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| <p>2. APPLICATION FOR NEW CONSTRUCTION AT 51 SWEETLAND AVENUE, A PROPERTY DESIGNATED UNDER PART V OF THE <i>ONTARIO HERITAGE ACT</i> AND LOCATED IN THE SWEETLAND AVENUE HERITAGE CONSERVATION DISTRICT</p> <p>DEMANDE DE NOUVELLE CONSTRUCTION AU 51, AVENUE SWEETLAND, UN BIEN-FONDS DÉSIGNÉ EN VERTU DE LA PARTIE V DE LA <i>LOI SUR LE PATRIMOINE DE L'ONTARIO</i> ET SITUÉ DANS LE DISTRICT DE CONSERVATION DU PATRIMOINE DE L'AVENUE SWEETLAND</p> |
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**COMMITTEE RECOMMENDATIONS, AS AMENDED**

That Council:

1. approve the application to rebuild the previous house and construct a new rear addition located at 51 Sweetland Avenue, according to the plans prepared by Robertson Martin Architects, dated May, 2015, revised November 1, 2017, and submitted on November 7, 2017, and the revised site and landscape plan prepared by Robertson Martin Architects, dated May, 2015, revised November 15, 2017, and submitted on November 29, 2017, such approval being conditional upon the replacement of existing asphalt (hard surfacing) with soft landscaping, including shrubs and a street tree;
2. delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department;
3. issue a heritage permit with a two-year expiry date from the date of issuance unless extended by Council prior to expiry; and
4. suspend the notice required under Subsection 29 (3) and 34 (1) of the Procedure By-law to consider this report at its meeting on 13 December 2017, so that Council may consider this matter prior to the winter legislative break to allow the timely reconstruction of the house.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on February 5, 2018.)

(Note: 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.).

### **RECOMMANDATIONS DU COMITÉ, TELLES QUE MODIFIÉES**

Que le Conseil :

1. approuve la demande de reconstruction de l'ancienne maison située au 51, avenue Sweetland et de construction d'une nouvelle annexe à l'arrière, conformément aux plans préparés par Robertson Martin Architects, datés de mai 2015, révisés le 1er novembre 2017 et soumis le 7 novembre 2017, et au plan d'implantation et d'aménagement paysager de Robertson Martin Architects, daté de mai 2015, révisé le 15 novembre 2017 et soumis le 29 novembre 2017; l'autorisation ne peut être accordée que si l'asphalte actuel (recouvrement dur) est remplacé par un aménagement de finition comprenant des arbustes et un arbre de rue;
2. délègue au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'apporter des changements mineurs de conception;
3. délivre un permis en matière de patrimoine d'une validité de deux ans à partir de la date de délivrance, sauf si le permis est prolongé par le Conseil avant sa date d'échéance;
4. renonce à la signification de l'avis prévu au paragraphe 29 (3) et à l'alinéa 34 (1) du Règlement de procédure pour étudier le présent rapport à sa réunion du 13 décembre 2017, afin que le Conseil puisse examiner cette question avant la suspension des travaux législatifs pour la période des Fêtes en vue de la reconstruction en temps

opportun de la maison.

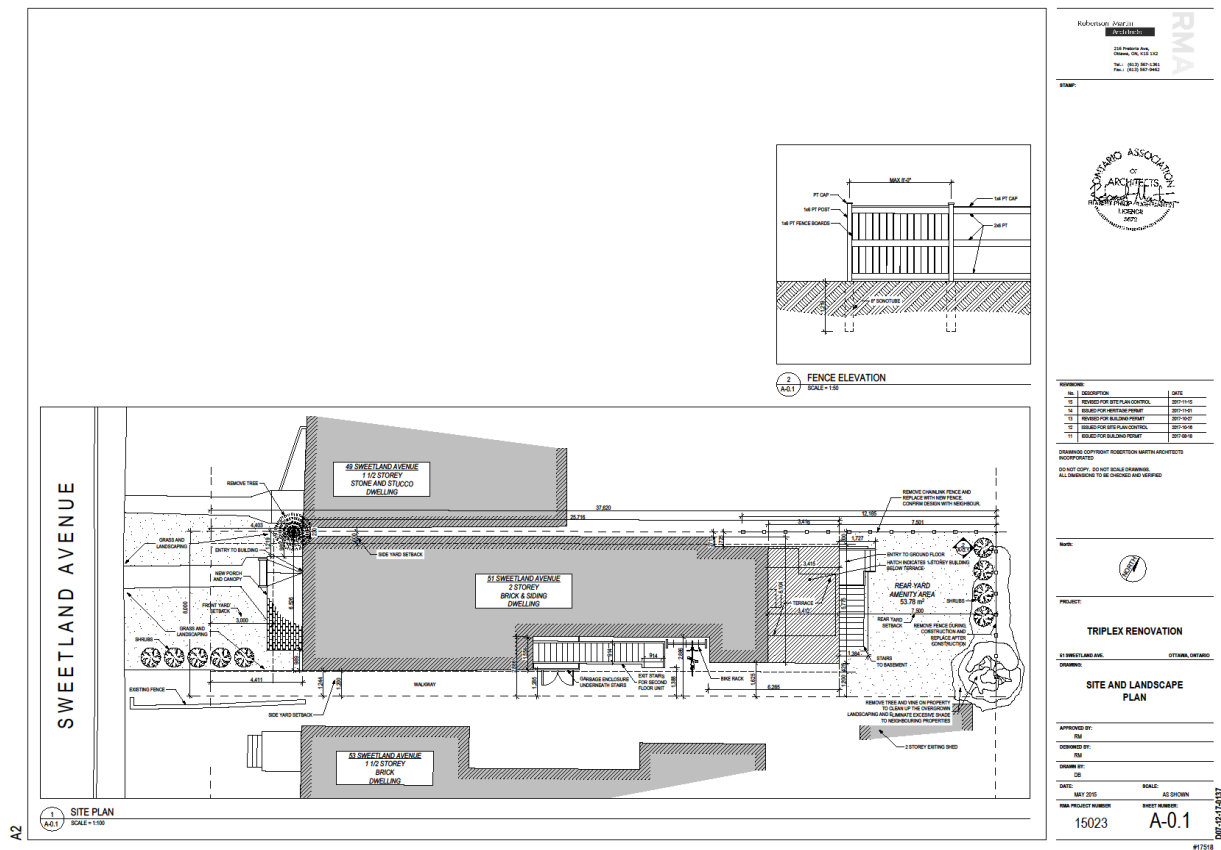
(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé en vertu de la *Loi sur le patrimoine de l'Ontario*, prendra fin le 5 février 2018.)

