

2. APPLICATION FOR DEMOLITION AND NEW CONSTRUCTION 220 SANDRIDGE ROAD, A PROPERTY DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT* AND LOCATED IN THE ROCKCLIFFE PARK HERITAGE CONSERVATION DISTRICT

DEMANDE DE DÉMOLITION ET DE NOUVELLE CONSTRUCTION AU 220, CHEMIN SANDRIDGE, PROPRIÉTÉ DÉSIGNÉE AUX TERMES DE LA PARTIE V DE LA *LOI SUR LE PATRIMOINE DE L'ONTARIO* ET SITUÉE DANS LE DISTRICT DE CONSERVATION DU PATRIMOINE DE ROCKCLIFFE PARK

COMMITTEE RECOMMENDATION

That Council:

- 1. Approve the application to demolish the existing building at 220 Sandridge Road;**
- 2. Approve the application for new construction at 220 Sandridge Road according to plans submitted by Ilg and Ilg Design dated May 7, 2015 included as Documents 6 and 7;**
- 3. Delegate authority for minor design changes to the General Manager, Planning and Growth Management Department; and**
- 4. Issue the heritage permit with a two-year expiry date from the date of issuance.**

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on August 5, 2015)

(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.)

RECOMMANDATION DU COMITÉ

Que le Conseil :

1. approuve la demande de démolition du bâtiment existant au 220, chemin Sandridge;
2. approuve la demande de nouvelle construction au 220, chemin Sandridge, conformément aux plans soumis par Ilg and Ilg Design en date du 7 mai 2015 joints en tant que Documents 6 et 7;
3. délègue au directeur d'Urbanisme et Gestion de la croissance le pouvoir d'apporter des modifications mineures à la conception;
4. délivre le permis en matière de patrimoine, qui expirera deux ans après sa date de délivrance.

(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé aux termes de la *Loi sur le patrimoine de l'Ontario*, prendra fin le 5 août 2015.)

(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. Acting Deputy City Manager's Report, Planning and Infrastructure, dated 3 June 2015 (ACS2015-PAI-PGM-0106).

Rapport du Directeur municipal adjoint par intérim, Urbanisme et infrastructure, daté le 3 juin 2015 (ACS2015-PAI-PGM-0106).

**Report to
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
June 11, 2015 / 11 juin 2015**

and / et

**Planning Committee / Comité de l'urbanisme
June 23, 2015 / 23 juin 2015**

**and Council / et au Conseil
July 8, 2015 / 8 juillet 2015**

**Submitted on June 3, 2015
Soumis le 3 juin 2015**

**Submitted by
Soumis par:
John L. Moser,**

**Acting Deputy City Manager / Directeur municipal adjoint par intérim,
Planning and Infrastructure / Urbanisme et Infrastructure**

**Contact Person
Personne ressource:**

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Services du Patrimoine
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Ward: RIDEAU-ROCKCLIFFE (13)

File Number: ACS2015-PAI-PGM-0106

SUBJECT: Application for demolition and new construction 220 Sandridge Road, a property designated under Part V of the *Ontario Heritage Act* and located in the Rockcliffe Park Heritage Conservation District

OBJET: Demande de démolition et de nouvelle construction au 220, chemin Sandridge, propriété désignée aux termes de la partie V de la *Loi sur le patrimoine de l'Ontario* et située dans le District de conservation du patrimoine de Rockcliffe Park

REPORT RECOMMENDATIONS

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

1. Approve the application to demolish the existing building at 220 Sandridge Road;
2. Approve the application for new construction at 220 Sandridge Road according to plans submitted by Ilg and Ilg Design dated May 7, 2015 included as Documents 6 and 7;
3. Delegate authority for minor design changes to the General Manager, Planning and Growth Management Department; and
4. Issue the heritage permit with a two-year expiry date from the date of issuance.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on August 5, 2015)

(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 démolition du bâtiment existant au 220, chemin Sandridge;
2. d'approuver la demande de nouvelle construction au 220, chemin Sandridge, conformément aux plans soumis par Ilg and Ilg Design en date du 7 mai 2015 joints en tant que Documents 6 et 7;
3. de déléguer au directeur d'Urbanisme et Gestion de la croissance le pouvoir d'apporter des modifications mineures à la conception;
4. de délivrer le permis en matière de patrimoine, qui expirera deux ans après sa date de délivrance.

(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé aux termes de la *Loi sur le patrimoine de l'Ontario*, prendra fin le 5 août 2015.)

(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 220 Sandridge Road is a two-storey detached house located on the south side of Sandridge Road facing the National Capital Commission (NCC) parkland at the northern edge of the Rockcliffe Park Heritage Conservation District (HCD) (see Documents 1 and 2).

An application for demolition and new construction at 220 Sandridge Road was approved by Council in July 2012. The heritage permit for this project expired in July 2014 and the applicant has now submitted a new application for demolition and new construction with updated plans for the proposed house.

This report has been prepared because all applications for demolition and new construction in a heritage conservation district require City Council approval.

DISCUSSION

The Rockcliffe Park HCD was designated 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 the cultural heritage value. The Statement of Heritage Character (see Document 3) notes that today the "Village of Rockcliffe Park is a distinctive community of private homes and related institutional properties within a park setting."

