later modification that does not respect the English Cottage qualities of the house. The proposal includes a new wooden porch with simple columns and a metal railing on the second floor. The RPHCDP (Document 10, Section 7.3.4) allows for the construction of new porches where none existed, provided they do not obscure the heritage attributes of the building. This new porch is sympathetic to the English Cottage detailing of the house and will make a positive contribution to the building. While the front door itself will be changed, as per the RPHCDP, the pattern and arrangement of the front entrance will be retained, including the doors, sidelights and transom windows.

Many windows on the house have already been changed to vinyl units. In order to unify all the windows on the house, the proposal includes replacing all windows with metal-clad wood windows with the same size, shape and divisions as what is existing on the house. The windows on the new addition will follow the same pattern. While larger in size, they will have the same division as on the existing house, meeting the guidelines in the RPHCDP regarding materials and divisions on windows in additions.

The house currently has a metal shingle roof. The RPHCDP (Document 10, Section 7.3.2) encourages owners to restore the roof to its original material. While the roof was originally clad in cedar shakes, the proposed metal shingle roof is acceptable since it will have a similar appearance to the original roofing material.

As part of the overall clean up of the building, the applicant has agreed to explore opportunities to remove the paint from the bricks. A test patch will be done in a discreet location in order to determine if this is feasible. Additionally, the paint will be removed from the stone lintels above the bay window on the ground floor.

Overall, the alterations to the house form part of a rehabilitation scheme to bring the house back in line with its original design intention.

Detached Garage

The application includes the removal of the two garages. They are later modifications and are connected via an unsympathetic link to the house (Document 2). Heritage staff have no concern over their demolition as they do not contribute to the cultural heritage value of the property or the HCD. The proposal includes the construction of one single car detached garage located south of the house, set back from the front façade. This new garage will not be connected to the house and will allow the house to maintain primacy on the property. Additionally, the new garage will be further from the side property line than the existing garages, creating more spaces between 540 Manor and its neighbour. The RPHCDP (Document 10, Section 7.4.2) notes that detached garages should not be located between the front façade and the front property line. The proposed detached garage is set back from the front façade, meeting this guideline and also takes design inspiration from the house, using stucco and brick cladding and will have a steeply pitched roof.

Heritage staff have no objections to the proposed addition and alterations to the building located at 540 Manor Avenue. The roofline of the addition is lower than the existing building, set back from the front façade, clad in materials that reflect the character of the original house and are typical of the area. Although somewhat similar in expression, the addition is distinguishable from the original house since it is stepped back from the front façade, has a lower roof and is set in on the sides, providing a visual break between old and new.

Recommendation 2

The character of the existing landscape in Rockcliffe Park is a heritage attribute of the heritage conservation district. The Statement of Cultural Heritage Value notes:

The preservation of the natural landscape, the deliberately curved roads, lined with mature trees, and without curbs or sidewalks, the careful landscaping of the public spaces and corridors, together with the strong landscaping of the individual properties, create the apparently casual and informal style so integral to the Picturesque tradition.

There are guidelines associated with landscaping in the Rockcliffe Park Heritage Conservation District Plan (Document 10, Section 7.4.3). These note that new additions must maintain a prevalence of soft over hard surfaces and visual continuity between properties, particularly in the front and sides yards. Further, they provide that this can be achieved by ensuring that their location is appropriate to preserve setbacks, by maintaining existing grades and trees, and by ensuring that modifications to driveways will limit the amount of hard surfacing.

The existing landscape at 540 Manor Avenue is typical of Rockcliffe Park with mature trees, green lawns, hedges along the property lines, and a semi-circular driveway in front of the house. The proposed landscape plan (Document 9) includes the retention of the semi-circular driveway, the creation of a new reverse-slope driveway, as well as a pool and accompanying pool house in the rear yard.

Since the addition will be generally in line with the existing structure, the side yard setbacks will be maintained, and in some areas increased. The front yard will have a reduction to the hard surfacing, respecting the guideline about protecting the continuity and dominance of soft landscape within the HCD.

The existing semi-circular driveway will be retained. The existing double car width driveway leading towards the two garages will be narrowed to a single-car width, increasing the amount of soft landscaping at the front of the property. A new reverse-slope driveway will be created along the property line, leading towards the rear of the property to access the new three-car below-grade garage. The grade on the property drops as it moves towards the rear of the house, lending itself to a natural progression for a reverse-slope driveway.

While the pool, pool decking and pool house will increase the hard surfacing on the property, the lot is large, and will remain mostly soft landscaping. The proposal meets the landscaping requirements of the RPHCDP as soft landscaping will continue to dominate the property.

No mature trees will be removed for this application. New eastern white cedars will be planted along the street, obscuring the house from view and enhancing the character of the streetscape. Additional cedars will be planted along the neighbouring property line to the south.

Cultural Heritage Impact Statement

As part of this application, a Cultural Heritage Impact Statement (CHIS) was submitted by Commonwealth Historic Resource Management (Document 12). The CHIS recommends the approval of the application on the basis that the addition supports the character of the HCD as it “respects the orientation, site setback and height requirements outlined in the heritage conservation district [plan] ... and retains the relationship to adjacent buildings and respecting [the] cultural heritage value of the streetscape”.

Staff concur with the findings of the CHIS.