(Nota : L'approbation de la demande de modification aux termes de la *Loi sur le patrimoine de l'Ontario* ne signifie pas pour autant qu'elle satisfait aux conditions de délivrance d'un permis de construire.)

#### DOCUMENTATION/DOCUMENTATION

1. Revised Document 2 - Site and Landscape Plan  
  
Document 2 révisé - Plan d'implantation et d'aménagement paysager
2. Manager's Report, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development Department, dated 23 November 2017 (ACS2017-PIE-RHU-0025)  
  
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 23 novembre 2017 (ACS2017-PIE-RHU-0025)
3. Extract of draft Minutes, Built Heritage Sub-committee, 1 December 2017  
  
Extrait de l'ébauche du procès-verbal, Sous-comité du patrimoine bâti, le 1 décembre 2017
4. Extract of draft Minutes, Planning Committee, 12 December 2017  
  
Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 12 décembre 2017

## Revised Document 2 – Site and Landscape Plan



**Report to  
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti  
December 1, 2017 / 1er décembre 2017**

**and / et**

**Planning Committee / Comité de l'urbanisme  
December 12, 2017 / 12 décembre 2017**

**and Council / et au Conseil  
December 13, 2017 / 13 décembre 2017**

**Submitted on November 23, 2017  
Soumis le 23 novembre 2017**

**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:  
David Maloney, Planner I / Urbaniste I / Right of Way, Heritage and Urban Design  
Services / Services des emprises, du patrimoine et du design urbain / Heritage  
and Urban Design Services Section / Section des services du patrimoine et  
design urbain  
(613) 580-2424, 14057, David.Maloney@ottawa.ca**

Ward: RIDEAU-VANIER (12)

File Number: ACS2017-PIE-RHU-0025

**SUBJECT:** Application for New Construction at 51 Sweetland Avenue, a Property Designated under Part V of the *Ontario Heritage Act* and located in the Sweetland Avenue Heritage Conservation District

**OBJET:** Demande de nouvelle construction au 51, avenue Sweetland, un bien-fonds désigné en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario* et situé dans le district de conservation du patrimoine de l'avenue Sweetland

#### REPORT RECOMMENDATIONS

That the Built Heritage Sub-Committee recommend that Planning Committee recommend that Council:

1. Approve the application to rebuild the previous house and construct a new rear addition located at 51 Sweetland Avenue, according to the plans prepared by Robertson Martin Architects, dated May, 2015, revised November 1, 2017, and submitted on November 7, 2017;
2. Delegate authority for minor design changes to the General Manager, Planning, Infrastructure and Economic Development Department;
3. Issue a heritage permit with a two-year expiry date from the date of issuance unless extended by Council prior to expiry; and
4. Suspend the notice required under Subsection 29 (3) and 34 (1) of the Procedure By-law to consider this report at its meeting on 13 December 2017, so that Council may consider this matter prior to the winter legislative break to allow the timely reconstruction of the house.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on February 5, 2018.)

(Note: 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.)

## RECOMMANDATIONS DU RAPPORT

Que le Sous-comité du patrimoine bâti recommande au Comité de l'urbanisme de recommander à son tour au Conseil :

1. d'approuver la demande de reconstruction de l'ancienne maison située au 51, avenue Sweetland et de construction d'une nouvelle annexe à l'arrière, conformément aux plans préparés par Robertson Martin Architects, datés de mai 2015, révisés le 1<sup>er</sup> novembre 2017 et soumis le 7 novembre 2017;
2. de déléguer au directeur général de Planification, Infrastructure et Développement économique le pouvoir d'apporter des changements mineurs de conception;
3. de délivrer un permis en matière de patrimoine d'une validité de deux ans à partir de la date de délivrance, sauf si le permis est prolongé par le Conseil avant sa date d'échéance;
4. de renoncer à la signification de l'avis prévu au paragraphe 29 (3) et à l'alinéa 34 (1) du Règlement de procédure pour étudier le présent rapport à sa réunion du 13 décembre 2017, afin que le Conseil puisse examiner cette question avant la suspension des travaux législatifs pour la période des Fêtes en vue de la reconstruction en temps opportun de la maison.

(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé en vertu de *la Loi sur le patrimoine de l'Ontario*, prendra fin le 5 février 2018.)

(Nota : L'approbation de la demande de modification aux termes de la *Loi sur le patrimoine de l'Ontario* ne signifie pas pour autant qu'elle satisfait aux conditions de délivrance d'un permis de construire.)

## BACKGROUND

The house at 51 Sweetland Avenue was built circa 1899 as a detached, two storey Italianate house with details such as a flat roof, brick string courses and segmentally arched windows with decorative woodwork.

The Sweetland Avenue Heritage Conservation District (HCD) was designated in 1982 by the former City of Ottawa for its cultural heritage value. It is one of the earliest HCD designated in Ontario and one of the first designated in Ottawa. At the time of

designation, there was no HCD management plan or statement of heritage character adopted by Council. As a result, the management of change in this district for the past 30 years has been on a case-by-case basis using best practices in HCD. A HCD plan for the district was approved in 2015.