Sandridge Road is part of the post-war development of Rockcliffe Park east of MacKay Lake. It has houses on the south side of the street that face the Mile Circle, a NCC park. Lots on Sandridge Road are generally open to the street, and both sides of the street are lined with mature trees, providing a canopy over the roadway. The similar setbacks and lower profiles of most of the houses, in addition to short straight driveways and modest landscaping contribute to a coherent streetscape.

Recommendation 1:

The Rockcliffe Park HCD Study contains guidelines for the management of development in the district. The following guideline is applicable to the application to demolish the existing house:

1. Any application to demolish an existing building should be reviewed, with consideration of its historical and architectural significance, its contribution to the streetscape, and the appropriateness of the proposed development. Demolition should be recommended for approval only where the existing building is of little significance and the proposed redevelopment is sympathetic to the surrounding environment.

The house at 220 Sandridge Road is a two-storey wood frame house constructed in 1949 (Document 4). This house was constructed for General Hugh Young, Vice President of the Canada Mortgage and Housing Corporation (CMHC) in 1949 and is based on a CMHC house design modified by architect Sam Gitterman, a resident of

Rockcliffe, who also worked for CMHC. This house has little design significance in the context of the Rockcliffe Park HCD and the department does not object to the demolition of the existing house.

Recommendation 2:

The Rockcliffe Park HCD Study contains guidelines for the management of development in the district. The guidelines related to buildings and landscape applicable to this proposal are as follows:

Section (IV) Buildings

4. Any application to construct a new building or addition should be reviewed with consideration of its potential to enhance the heritage character of the Village. New construction should be recommended for approval only where the siting, form, materials and detailing are sympathetic to the surrounding natural and cultural environment.
5. New buildings and additions should be of their own time, but should also harmonize with the existing cultural landscape. They should be sited and designed so as to retain the existing topography. The use of natural materials should be encouraged.

The proposed house is two storeys with an integrated garage that faces the street. The building has been designed and sited to be sympathetic to the height, massing and setbacks of its neighbours (see Document 5). The proposed building is approximately 20 metres wide and setback approximately 4.6 metres from the property line, which is compatible with the width and setbacks of neighbouring properties along Sandridge Road. The proposed building is H-shaped, with the massing broken into three main sections: the two-storey living space to the east of the front entrance, the recessed front entrance and the projecting garage section to the west of the front entrance. At the rear of the building, a small courtyard is proposed. The building is clad in natural stone veneer, wood siding and metal panels. The building features a small terrace at the second storey facing Sandridge Road to take advantage of views of the Ottawa River and a second storey balcony overlooking the rear courtyard (see Documents 6,7, and 8).

Section (V) Soft and Hard Landscape

1. The dominance of soft landscape over hard landscape should be recognized as an essential feature of the past history and present character of the Village.
2. New buildings, fences and other landscape features or alterations and additions to existing buildings and features, should be designed and sited so as to protect and enhance significant qualities of the existing landscape.

The existing site has extensive landscaping featuring a number of mature trees, including a large (70 centimetres diameter) red oak tree. This tree will be retained through the new construction. The existing coniferous tree in the front yard will be removed and replaced with a native deciduous tree to help re-establish the tree canopy along Sandridge Road. There are two mature trees in the rear yard that will be removed to accommodate the proposed swimming pool. The property also features a significant cedar hedge along the east and south property lines. The applicant has proposed replacement of the existing cedar hedge with a row of cedar trees around the perimeter of the property.

Standards and Guidelines

City Council adopted the Standards and Guidelines for the Conservation of Historic Places in Canada in 2008. The applicable standard for the application is:

Standard 1: Conserve the heritage value of an historic place.

The proposal conserves the value of the Rockcliffe Park HCD as it does not negatively impact the character of the heritage conservation district or the streetscape of Sandridge Road. The use of primarily natural materials, and the sensitive design and location of the new building make it visually and physically compatible with the rich architectural character of the Rockcliffe Park HCD.

Conclusion

The compatible siting and massing of the building, the use of primarily natural materials and the landscape plan are sympathetic to the character of the HCD. The proposed building meets the guidelines for new construction in the Rockcliffe Park HCD and the Standards and Guidelines. For these reasons, the department supports the application for new construction.

Recommendation 3:

Occasionally, minor changes to a building emerge during the working drawing phase. This recommendation is included to allow the Planning and Growth Management Department to approve these changes.

Recommendation 4:

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 and according to the approved heritage permit.

CONSULTATION

Heritage Ottawa was notified of the application and provided the following comment:

Heritage Ottawa has no objections to this proposal, although it would be preferable if the metal panels were replaced by natural materials, as called for in the design guidelines for the HCD.

The applicant met with the Rockcliffe Park Residents' Association (RPRA) prior to the submission of an application and revised the plans based on comments received from the RPRA. The RPRA was circulated on the revised plans and provided the following comments:

The Development Review Sub-committee (DRS) reviewed this project on May 14th. We were delighted to see that the Applicant had incorporated all of our previous comments into the current proposal. We assume that all the materials are similar to that of the previous design. The DRS supports this application.

Neighbours within 30 metres of the property were notified of the application and offered the opportunity to provide written or oral submissions to the Built Heritage Sub-Committee and Planning Committee.

COMMENTS BY THE WARD COUNCILLOR

Councillor Nussbaum is aware of the application.