Standards and Guidelines for the Conservation of Historic Places in Canada

City Council adopted Parks Canada’s “Standards and Guidelines for the Conservation of Historic Places in Canada” in 2008. This document establishes a consistent set of conservation principles and guidelines for projects involving heritage resources. Heritage staff consider this document when evaluating applications under the *Ontario Heritage Act*. The following Standards and Guidelines are applicable to this proposal:

Standard 1: a) Conserve the heritage value of an historic place; and

Standard 11: a) Conserve the heritage value and character-defining-elements when creating any new additions to an historic place or any related new construction; b) make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

The proposed alterations will conserve the cultural heritage value of Rockcliffe Park by maintaining its park-like qualities. The house will remain compatible with the heritage attributes of the HCD in terms of its form and massing, overall height, setbacks and the dominance of the property's landscape setting. The development will rehabilitate an existing house that requires repairs. The house will be visually and physically compatible with the character of Rockcliffe Park and the Manor Avenue streetscape in its massing, but its addition will be distinguishable as contemporary in its placement and design.

Conclusion

Staff recommend the approval of the application to alter 540 Manor Avenue as it meets the objectives, policies and guidelines of the Rockcliffe Park HCD Plan and Parks Canada's Standards and Guidelines. The proposal removes all the unsympathetic modifications made to the house over the years, allowing the house to read as its original form. The proposed addition and alterations are in keeping with the RPHCDP in that the addition is located in the rear yard, stepped back, lower than the original house, and clad in the same material. Furthermore, soft landscape will continue to dominate the property, in particular in the front yard where the hard surfacing will be reduced.

Recommendation 3

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. In this instance, a two-year expiry date, unless otherwise extended by Council, is recommended to ensure that the project is completed in a timely fashion.

Recommendation 4

Minor changes to a building sometimes emerge during the working drawing phase. This recommendation is included to allow the General Manager of Planning, Infrastructure and Economic Development Department to approve these changes.

Provincial Policy Statement

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

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

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

As part of the Heritage Planning Branch's Heritage Pre-consultation Pilot Program, the Rockcliffe Parks Residents' Association Heritage Committee (RPRAHC) participated in a pre-consultation meeting with the applicant in June 2020. Staff and the RPRAHC provided shared comments, which were supportive of the proposal.

The Rockcliffe Park Residents' Association (RPRA) supports the application and provided comments that can be found in Document 11.

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

COMMENTS BY THE WARD COUNCILLOR

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

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the recommendations of this report.

ASSET MANAGEMENT IMPLICATIONS

There are no direct asset management implications with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- Thriving Communities: Promote safety, cultural, social and physical well-being for our residents.

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on January 31, 2021.

Approval to alter this property under the *Ontario Heritage Act* must not be construed to meet the requirements for the issuance of a building permit.

SUPPORTING DOCUMENTATION

Document 1	Location Map
Document 2	Current Photographs
Document 3	Heritage Survey Form
Document 4	Proposed Site Plan
Document 5	Existing Elevations
Document 6	Proposed Elevations
Document 7	Proposed Renderings
Document 8	Streetscape Analysis
Document 9	Landscape Plan

Document 10 Rockcliffe Park HCD Plan Guidelines

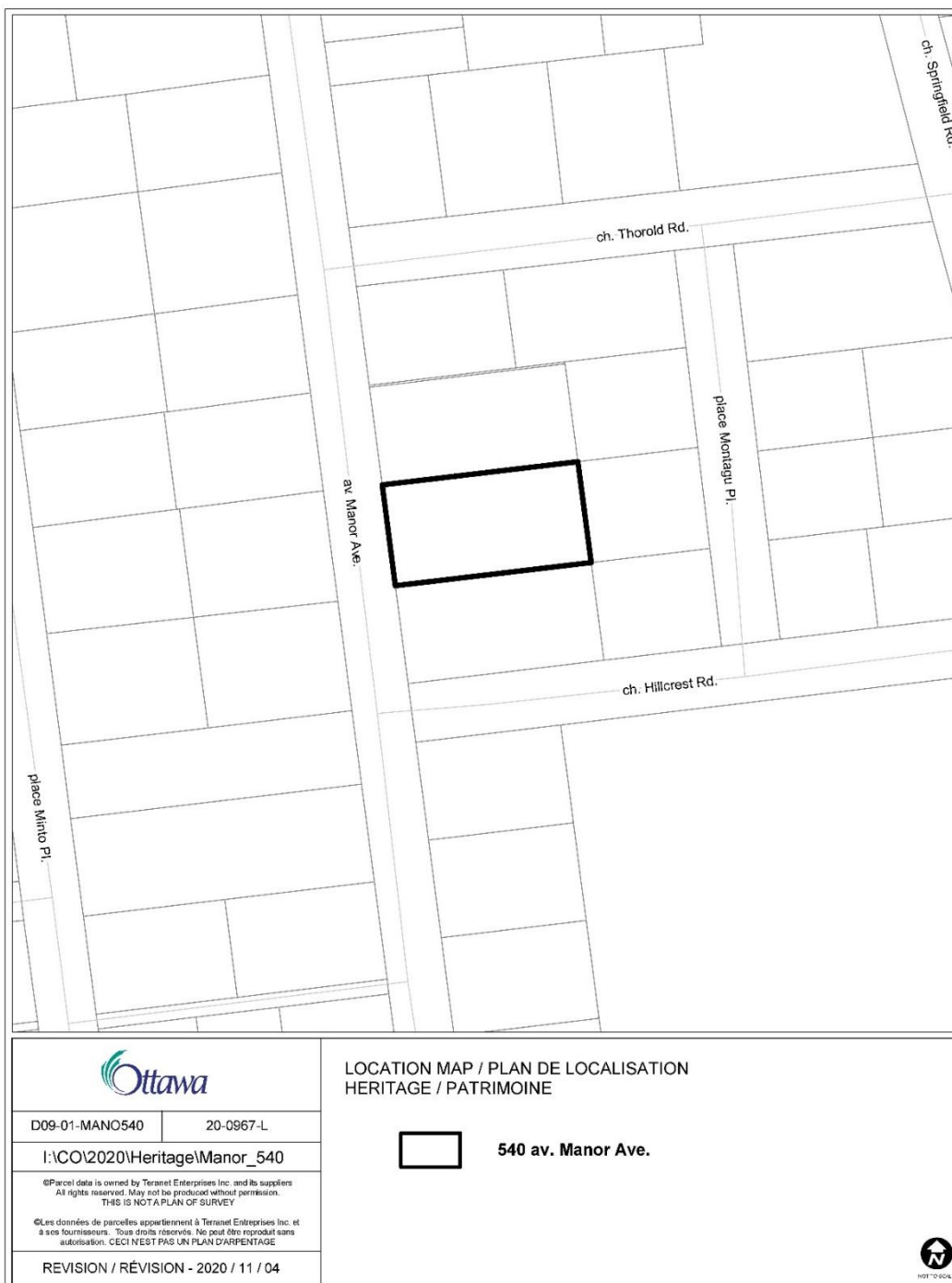
Document 11 Rockcliffe Park Residents' Association Comments