While undergoing renovations, including foundation repair, the house collapsed in July, 2017 because of weather conditions. The renovations underway included a new addition to the rear, as well as the construction of a new porch, and the restoration of the existing cornice, which had been covered by a metal flashing. A heritage permit had been issued through delegated authority for this work on October 1, 2015, after minor variances had been granted in July, 2015. The heritage permit did not require Council approval as the addition represented an increase of less than 30 per cent of the existing Gross Floor Area, and the proposal was consistent with applicable heritage guidelines.

Following the collapse of the building, the applicant obtained permission under the *Ontario Heritage Act* to demolish the building in its entirety. The applicant is proposing to rebuild the house, and construct the previously approved addition and restoration work. This report has been prepared because new construction in HCD designated under Part V of the *Ontario Heritage Act* require the approval of City Council. A Site Plan Control application for this proposal has also been concurrently submitted with this heritage application.

## **DISCUSSION**

### **Recommendation 1**

The property is located within the Sweetland Avenue HCD.

The unplanned collapse and formal demolition of the house at 51 Sweetland Avenue has occurred. The proposal includes rebuilding the house to its previous character, and constructing an addition to the rear. These include, the original front porch, with a slight modification in dimensions to account for contemporary zoning and building code restrictions, the restoration of the original cornice which was covered by metal flashing. The proposal includes the use of reclaimed bricks from the original house on the front façade, the reinstatement of brick voussoirs above the segmentally arched windows, and the reclamation of keystones, stained glass in transom and above the main floor double hung window. Finally, the stamped concrete proposed to replicate the original rubble stone, provides an aesthetically appropriate foundation.



The Sweetland Avenue HCD has the following guidelines for additions to contributing properties:

1. Additions to contributing buildings must be sympathetic to the existing building, subordinate to, and distinguishable from the original. Additions should be compatible with the historic building in terms of massing, facade proportions, rooflines and fenestration patterns. Falsifying a past architectural style in a new addition is strongly discouraged.
2. New additions will not result in the removal or obstruction of heritage attributes of the building or the HCD.
3. The height of any addition to an existing building must not exceed the height of the existing roof slope.
4. Additions should generally be located in the rear yard.
5. New additions should respect the existing wall to window ratio and proportion of the existing building.

The proposed rear addition is no higher than the roof of the reconstructed original house. The addition is recessed on each side, and proposed to be clad in vertical fibre cement board and batten. The addition is not visible from the front façade, and is distinguishable from the replacement house on both side elevations by way of a break in the massing and change in materials.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the following sections of the Provincial Policy Statement, 2014:

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

### **Conclusion**

#### **Recommendation 1**

Staff recommend approval of the proposal to rebuild the three-unit structure at 51 Sweetland Avenue and construct the addition to the rear of the rebuilt house. The

proposal is consistent with the Guidelines outlined in the Sweetland Avenue HCD with respect to alterations of and additions to existing structures.

Staff recommends approval of the proposed reconstruction, and subsequent addition to the house located at 51 Sweetland Avenue, as per the plans dated May 2015, and revised November 1, 2017.

#### **Recommendation 2**

Occasionally, minor changes to a building emerge during the working drawing phase. This recommendation is included to allow the Planning, Infrastructure and Economic Development department to approve these changes.

#### **Recommendation 3**

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 projects are completed in a timely fashion.

### **RURAL IMPLICATIONS**

There are no rural implications associated with this proposal.

### **CONSULTATION**

Action Sandy Hill was notified of the application.

Heritage Ottawa was notified of the application.

Neighbours within 30 metres of the property were notified of the dates of Built Heritage Sub-Committee, and Planning Committee and invited to comment on the proposal.

### **COMMENTS BY THE WARD COUNCILLOR**

Councillor Fleury is aware of the application.

### **LEGAL IMPLICATIONS**

There are no legal impediments to implementing the recommendations contained within this report.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with this report.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

HC4 – Support Arts, Heritage and Culture

## **APPLICATION PROCESS TIMELINE STATUS**

The application was processed within the 90 day statutory requirement under the *Ontario Heritage Act*.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Site Plan