LEGAL IMPLICATIONS

There are no legal impediments to adopting the recommendations outlined in this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

HC4 – Improve Arts and Heritage.

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 Photos

Document 3 Statement of Heritage Character Rockcliffe Park

Document 4 Heritage Survey Form

Document 5 Streetscape Elevation

Document 6 Site Plan

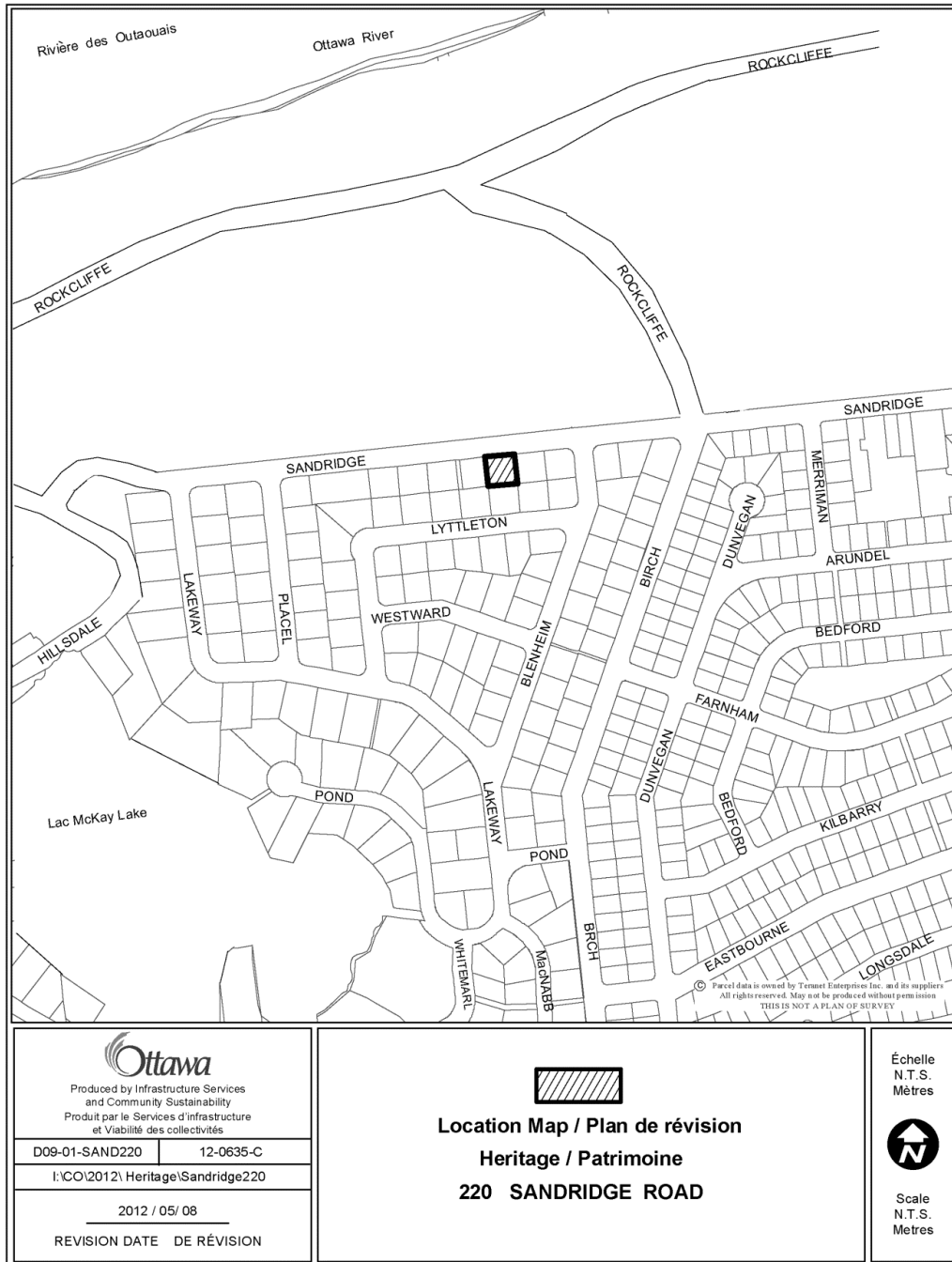
Document 7 Elevations

Document 8 Perspectives

DISPOSITION


City Clerk and Solicitor Department, Legislative 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



Ottawa
 Produced by Infrastructure Services
 and Community Sustainability
 Produit par le Services d'infrastructure
 et Viabilité des collectivités

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I:\CO\2012\Heritage\Sandridge220	
2012 / 05 / 08	
REVISION DATE	DE RÉVISION