Document 12 Cultural Heritage Impact Statement

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



Document 2 – Current Photographs



Front façade of the house, viewed from the north



Front façade of the house viewed from the south. This image shows the two garages attached to the house via link. Note the large area of hard surfacing.




Front façade

Document 3 – Heritage Survey Form



HERITAGE SURVEY AND EVALUATION FORM				
Municipal Address	540 Manor Avenue	Building or Property Name	042220119	
Legal Description	PM 55 LOT 14 MANOR E	Lot	Block	Plan
Date of Original Lot Development		Date of current structure	c.1925	
Additions	1961: Garage 1979: Covered Porch 1991: Two storey addition and deck 1992: Front Entry and Carport	Original owner	John R and Stella Moffatt	



Main Building

Garden / Landscape / Environment	Prepared by: Heather Perrault / Brittney Bos
	Month/Year: August 2010
Heritage Conservation District name	Rockcliffe Park
Character of Existing Streetscape	
<p>This section of Rockcliffe, behind Elmwood school, was developed sporadically during a number of historical periods. This land, originally part of the McKay Elmwood farm, was largely pasture until the early 1930s. The spacious qualities of its original character were retained during its development before and after the Second World War. The lots are of relatively the same size and the features further unify the diversity of spaces. The resulting combination of architectural styles and characters enhances the open space, despite the seclusion created by the narrow roadways.</p> <p>Manor Avenue is a north-south thoroughfare that runs from Maple Lane to Coltrin. This section of Manor runs relatively flat and straight. There are no sidewalks or curbs on the entire length and therefore cars and pedestrians share the same roadway. Buildings along this street date from a number of time periods and feature a variety of architectural styles that are characteristic of Rockcliffe. The street is lined with a variety of trees; however, they do not detract from the open space created by the roadway and lawns. The front yards, similar in size, generally consist of lawn space dotted with gardens and cut by driveways. Through the employment of trees, hedges and fences, a number of the properties are informally separated from the street. The landscape qualities of this street are characterized by its diversity of configurations but uniformity of elements.</p>	
Character of Existing Property	
<p>This property is somewhat typical of the properties along Manor Avenue. The house is situated on a substantial evenly graded lot and is shielded from the street by a series of mature coniferous trees with garden beds around their bases. The front yard features a semi-circular driveway which extends to the front entrance as well as toward the garages located on the southerly portion of the lot. The property is bounded on the north and south sides by a series of mature trees. Garden beds and shrubs are located along the front of the house.</p>	
Contribution of Property to Heritage Environs	
<p>Landscape / Open Space : The landscape elements, including the front yard with mature trees help to establish the character that typifies Manor Avenue. Informally shielded from the street, this property is consistent with the diversity of configurations of similar landscape elements.</p> <p>Architecture / Built Space : The mid-20th century character and scale of this residence together with other residences on this road of a similar scale but of a variety of architectural styles establish a coherent streetscape.</p>	
Landmark Status	

This residence is situated on a quiet thoroughfare and is shielded from the street by dense foliage.	
Summary / Comments on Environmental Significance	
The landscape features of this property are shared with many of the surrounding properties on Manor Avenue and help to create a coherent streetscape.	
History	Prepared by: Heather Perrault / Brittney Bos
	Month/Year: August 2010
Date of Current Building(s)	c.1925
Trends	
In the early to mid 20 th 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.	
Events	
Persons / Institutions	
<p>1930-1935-: John R and Stella Moffatt 1945: Norman and Constance Seagram 1950: Denis M Coolican and Jean Coolican : Denis Coolican was elected as Rockcliffe Reeve in 1956 and remained until 1965. -1959-1960-: Claire Manion and James Patrick Manion (d.1959). Manion was the former Trade Commissioner Service Official, former commercial counsellor for Canada in Paris and assistant director of the Canadian Trade Commissioner Service.</p> <p>1961: Justice Roland Almon Ritchie : Roland Almon Ritchie (d.1988) From 1941 to 1944, he served as Assistant Deputy Judge Advocate with the Third Canadian Division. Upon his return to Canada, he resumed his practice in Halifax and helped found the law firm of Daley, Phinney & Ritchie. He also lectured on insurance law at Dalhousie University for 12 years and acted as counsel to the royal commission on the terms of Newfoundland's union with Canada in 1949. On May 5, 1959, he was appointed to the Supreme Court of Canada. He served on the Court for 25 years, retiring on October 31, 1984.</p>	
Summary / Comments on Historical Significance	
The historical significance of this property is due to its age, constructed in c.1925, as well as its associations with Denis Coolican, James Patrick Manion, and Justice Roland Almon Ritchie.	