Document 3 West and South Elevation

Document 4 East and North Elevation

Document 5 Front Façade Rendering

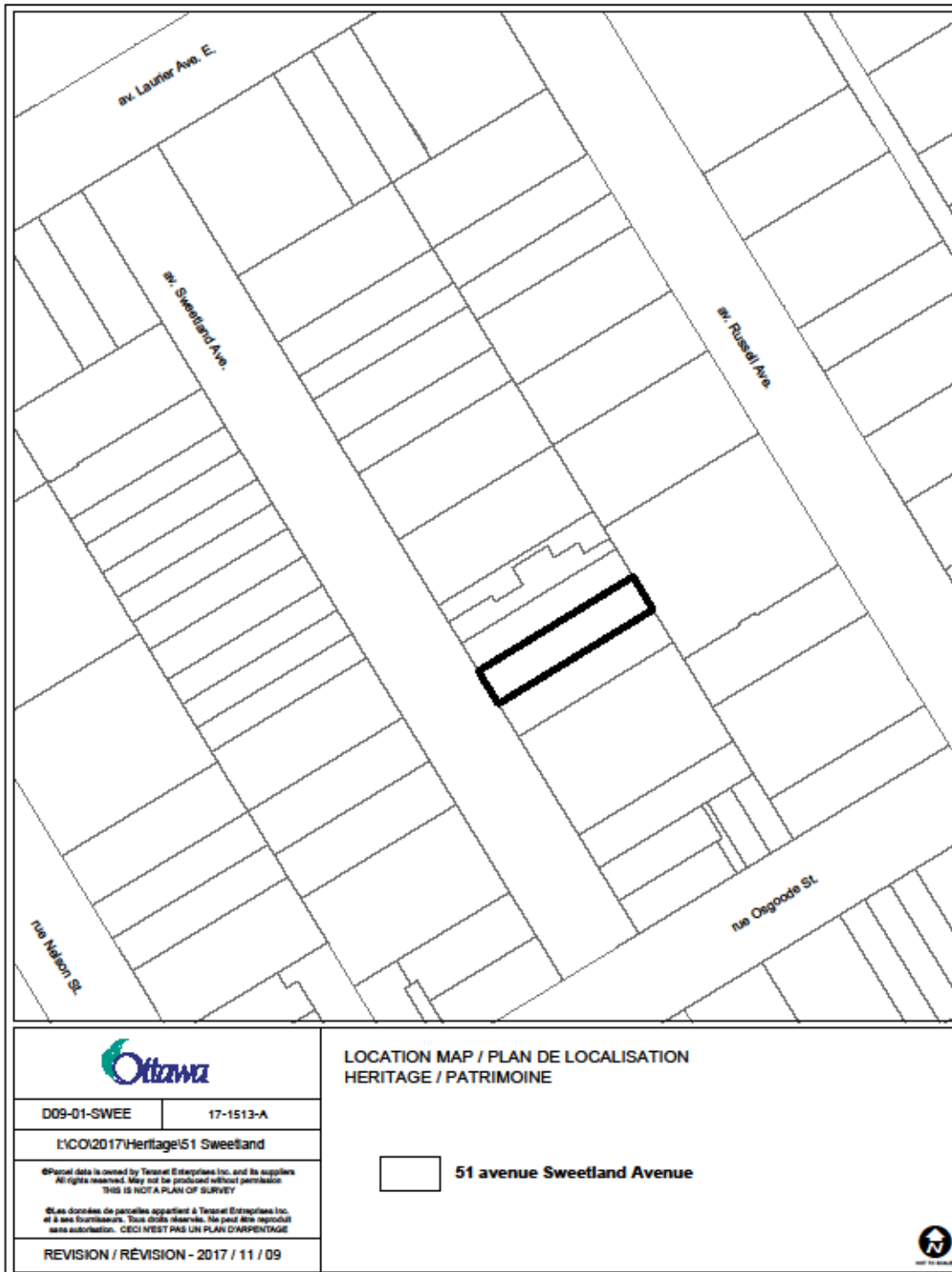
Document 6 Statement of Heritage Character

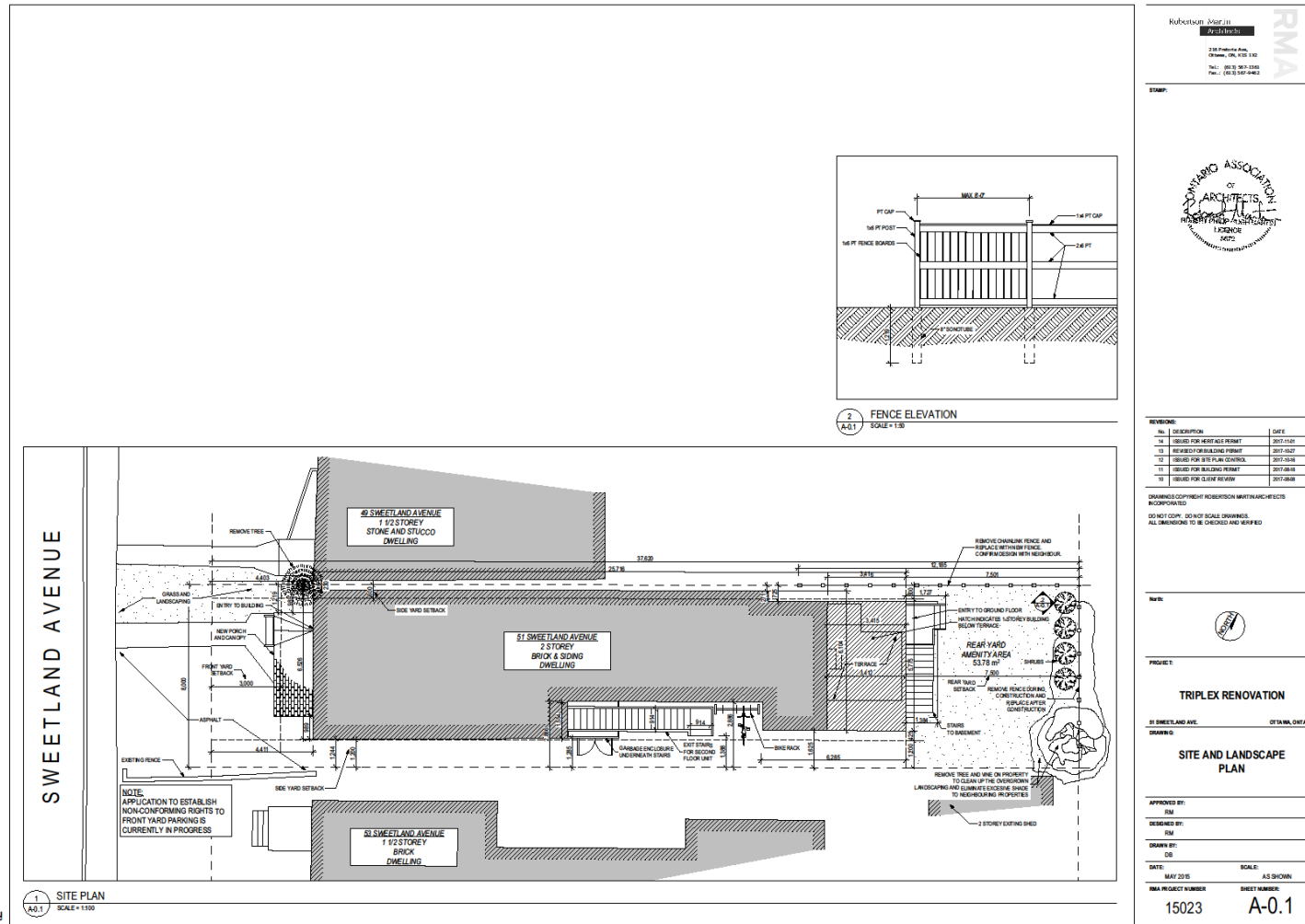
Document 7 Heritage Survey and Evaluation Form