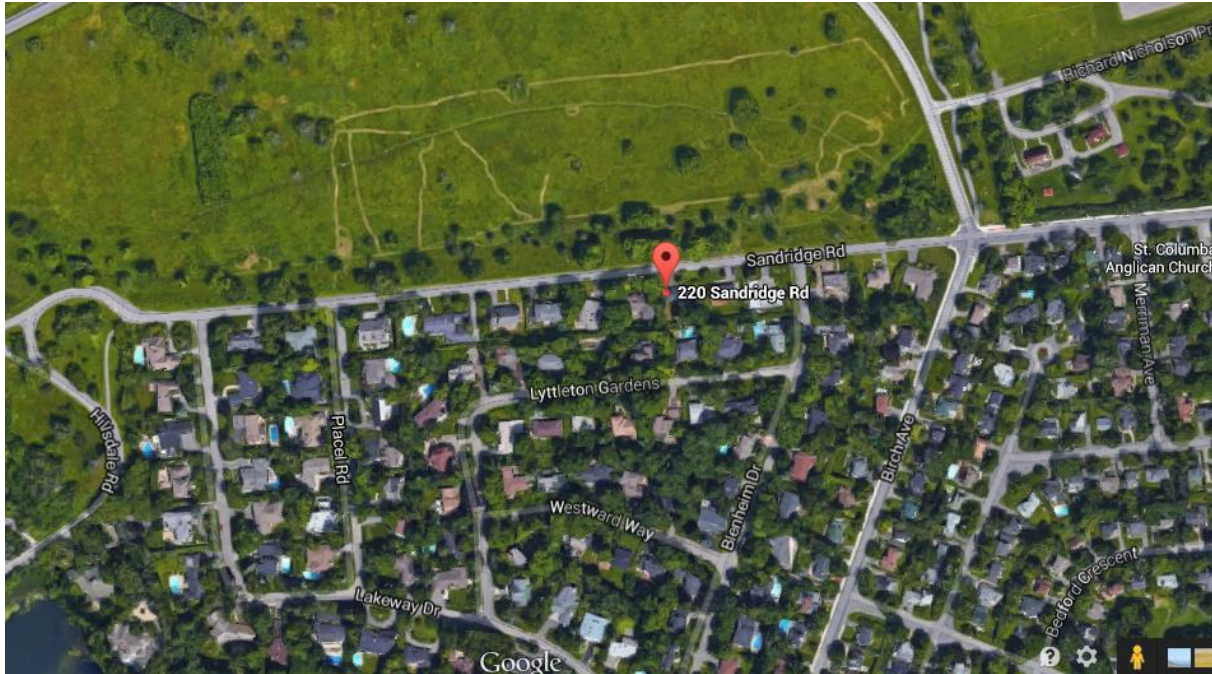

Location Map / Plan de révision
Heritage / Patrimoine
220 SANDRIDGE ROAD

Échelle
 N.T.S.
 Mètres



Scale
 N.T.S.
 Metres

Document 2 – Photos





Document 3 – Statement of Heritage Character Rockcliffe Park

1. Statement of Heritage Character

i) Description

The Village of Rockcliffe Park is a planned residential community first laid out in 1864 by Thomas Keefer. It was created as a partial subdivision of the large estate belonging to his father-in-law, Thomas McKay. Development occurred slowly, but in 1908 a Police Village was created, and by 1926 the Village of Rockcliffe Park had been incorporated. The boundaries established in 1908 have remained intact, and the present Village of Rockcliffe Park is a distinctive community of private homes and related institutional properties within a park setting, still true to the spirit of Keefer's original vision.

ii) Reasons for Designation:

The Village of Rockcliffe Park is proposed for designation as a heritage district because of:

- The significance of its original design intentions;
- The continuity in its evolution;
- The richness of its current urban condition;
- Its relationship with its wide setting, and
- The importance of its historical associations.

iii) Original Design Intentions

The Village of Rockcliffe Park is a rare and significant approach to estate layout and landscape design adapted in Canada from 18th Century English precedents. McKay had adopted this approach in his initial development of the estate, and the original McKay villa and grounds survive as Rideau Hall, the estate of the Governor General of Canada, on the western boundary of the village. When, in 1864, Keefer advertised his Park and Villa lots for private residences, he focused on the picturesque qualities of the scenery, and the importance of curving roads, extensive plantings, and naturalistic settings as key features in any future development. Lots were sold as components of the larger Estate, implying a cohesive landscape approach- purchasers were enjoined from

erected anything that would be “inconsistent with the maintenance of the Estate as a park for private residences.” Tree planning on road fronts was an immediate requirement on purchase, and commercial and industrial uses were explicitly banned. This type of ‘suburban’ or borderland development is also a reflection of a particularly North American response to rapid industrialization and urbanization in the 19th Century, with its emphasis on healthy living in a rural or country setting.

iv) Continuity in Evolution

The Village of Rockcliffe Park today is a remarkably consistent reflection of the ideas set out by Keefer. Although development of the residential lots has taken place very gradually, the ideas of Estate management, of smaller lots as part of a larger whole, of picturesque design, of residential focus, have survived as controlling aspects of the Village’s form and character. This has been in part somewhat fortuitous and unconscious- the cumulative effect of precedent and example. The early estates such as the MacKay villa and Rockcliffe were followed quickly by Birkenfels and Crichton Lodge, which in turn inspired smaller estates on Buena Vista, Mariposa, and Acacia and later Crescent Road. These types of properties continue to establish a Rockcliffe image, which is continually translated by architects and designers into individual variations on the theme. The strong landscape setting is able to embrace a rich diversity of lot and building sizes and configurations.