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 1930, 1935, 1940, 1945, 1950, 1960 "Rites Friday for Manion" Ottawa Citizen June 4 1959. http://news.google.ca/newspapers?id=XR0yAAAAIBAJ&sjid=d-QFAAAAIBAJ&dq=540-manor&pg=3509%2C681148 "About the Court : Judges of the Court : The Honourable Mr Justice Roland Almon Ritchie" The Supreme Court of Canada http://www.scc-csc.gc.ca/court-cour/ju/ritchie2/index-eng.asp</p>

Architecture	Prepared by: Heather Perrault / Brittney Bos
	Month/Year: August 2010
Architectural Design (plan, storeys, roof, windows, style, material, details, etc)	
<p>This two storey building is rectangular in plan with side and rear extensions and is capped by a steeply pitched hipped roof. The exterior is stucco on the upper storey and brick on the lower. In the centre of the original building, there is a gabled frontispiece containing a multi paned vertical window in the upper storey decorated with half timbering and the entrance on the lower. This entranceway is covered by a front gabled rooflet supported by posts. Flanking the frontispiece on either side of the upper storey are two multi paned rectangular windows. To the north of the front door on the north side is a multi paned window divided vertically in three. There appears to be a three sided bay window on the south side of the main entrance Attached on the south side are two single storey garages, one capped with a front gabled roof and the other with a hipped roof with flared eaves. There are chimneys on both the north and south facades of the original building.</p>	
Architectural Style	
English Cottage / Tudor Revival (irregular plan, asymmetrical massing, gabled frontispiece, steeply pitched roof, prominent chimneys, variety of exterior materials, multi paned windows)	
Designer / Builder / Architect / Landscape Architect	
<p>Original: Allan W Horwood 1979: D Starbuck 1992: Birkwood</p> <p>Allan Horwood was a local architect who also partnered with Clarence Burritt.</p>	

Architectural Integrity
There are a number of south side additions; however, all match well with the original design of the building and do not detract from its characteristics.
Outbuildings
Other
Summary / Comments on Architectural Significance
This is a good example of an early 20 th century residence within this particular section of Rockcliffe. Its architectural features, style, and character (particularly its irregular plan, asymmetrical massing, gabled frontispiece, steeply pitched roof, prominent chimneys, variety of exterior materials, multi paned windows) relates this building to others in this section of the neighbourhood. This type of architecture characterizes a significant number of buildings constructed during this time period in this area and thus relates the buildings of various scales to one another.

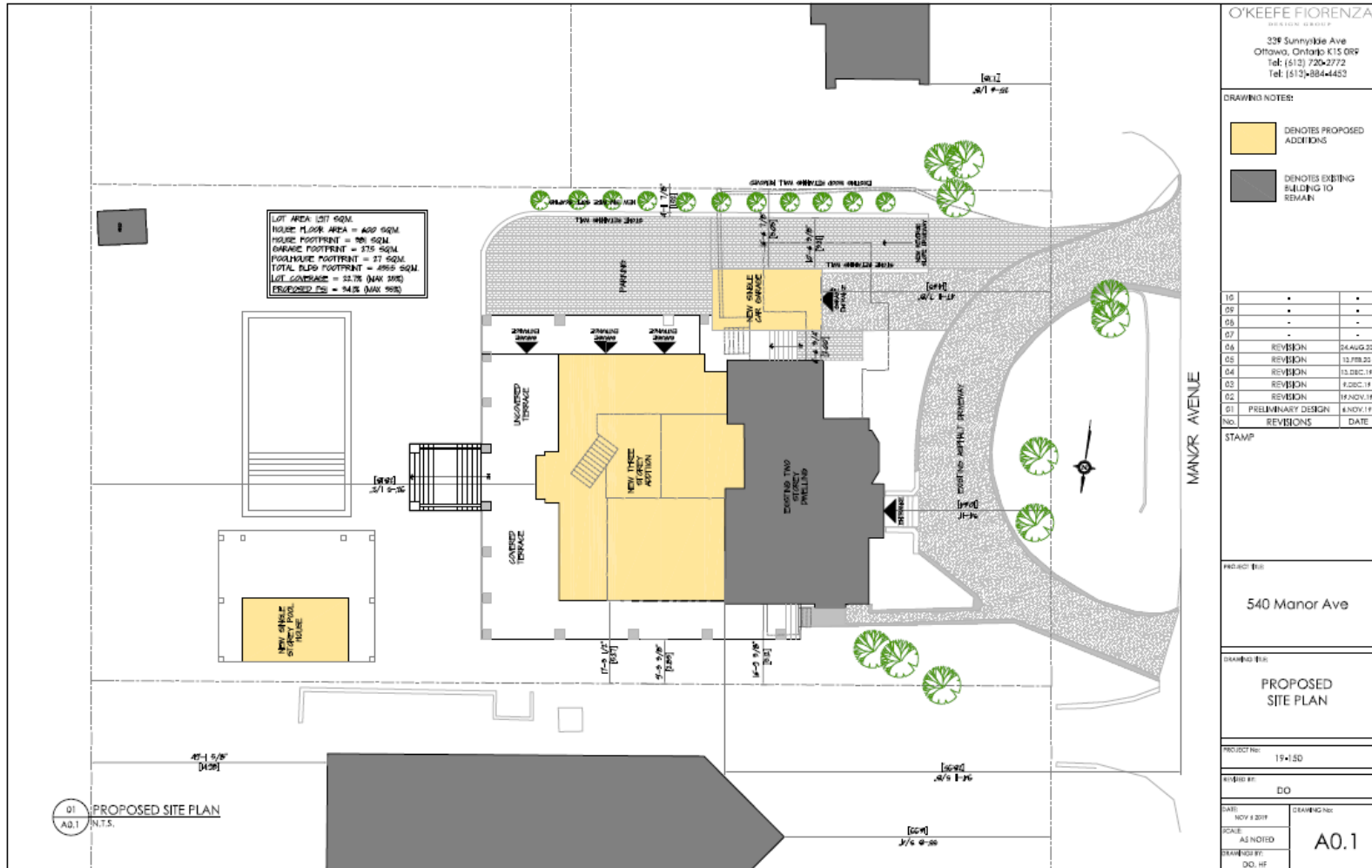
PHASE TWO EVALUATION					
ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Character of Existing Streetscape	X				30/30
2. Character of Existing Property	X				30/30
3. Contribution to Heritage Environs	X				30/30
4. Landmark Status				X	0/10
Environment total					90 /100
HISTORY	E	G	F	P	SCORE
1. Construction Date		X			23/35
2. Trends			X		11/35
3. Events/ Persons/Institutions			X		10/30
History total					44/100
ARCHITECTURE CATEGORY	E	G	F	P	SCORE
1. Design		X			33/50
2. Style		X			20/30
3. Designer/Builder		X			7/10
4. Architectural Integrity		X			7/10
Architecture total					67/100