## **DISPOSITION**

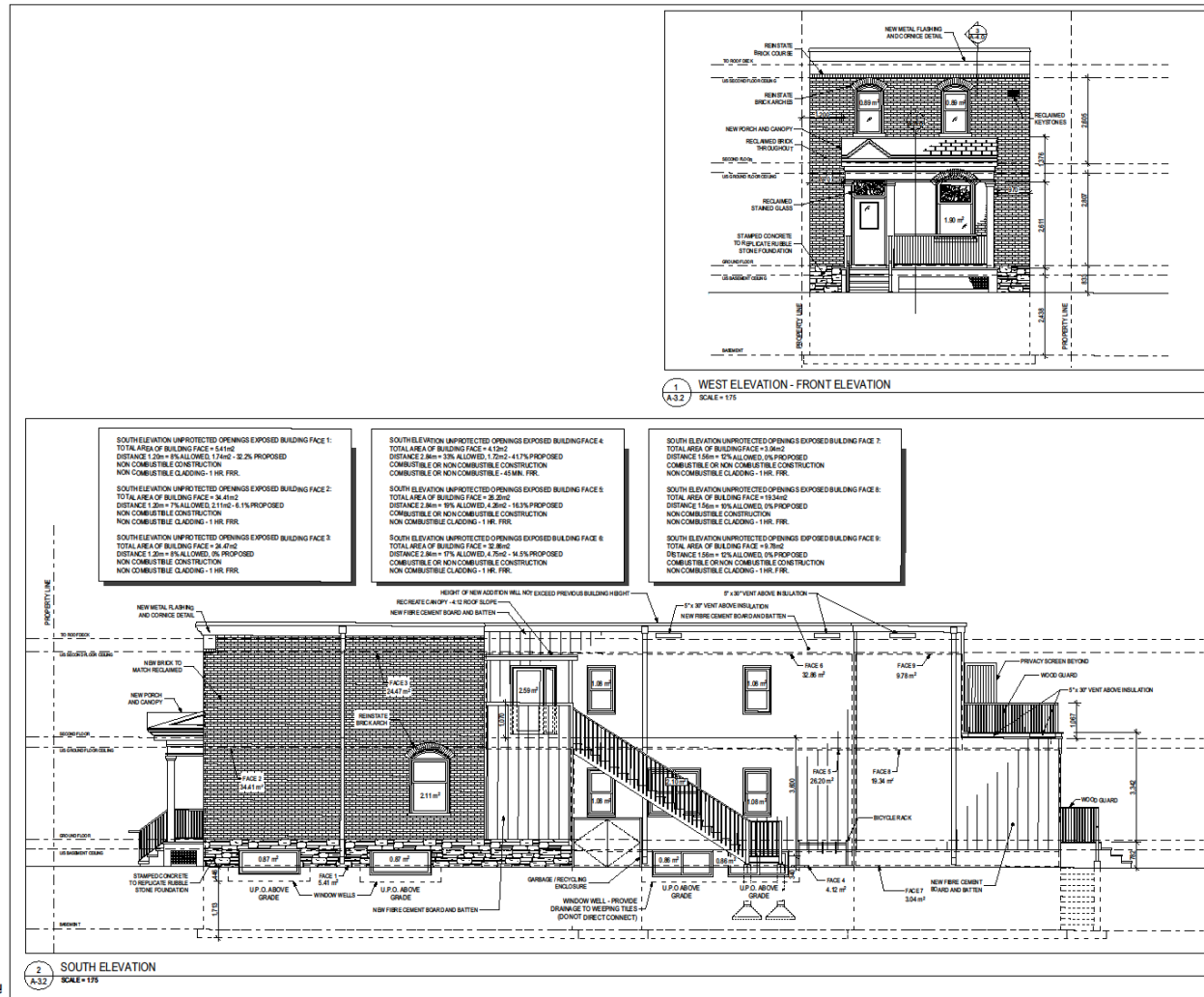
City Clerk and Solicitor Department, Legislative Services, to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3<sup>rd</sup> Floor, Toronto, Ontario, M5C 1J3) of Council's decision.

Document 1 – Location Map





Document 3 – West and South Elevation



Robertson Martin Architects  
2100 Papez Avenue  
Toronto, ON M2P 1K1  
Tel: (416) 597-1000  
Fax: (416) 597-4462