However, the continuity has also been provided by an active effort by overseers and residents. In the early years, Thomas Keefer and his associates developed special arrangements to control public and private initiatives as Trustees of the MacKay Estate. Later this effort fell to the overseers of the Police Village and then the councillors of the incorporated Village. Considerable energy has been spent by every successive generation to manage development and change, through formal and informal reviews and by a variety of by-laws, planning directives, and special designations. In most communities such initiatives have focused on economic development and minimum property standards; in Rockcliffe there is an extraordinary effort to maintain the scenic qualities, the park setting, the natural features and plantings, the careful informality of streets and services. This continuity of vision is very rare in a community where development has occurred on such a relatively large scale over such a long time period.

v) Current urban condition:

The Village of Rockcliffe Park has combined public and private initiatives to create an unusually rich urban landscape. The deliberately curved roads, without curbs or sidewalks, and the careful planting of the public spaces and corridors, together with the careful siting and strong landscaping of the individual properties, create the apparently casual and informal style so integral to the picturesque tradition. The preservation and enhancement of topographical features including the lake and pond, the dramatic Ottawa River shoreline, the internal ridges and slopes, and the various outcroppings, has reinforced the design intentions. The architectural design of the residences and associated institutional facilities is similarly deliberate and careful, but in the casual elegance and asymmetry of the various English country revival styles which predominate throughout the Village. The generosity of space around the homes, and the flowing of this space from one property to the next by continuous planting rather than hard fence lines, has maintained the estate qualities and park setting envisioned by Keefer. This informal elegance has been a consistent theme throughout the long process of development from the mid-19th Century to the present. There are relatively few examples of the strict neo-classicism that would suggest a more geometric ordering of the landscape.

There is also a set of community practices, intangible rituals that are both public and private, which continue to make sense of this environment- individual and collective outdoor activities, pedestrian and vehicular movement, areas of congregation and encounter, areas of dispersal and isolation. The urban landscape is also sustained by a variety of ongoing planning regulations, reflected most particularly in the current Official Plan and related zoning by-law.

vi) Relationship with its wider setting:

The Village of Rockcliffe Park has an important and integral association with its larger setting, as a result of patterns of historical development. With the Rideau Hall estate there is a symbiosis that dates back to Keefer's original vision of the village set within the larger grounds of this original villa. With Rockcliffe Park, there is a deliberate relationship again defined by Keefer, who saw the park as a natural extension and highlighting of the village's picturesque setting. This relationship was further strengthened with the expansion of the park to the east, and with the addition of the

Rockeries. Beechwood Cemetery has also served as a compatible landscape boundary to the southeast from the earliest period of settlement through to the present. These various border areas create important gateways to the village, and help establish its particular character. The views to and from the Ottawa River, the Beechwood escarpment, and the other park areas are integral to the picturesque quality of the Village. These extensions also form an integral part of the Village's environmental ecosystem. It is unusual to have the internal character of a neighbourhood so strongly reinforced by adjacent land uses; it once again reflects the foresight of the original planners.

vii) Historical Associations

The most important historical associations of the village as a whole are with the MacKay/Keefer family, major players in the economic, social, cultural and political development of Ottawa. The village today is a testament to the ideas and initiatives of various key members of this extended family, and their influence in shaping this key piece of Canadian landscape. Additional associations have occurred more randomly throughout the history of the village, as people of regional, national, and international significance have resided here and made this community their home base. Such associations are in some ways more private than public, and are an aspect of the village that is preserved more in the intangible continuities and oral traditions of village life than in the stones and mortar of monuments and plaques.

There are also specific associations with individuals who, whatever their prominence elsewhere, have made special contributions within the Village at a public and private level. These people have been part of an unusual form of self-governance, which has blurred the lines between formal and informal participation in the affairs of the Village.

Document 4 – Heritage Survey Form

2. HERITAGE SURVEY AND EVALUATION FORM

Building Name and Address: 220 Sandridge Road

Date of Current Structure: 1949

Legal Description: Plan M 87 Lot 10, PIN 042280169

Original Owner: General Hugh Young

Additions: 1986 Converted garage to living space, added bay window, added new garage



3. Landscape and Environment

4. Prepared by: Lashia Jones/Heather Perrault

Month/Year: July 2011

5. Character of Existing Streetscape

Sandridge Road is an east-west road that forms the northern boundary of the Rockcliffe Conservation District on the east side of the lake. It runs between Hillsdale Road and Birch Avenue, and is intersected by Lakeway Drive, Placel Road and Blenheim Drive. The street was designed as part of the "New Rockcliffe" subdivision plan of 1949 to include Sandridge Road, Birch Avenue, and Lakeway Drive. Architectural styles tended to reflect the influence of modernist such as Frank Lloyd Wright, Walter Gropius and Mies Van der Rohe.

There are houses only on the south side of the street. The north side consists of NCC Parkland. Lots on Sandridge Road are generally open to the street, and both sides of the street are lined with mature trees, providing a canopy over the roadway when in bloom. The similar setbacks and lower profiles of most of the houses, in addition to short, straight driveways and modest landscaping contribute to a coherent streetscape. The verges are lined with regularly spaced rocks.

Character of Existing Property

Typical of properties situated on Sandridge Road, this residence is located on an evenly graded lot. Unlike most others on this street, the house is shielded by well-manicured cedars that are set back close to the house. The area between the hedges and the street is mostly lawn but also contains an area of garden beds, shrubs, and a mature coniferous tree. Hedges separate this property from its neighbour to the east and a series of trees delineates it from the neighbour to the west. A straight paved driveway leads from the street to the garage. A walkway extends from the driveway to the front entrance. An open lawn is located in the side yard just west of the driveway.