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

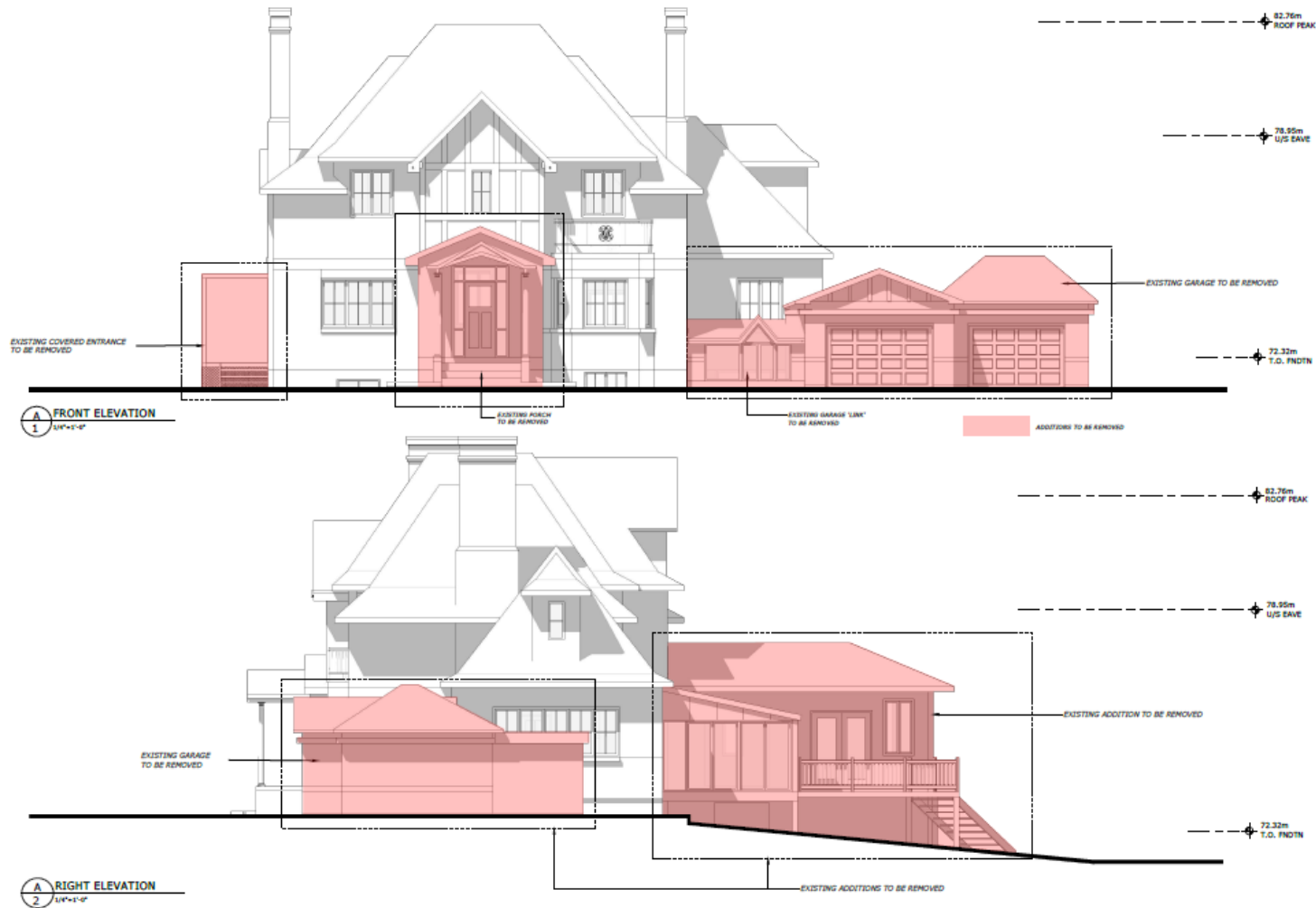
Category	Phase Two Score, Heritage District
Environment	90 x 45% = 40.5
History	44 x 20% = 8.8
Architecture	67x 35% = 23.45
Phase Two Total Score	72.75/100 =73