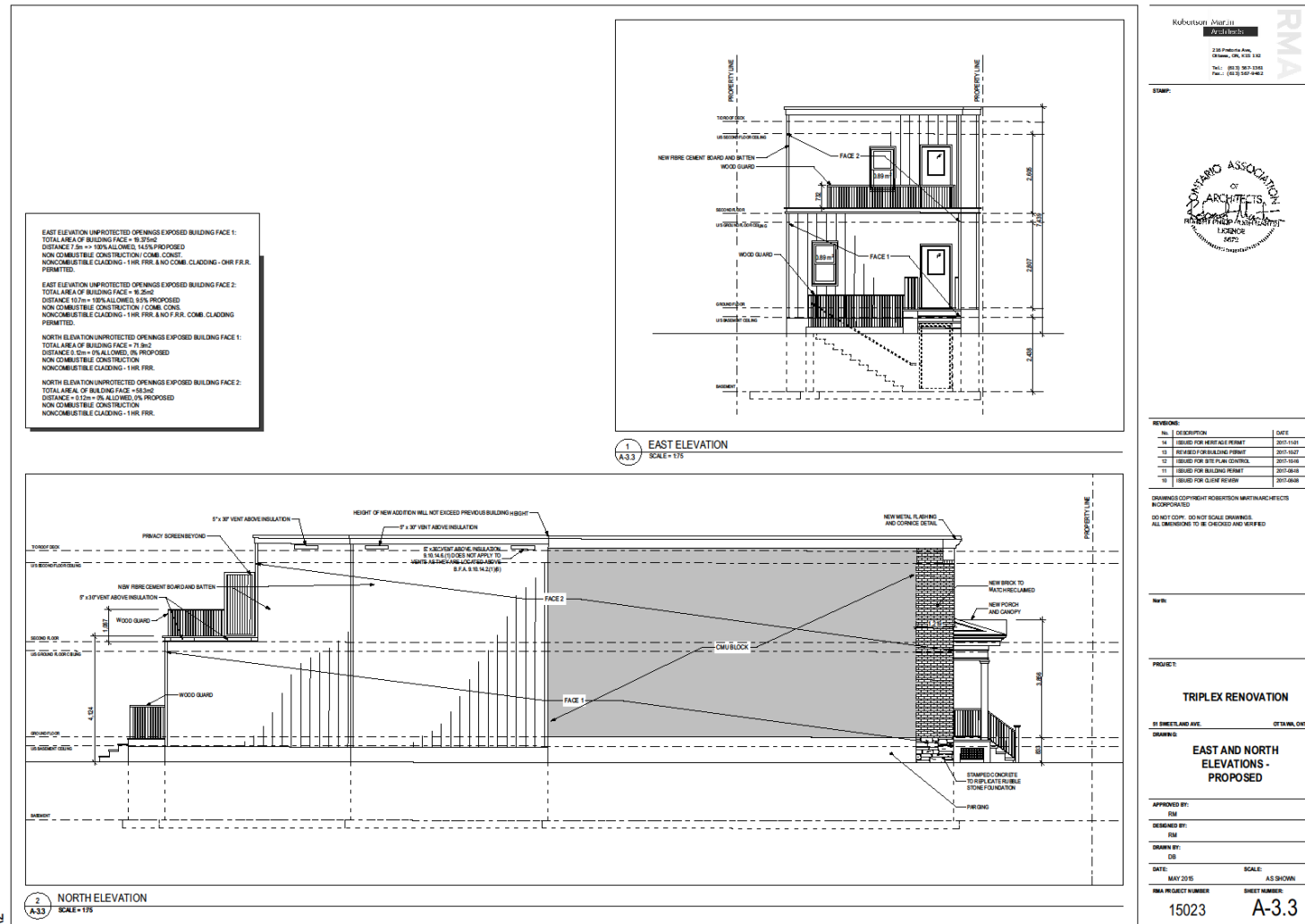
**STAMP:**

**REVISIONS:**

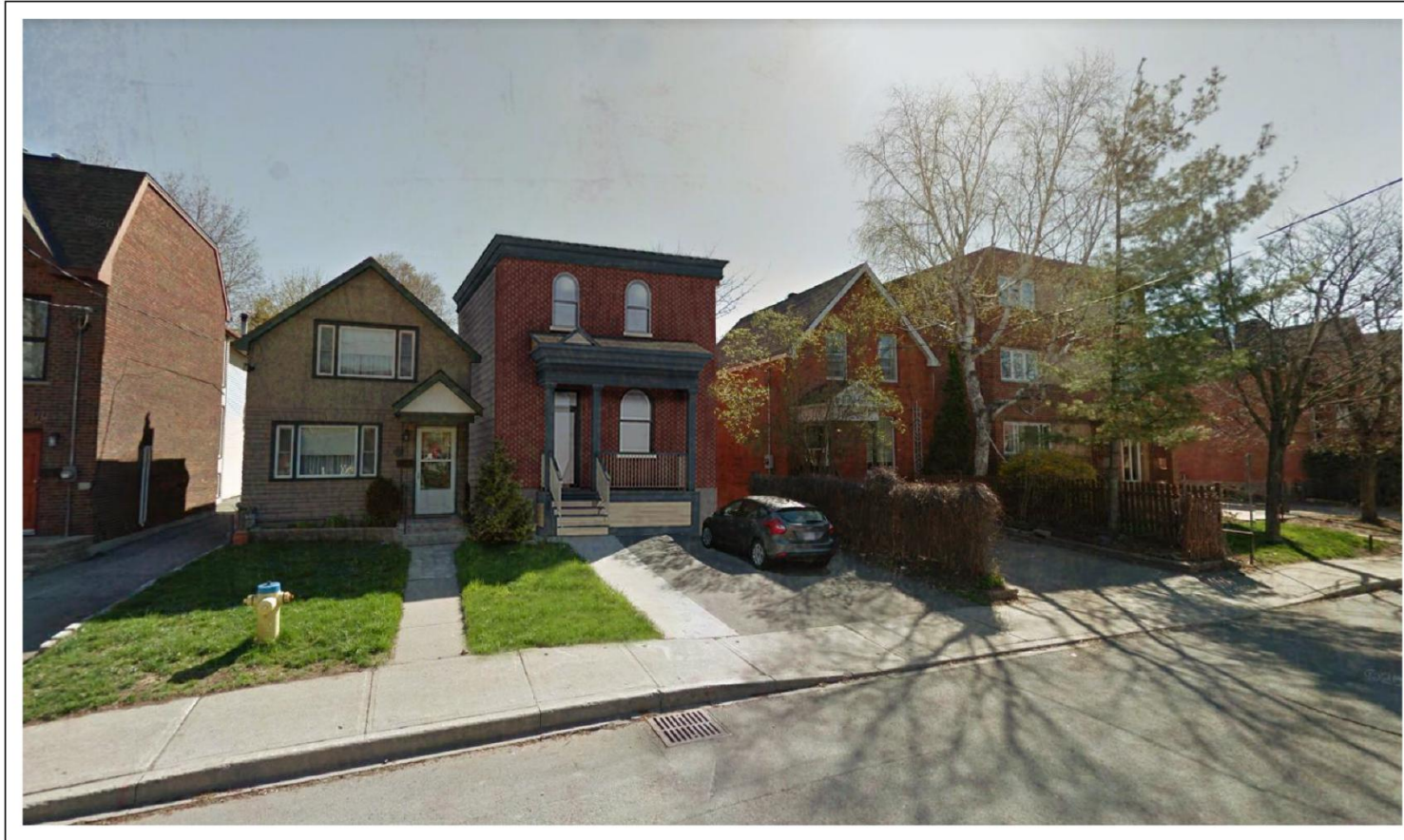
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2017-05-10
2	ISSUED FOR BUILDING PERMIT	2017-05-10
3	ISSUED FOR BUILDING PERMIT	2017-05-10
4	ISSUED FOR BUILDING PERMIT	2017-05-10