Contribution of Property to Heritage Environs

Landscape/Open Space

The landscape qualities of this property, particularly the set back of the residence the modest tree plantings, and garden beds containing low-lying plantings and shrubs, are consistent with nearby properties located on this and surrounding streets. These

features contribute to a unified character of the streetscape and residential area. Despite this, the hedges are somewhat unusual on Sandridge Road, a street typified by openness, but is common to many properties in Rockcliffe.

Architecture/Built Space

This area of Rockcliffe is typified by one to two and one-half storey residences constructed in mid-to-late 20th century architectural styles. The scale and setback of this residence is consistent with that of most other nearby residences which together form a unified streetscape, despite the variety in architectural designs.

Landmark Status

This residence is partially visible from the road

Summary/Comments on Environmental Significance

This property is one of several mid- 20th century residences constructed during the 1950s and 1960s which relate to each other in materials and design, mostly being one, one and one-half, and split-level residences constructed in brick, siding, and stucco, many of which have prominent garages. This property, like others nearby, features a front yard dotted with trees and low-lying garden beds. Despite the hedges on this property, it remains mostly consistent with the coherent residential neighbourhood in the northern portions of Rockcliffe Park situated east of the lake.

History

Prepared by: Lashia Jones/Heather Perrault

6. Date of Current Building(s): Month/Year: July 2011

Trends

Despite efforts by the Rockcliffe Park Village Council, the untouched woodland, east of McKay Lake, was subdivided in 1949 by the Rockcliffe Realty Company into about a hundred lots. The Blenheim and Lakeway Drives developments were unusual for their time, since the properties were sold as undeveloped lots, and independent architects were commissioned to design the individual houses. The subdivisions sold very quickly, a new phenomenon for Rockcliffe. The post-war boom had created a constant demand

for residential properties in the Ottawa and Rockcliffe's location was no longer perceived as being at a great distance from the downtown core.

This area contains an excellent representative collection of houses that show what happened in the volatile and fast-changing post-war decades of the 1950s, 1960s, and 1970s when a new society was taking shape and searching intensely for house-forms to fit new needs in life. This is an area of about thirty acres where each house was built to an individual personal choice. The postwar development of suburbs was coupled with the expansion of the automobile industry and increased prevalence of cars as the primary means of transportation. As such, these suburbs and the architecture of the buildings within them were organized around the increasing cultural reliance on automobiles.

Events

Persons/Institutions

1949-1970: Hugh A and Emily Young. General Hugh Young was Vice President of Canada Mortgage and Housing Corporation .

1982-1989- Lt.Col John F. Maclsaac and Mary Maclsaac.

Summary/Comments on Historical Significance

The historical significance of this property is due to its age, constructed in 1949, its role in some of the earliest phases of residential development east of McKay Lake in the mid-20th century.

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

7. Architecture

8. Prepared by: Lashia Jones/Heather Perrault Month/Year: July 2011

Architectural Design (plan, roof, storeys, windows, style, materials, details)

This residence is a two storey wood frame structure, rectangular in plan and enclosed with a side gable roof. The building is clad in horizontal siding. There are three windows of varying sizes on the second storey, all embellished with narrow decorative shutters which contrast the light colour of the siding. A window without shutters is located on the east side of first storey. The house is constructed with a right hall plan with a recessed entry. The door, which is also embellished with shutters, is covered by an entry porch covered by a shed roof. A window without s house features a right hall plan with small entry porch, and sash windows with decorative shutters. A rectangular window is adjacent to the door on the west side. Next to this is a bay window. A single car garage is located at the western end of the building.

Architectural Style

N/A

Designer/Builder/Architect/Landscape Architect

Modified house plan from CMHC for permanent married quarters for the Armed Forces. Designed by architect S. Gitterman: Samuel Gitterman was trained in architecture at McGill, graduating in 1935. He worked in Ottawa with Gordon Hughes, and later became the chief architect for CMHC's Small House Design. Gitterman was also the building inspector and unofficial planning advisor for the village after his retirement from the CMHC.

Builder A.S. Peterson and Co.

Architectural Integrity

Interior alterations in 1975. In 2003, the flat roof over the garage was altered to a sloping roof. 1986 unspecified renovation