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

Document 4 – Proposed Site Plan

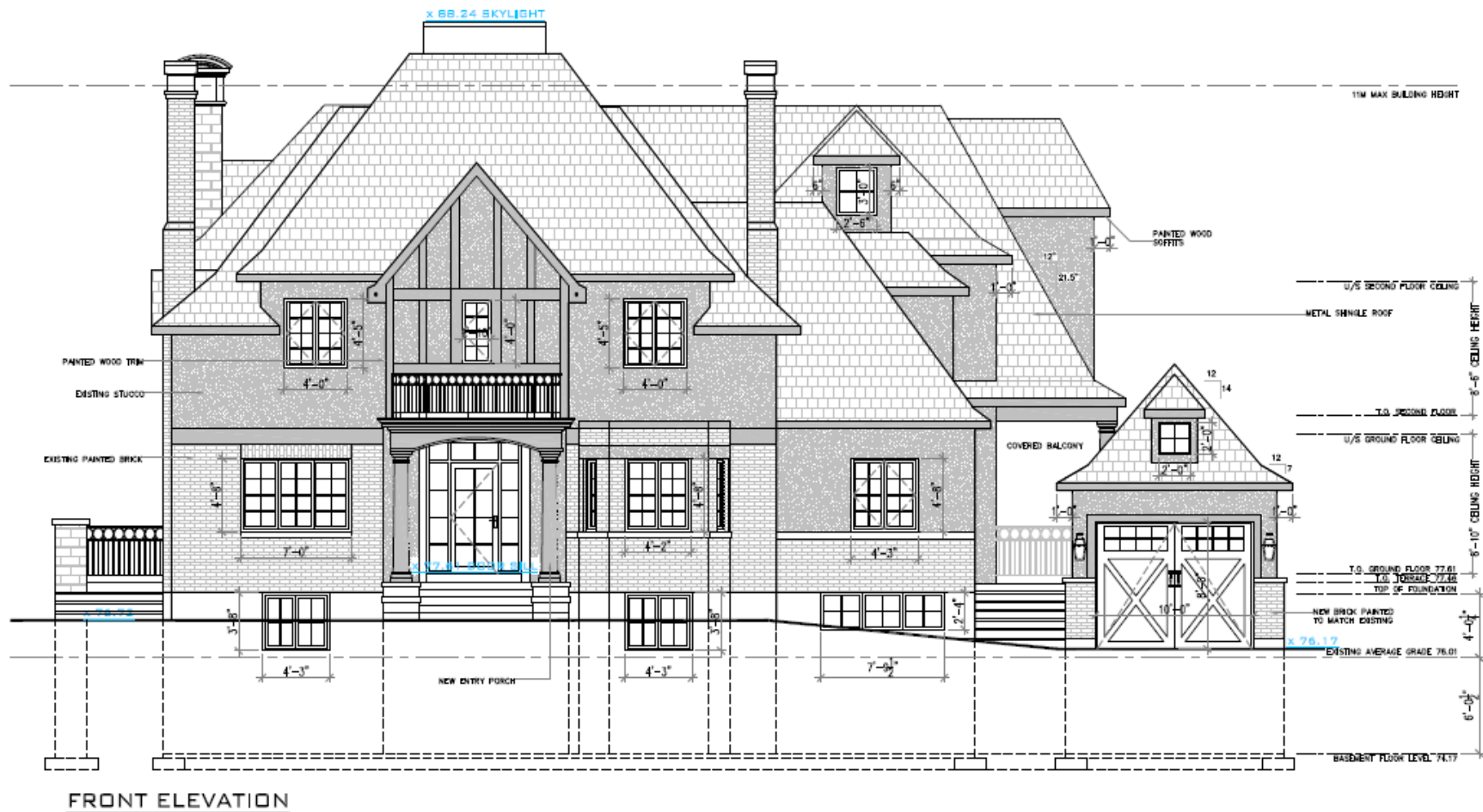


Document 5 – Existing Elevations

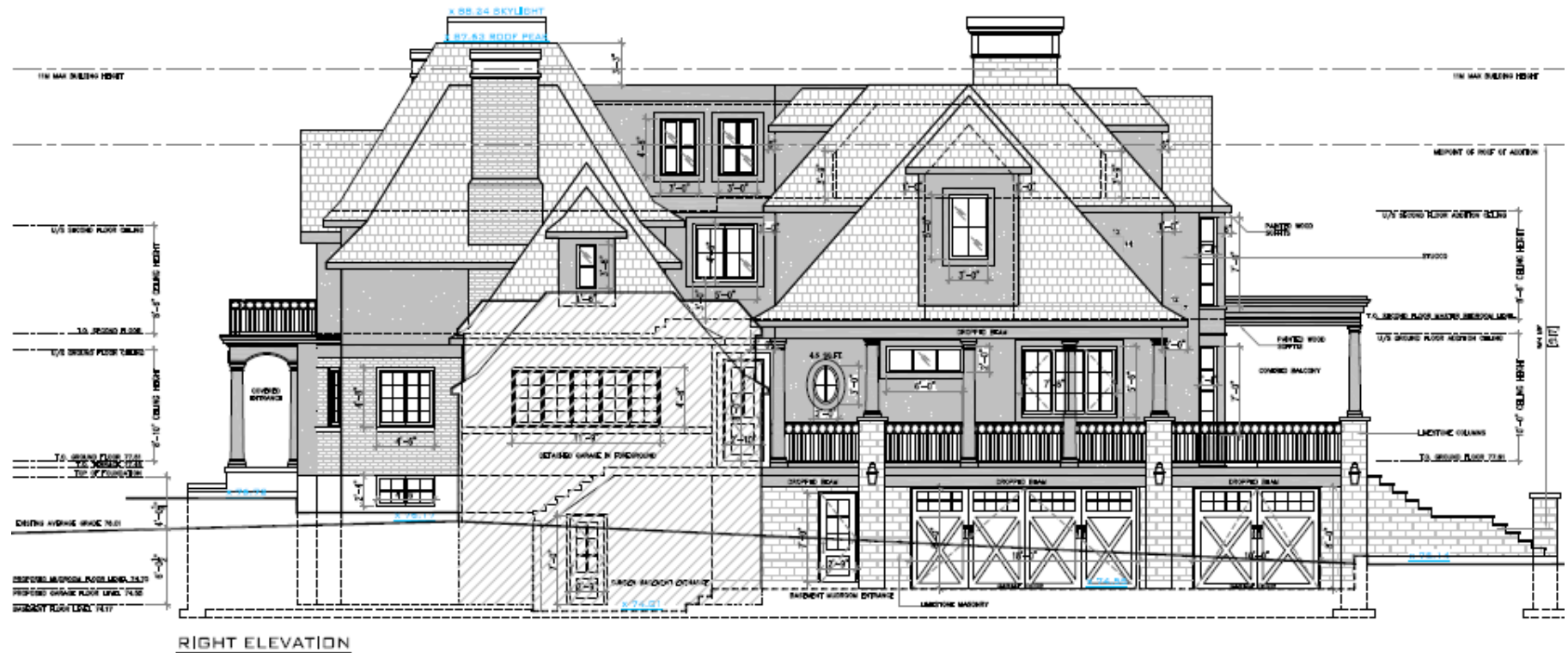




Document 6 – Proposed Elevations







Document 7 – Proposed Renderings



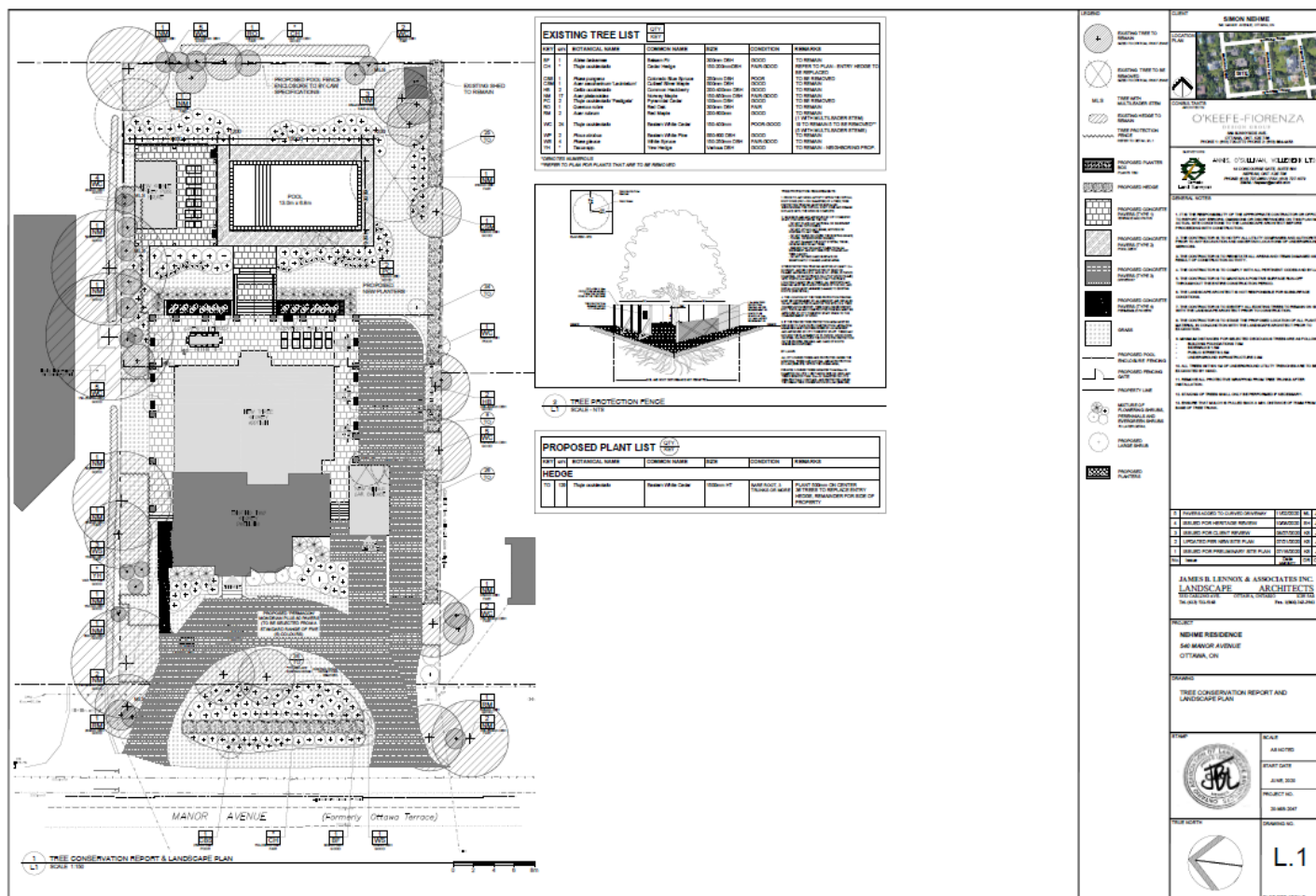




Document 8 – Streetscape Analysis



Document 9 – Landscape Plan



Document 10 – Rockcliffe Park HCD Plan Guidelines

7.4.1 Alterations and Additions to Existing Buildings General Guidelines

1. Property owners are encouraged to retain an architect, designer and/or heritage professional when designing an addition to an existing building.
2. Additions to existing buildings should be of their own time and are not required to replicate an historic architectural style. If a property owner wishes to recreate an historic style, care should be taken to endure that the proposed addition is an accurate interpretation.
3. The height of any addition to an existing building should normally not exceed the height of the existing roof. If an application is made to alter the roof, the new roof profile should be compatible with that of its neighbours.
4. The use of natural materials, such as stone, real stucco, brick and wood is an important attribute of the HCD, and the use of materials such as vinyl siding, aluminium soffits, synthetic stucco, and manufactured stone will not be permitted.
5. Brick and stone cladding will extend to all facades.
6. Terraces on the top storey of buildings do not form part of the heritage character of the HCD, however, a terrace on the top storey may be permitted if it is set back from the roof edge, it and its fixtures are not visible from the surrounding public realm and the terrace does not have a negative effect on the character of the surrounding cultural heritage landscape.
7. Terraces and balconies below the top storey (for example, on a garage roof, or one storey addition) may be recommended for approval if they do not have a negative effect on the character of the surrounding cultural heritage landscape.