**PROJECT:** TRIPLEX RENOVATION  
**LOCATION:** WEST AND SOUTH ELEVATIONS - PROPOSED  
**DATE:** MAY 2017  
**SCALE:** AS SHOWN  
**SHEET NUMBER:** 15023  
**PROJECT NUMBER:** A-3.2

## Document 4 – East and North Elevation



Document 5 – Front Façade Rendering



PROPOSED FRONT  
FAÇADE - VIEW FROM  
THE WEST

51 Sweetland Avenue

November 1st, 2017



## **Document 6 – Statement of Heritage Character**

### **4.2 Statement of Cultural Heritage Value**

#### **Description of Place**

The Sweetland Avenue HCD includes both sides of Sweetland Avenue from Laurier Avenue to Osgoode Street. The HCD includes approximately 30 properties, mostly dating from the 1880s and 1890s. The Sweetland Avenue HCD was designated for its cultural heritage value by the former City of Ottawa in 1982 through By-law 309-82.

#### **Cultural Heritage Value**

The Sweetland Avenue HCD is a well-preserved example of the middle class houses constructed in Sandy Hill at the end of the 19th century. It is significant for its architectural character and for its historic associations with the development of the By Estate. The Sweetland Avenue HCD was originally part of the By Estate, owned by Colonel John By, the engineer responsible for the construction of the Rideau Canal. In 1832, By purchased 800 acres bounded by Laurier Avenue on the North, the Rideau River at the East, Gladstone 6.

Avenue at the south and Bronson Avenue at the west. By died in 1836 and the land was willed to his descendants and developed by agents through the 19th century. The Sweetland Avenue HCD is a very small section of By's original estate.

The Sweetland Avenue HCD is associated with the development of Sandy Hill in the late 19th and early 20th centuries, after the completion of the Parliament Buildings in 1865. The early residents of the Sweetland Avenue HCD were mainly civil servants and business people, typical of the neighbourhood.

The Sweetland Avenue HCD has architectural value as a well-preserved streetscape featuring row houses and single family dwellings in a variety of styles. The part of the By Estate that is now the Sweetland Avenue HCD has a denser character than the Besserer Estate, which was located north of Laurier Avenue. This character is representative of the development of the By Estate. The Simard House at 31 Sweetland Avenue, built in 1885, is the oldest house in the HCD and is a rare example of a Second Empire worker's cottage. There are several examples of the Gothic and Queen Anne Revival style featuring steeply pitched roofed with intricate bargeboard and porches

including 58 and 62 Sweetland Avenue. The row houses at 24-34 Sweetland and 38-48 Sweetland are excellent examples of the Italianate style.

**Heritage attributes:**

- ☐ Simard House at 31 Sweetland Avenue, the oldest house in the HCD and a rare example of a Second Empire style worker's cottage;
- ☐ Range of building types representing residential development of the By Estate in the last quarter of the 19th century and 20th century including single family houses and row houses;
- ☐ Italianate terraces at 24-34 and 38-48 Sweetland Avenue with decorative two storey wooden porches;
- ☐ Gothic Revival style gable end to street houses with decorative bargeboard and front porches;
- ☐ Consistent front yard setbacks;
- ☐ Mature, deciduous street trees;
- ☐ Mainly two to three storey building heights; and
- ☐ Historic street layout and lot pattern.

## Document 7 – Heritage Survey and Evaluation Form

Descriptive sheet 51 Sweetland

[http://shhs.webdynamyc.com/en/index.php?action=details&survey\\_id=2...](http://shhs.webdynamyc.com/en/index.php?action=details&survey_id=2...)



**Sandy Hill Heritage Study**

**Descriptive sheet**

### 51 Sweetland

<b>Municipal Address</b>	51 Sweetland Avenue	<b>Building name</b>	51 Sweetland
<b>Legal description</b>		<b>Lot:</b>	<b>Block:</b>
<b>Age/Date of Construction</b>	c. 1899 est.	<b>Original use</b>	
		<b>Present use</b>	



Source: Ha Nguyen

Date: 2006/19/12

### Heritage Status

<b>Existing heritage building</b>	<b>Name:</b>	
	<b>Bylaw / date:</b>	
<b>Existing heritage district</b>	<b>Name:</b>	Sweetland Avenue
	<b>Bylaw / date:</b>	309-82
<b>Potential Heritage Building:</b>	not defined	
<b>Potential Heritage District:</b>	not defined	
<b>Comments:</b>		

Prepared by: Date:

### Phase 2 Evaluation Results

<b>Score</b>	100 - 70	69 - 55	55 - 40	39 - 0
<b>Group</b>			3	

Descriptive sheet 51 Sweetland

[http://shhs.webdynamyc.com/en/index.php?action=details&survey\\_id=2...](http://shhs.webdynamyc.com/en/index.php?action=details&survey_id=2...)

**Sandy Hill Heritage Study**

**51 Sweetland**

**History**

Prepared by: Chris Wiebe  
JB Bourdeau Date: 2007/04/11

**Age/Date of Construction (Factual/Estimated)**  
c. 1899 est.

M1878: Perspective map showing single building on site.  
M1902 (1922): 2 storey brick veneered dwelling, with 2 storey wood addition connected to the building (rear elevation) and a 1 storey wood garage (independent building at the back of the property).  
M1948: Same.  
M1956: Same.