Outbuildings

N/A

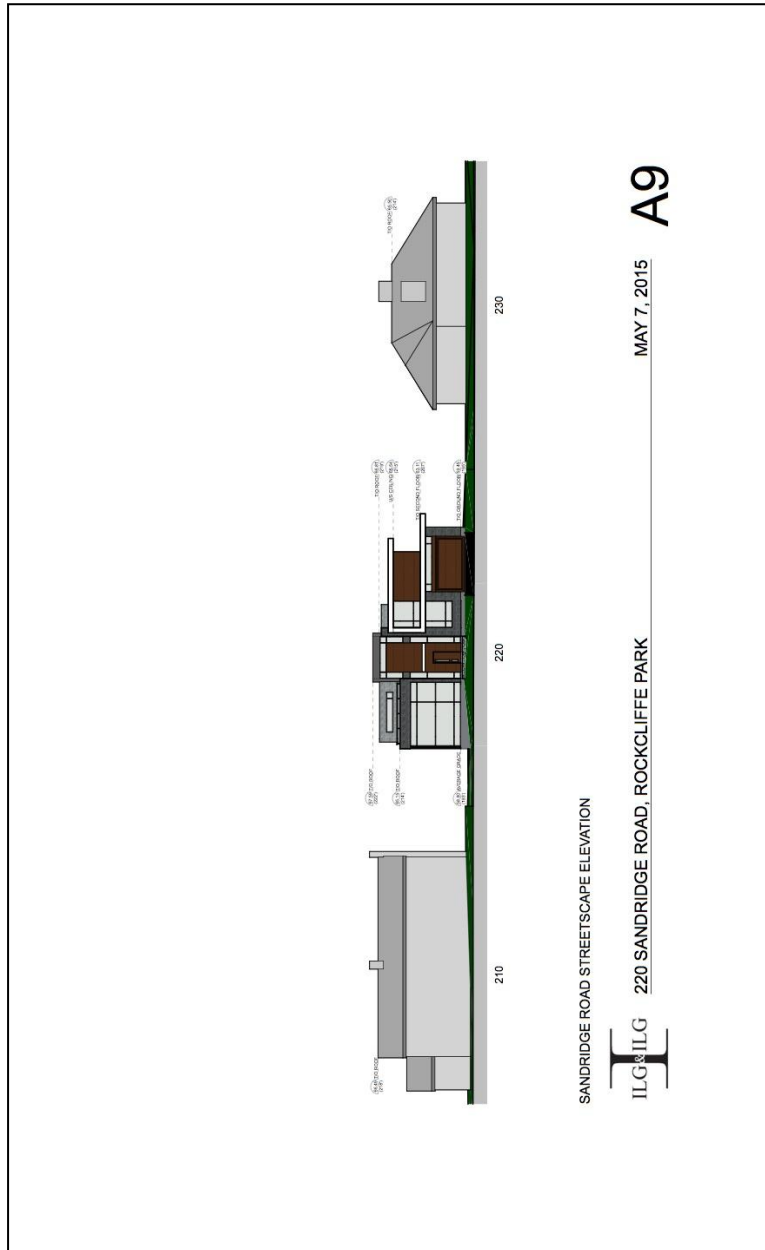
Summary/ Comments on Architectural Significance

This property is an example of mid-century architecture that characterizes the region of Rockcliffe east of the Lake, a region that was developed from the beginning with a focus on higher density housing. The majority of houses were built from a small range of plans with similar scales of one to two storeys that have been customized by their owners.

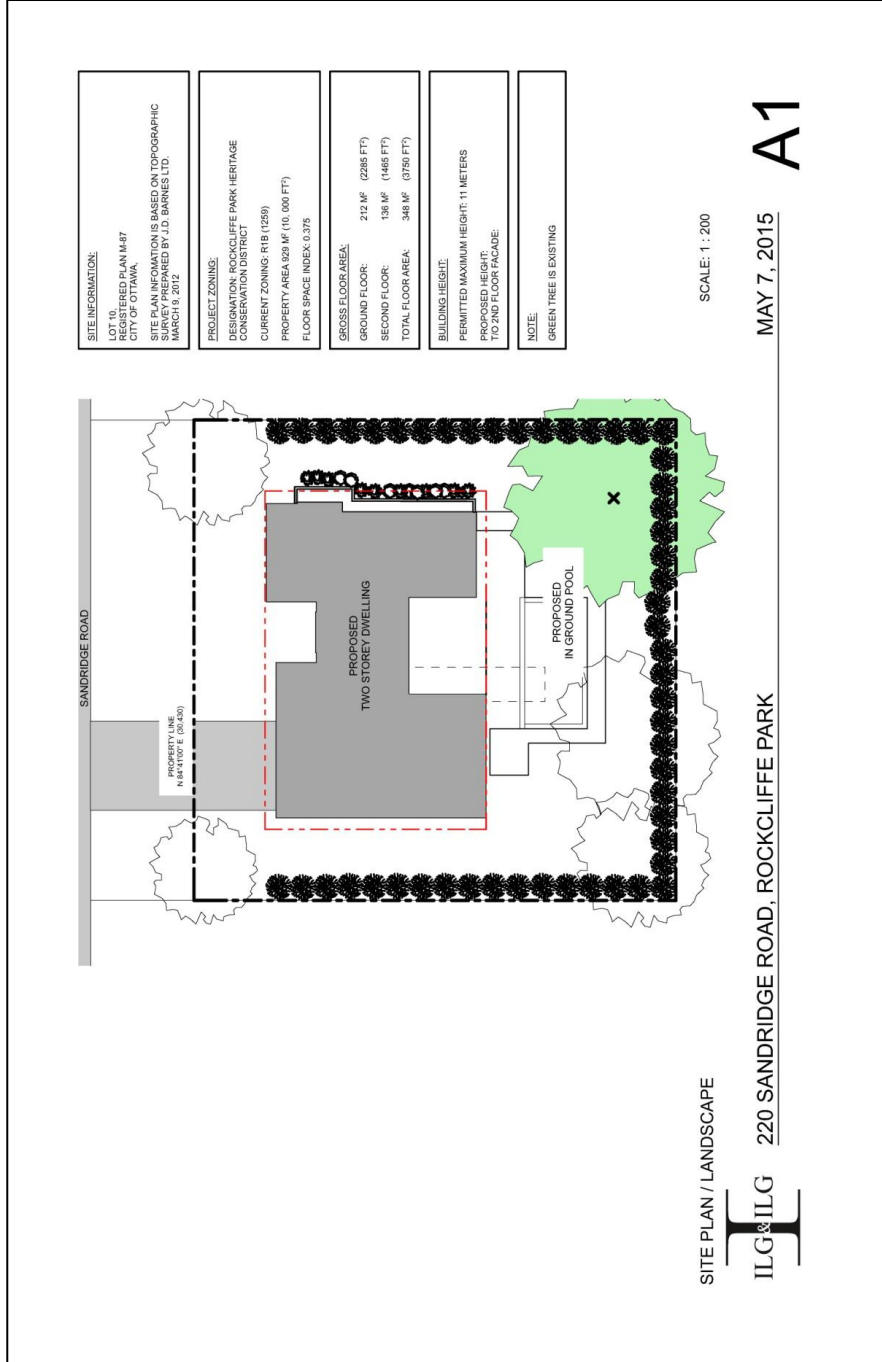
PHASE TWO EVALUATION					
ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Character of Existing Streetscape		X			20/30
2. Character of Existing Property			X		10/30
3. Contribution to Heritage Environs		X			20/30
4. Landmark Status				X	0/10
Environment total					50 /100
HISTORY	E	G	F	P	SCORE
1. Construction Date			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
Category	Phase Two Score, Heritage District				
Environment	50x 45% =22.5				
History	22x 20% =4.4				
Architecture	37x 35% =12.95				
Phase Two Total Score	39.85/100				