8. New garages shall not normally be attached to the front or side facades of existing buildings but may be attached to the rear of the building. Exceptions may be made for attached garages set back significantly from the front facade in order to reduce their impact on the cultural heritage value of the associated streetscape.

9. The use of modern materials such as plastic or fiberglass to replicate architectural details such as columns, balusters or bargeboard is not acceptable and will not be permitted.

Guidelines for Grade I Buildings

1. All additions to Grade I buildings shall be complementary to the existing building, subordinate to and distinguishable from the original and compatible in terms of massing, facade proportion, and rooflines.
2. In planning alterations and additions to Grade I buildings, the integrity of the rooflines of the original house (gable, hip, gambrel, flat etc.) should be respected and well-integrated.
3. Alterations and additions to Grade I buildings shall be designed to be compatible with the historic character of buildings in the associated streetscape, in terms of scale, massing, height, setback, entry level, and materials.
4. Windows in new additions should complement the building's original windows. Windows may be wood, metal clad wood, steel or other materials as appropriate. Multipaned windows should have appropriate muntin bars.
5. New additions shall not result in the obstruction or removal of heritage attributes of the building or the HCD.
6. Cladding materials for additions to Grade I buildings will be sympathetic to the existing building. Natural materials are preferred.

7.4.3 Landscape Guidelines – New Buildings and Additions

1. New buildings and additions to existing buildings shall respect the heritage attributes of the lot's existing hard and soft landscape, including but not limited to trees, hedges and flowerbeds, pathways, setbacks and yards. Soft landscaping will dominate the property.
2. New buildings and additions will be sited on a property to respect the established landscaped character of the streetscape.

3. The existing landscaped character of a lot will be preserved, when new buildings and additions are constructed.