**Events**

**Persons/Institutions**

D1878 - nothing shown  
D1881 - vacant  
D1885 - nothing shown  
D1890-91 - nothing shown  
D1895-96 - nothing shown  
D1897-98 - nothing shown  
D1899 - Henry Templeton  
D1901 - Henry Templeton, cashier, Canadian Pacific Railway  
D1903 - Henry Templeton  
D1909: Henry Templeton  
D1912 - Gilbert Julien  
D1915 - G Ovia Julien  
D1922 - Gilbert Julien, secretary-treasurer, Rideau Canal Supply Company Ltd.  
D1927: Gilbert Julien (Mona)  
D1934 1) Gilberte Julien  
2) Gilbert O Julien  
D1948 - 1) Gilberte Julien (owner)  
2) Flore and Jacques L'Heureux, pub acct

**Developmental Context**

This house is part of the early efforts to establish Sweetland Avenue for residential use.

**Summary/Comments on historical significance**

The historical significance of this house derives in part from its age (built in 1899), and from its role in establishing residential use on Sweetland Avenue in the development of the western part of the Colonel By Estate south of Theodore.

**Historical sources**

- June 1878 Insurance Plan of Ottawa, Ontario. National Map Collection, Public Archives Canada.
- January 1888 Key Plan of Ottawa and Vicinity. (Revised 1901). National Map Collection, Public Archives Canada.
- September 1902 Key Plan of the City of Ottawa, Ontario. Volume 1 (Revised 1912). National Map Collection, Public Archives Canada.
- September 1902 Insurance Plan of the City of Ottawa, Ontario. Volume 1 (Revised 1922). National Map Collection, Public Archives Canada.
- November 1948 Fire Insurance Map, Ottawa, Ontario. Volume 2. National Map Collection, Public Archives Canada.
- October 1956 Fire Insurance Map, Ottawa, Ontario. Volume 2. National Map Collection, Public Archives Canada.
- The Ottawa City Directory, 1878, 188, 1885, 1890-91, 1895-96, 1897-87, 1899, 1901, 1903, 1912, 1915, 1922, 1948.

Descriptive sheet 51 Sweetland

[http://shhs.webdynamyc.com/en/index.php?action=details&survey\\_id=2...](http://shhs.webdynamyc.com/en/index.php?action=details&survey_id=2...)

**Sandy Hill Heritage Study**

**51 Sweetland**

**Architecture**

Prepared by: Andrew Jeanes Date: 2006/11/17

**Architectural characteristics and design**

Property characteristics: Single use residential. Detached, 2 storey with rectangular plan, off-center entry and occupied basement. Site features consist of parking pad at front.

Exterior elements: Flat roof of unknown material. Exterior brick wall with voussoirs, painted brick and cornice replaced with metal flashing. Rubble stone foundation.

Windows and doors: Segmental arched wood double hung 1 x 1 windows. Metal storm windows. Decorative glass at ground floor. Single wood front door with transom .

Comments:  
Porch landing and railing removed.

**Architectural Stylistic Influences**

Italianate

**Designer/Builder/Architect**

N/A

**Architectural integrity**

Low: metal storm windows and loss of cornice and porch diminish the architectural integrity.

**Other**

**Summary/Comments on architectural significance**

This cottage in Italianate style is characterized by its flat roof, brick string course and arched windows with decorative woodwork. The loss of the original projecting cornice and porch elements have affected the integrity. Efforts to replace these elements with those more closely resembling the original should be encouraged in future renovations.

Descriptive sheet 51 Sweetland

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**Sandy Hill Heritage Study**

**51 Sweetland**

**Context**

Prepared by: Date:

Existing heritage building	Name:	
	Bylaw/ date:	
Existing heritage district	Name:	Sweetland Avenue
	Bylaw/ date:	309-82



Source: Ron J. Roy

Date: 2007/12/05

**Compatibility with surroundings:**

Pattern of site use: Atypical (parking pad in front close to adjacent building)

Use: Typical (residential)

Height/Volume: Typical

Materials: Typical (brick)

Typology: Type 7

**Community context/Landmark status**

This property makes a moderate contribution to the history and architecture of the neighbourhood.




**Summary/Comments on environmental significance**

This property is compatible with the block in which it sits.

Descriptive sheet 51 Sweetland

[http://shhs.webdynamyc.com/en/index.php?action=details&survey\\_id=2...](http://shhs.webdynamyc.com/en/index.php?action=details&survey_id=2...)

HISTORY	Age/Date of Construction	Pre 1890	1891 - 1900	1901 - 1910	1911 - 1925	1926 - 1950	1951 +	Score
		10	✔ 8 - 9	6 - 7	4 - 5	1 - 3	0	8/10
	Events / Persons			High	Medium	Low	N / A	1/5
				4 - 5	3	✔ 1 - 2	0	
	Developmental Context			High	Medium	Low		11/15
				✔ 11 - 15	6 - 10	1 - 5		
	Total							

ARCHITECTURE		Proportion/Scale	Detail/Craftsmanship	Coherence	Score	
	Architectural characteristics	3/5	2/5	3/5	8/15	
	Stylistic Influence	Strong	Medium	Weak	8/15	
		11 - 15	 6 - 10	0 - 5		
	Designer / Builder / Architect	Renowned	Known	Unknown	0/5	
		3 - 5	1 - 2	 0		
	Architectural Integrity	High	Medium	Low	1/5	
		4 - 5	2 - 3	 0 - 1		
	Total					17/40

CONTEXT		Sets example	Reinforces pattern	Compatible with pattern	Incompatible with pattern	Score
	Compatibility with surroundings	15 - 20	10 - 14	5 - 9	0 - 4	7/20
	Community Context/Landmark Status	Strong	Moderate	Weak	No	5/10
		7 - 10	4 - 6	1 - 3	0	
		Total				

Phase II score	49/100
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Heritage Status	Group	3
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