Document 5 – Streetscape Elevation



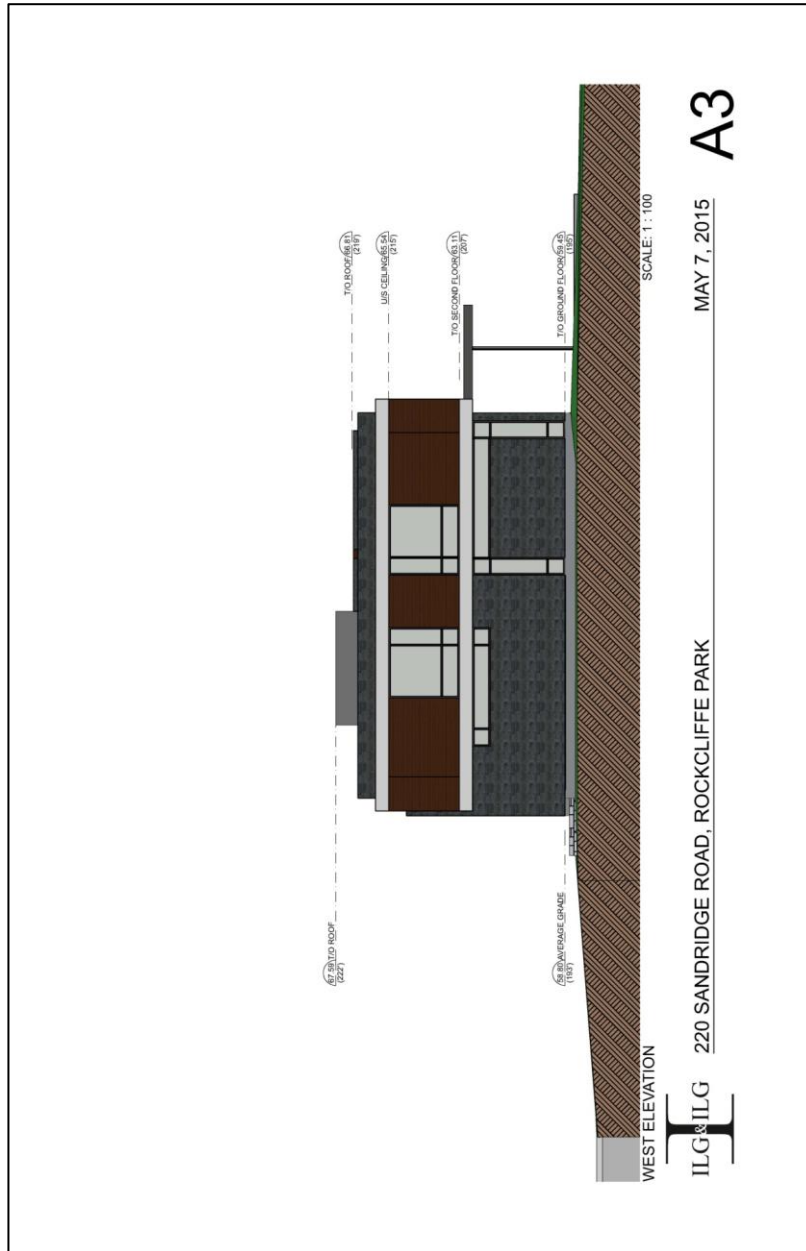
Document 6 – Site Plan



Document 7 – Elevations









Document 8 – Perspectives



220 SANDRIDGE ROAD, ROCKCLIFFE PARK

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A6



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A7



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