4. The front lawns and side yards of new buildings shall protect the continuity and dominance of the soft landscape within the HCD.
5. If a driveway must be moved, the new driveway will be established in conformity with these Guidelines, the Zoning By-law, and the Private Approach By-law.
6. To ensure landscape continuity, new buildings should be sited in generally the same location and be oriented in the same direction as the building being replaced to ensure that the existing character of the lot, its associated landscape and the streetscape are preserved.
7. Setbacks, topography and existing grades, trees, pathways and special features, such as stone walls and front walks shall be preserved.
8. All applications for new construction shall be accompanied by a detailed landscape plan. The plan must clearly indicate the location of all trees, shrubs and landscape features including those to be preserved and those to be removed, and illustrate all changes proposed to the landscape.
9. The removal of mature trees is strongly discouraged, and all applications will be subject to the appropriate bylaw and permitting process. Where a tree has to be removed to accommodate new construction, it will be replaced with a new tree of an appropriate size and species elsewhere on the lot with preference given to native species.
10. Existing grades shall be maintained.
11. Artificial turf shall not be permitted in front and side yards.

Document 11 – Rockcliffe Park Residents’ Association Comments

The Rockcliffe Park heritage committee has reviewed these plans, participated in a zoom call with the owners and architect for the project, has consulted with the city Heritage staff, and has suggested changes which the owners, architects and city heritage staff have accepted and incorporated into the final plans.

Accordingly, the Rockcliffe Park heritage committee approves these plans as acceptable under the Rockcliffe Park heritage conservation district plan.

It is recommended that the built Heritage subcommittee support this application for a Heritage permit