

HERITAGE SURVEY AND EVALUATION FORM							
Municipal Address	270 Buchan Road	Building Or Property Name		042270025			
Legal Description	Plan M69 Lot 14 And 15;Buchan E	Lot	Lot 14 And 15	Block	Buchan E	P l a n	Plan M69
Date Of Original Lot Development	1940	Date Of Current Structure		1940			
Additions	2000: Kitchen, Inglenook, Porch	Original Owner		Robert Southam			



Main Building

<b>Garden / Landscape / Environment</b>	Prepared by: Heather Perrault / Brittney Bos
	Month/Year: May 2010
Heritage Conservation District name	Rockcliffe Park
<b>Character of Existing Streetscape</b>	
<p>Buchan Road is a winding curve with no sidewalk or curb; pedestrians and cars share the same space. Buchan Road is a very quiet thoroughfare with little traffic. Various means, such as hedges, rocks, and trees, are used to separate the street from the private properties while allowing visual continuity and flow from one property to another. The west side of the street is characterized by the open greenspace of the Village Green and the school yard of Rockcliffe Park Public School which is defined by a line of mature trees.</p>	
<b>Character of Existing Property</b>	
<p>The building is situated on the east side of Buchan Road situated on the curved portion of the street. It is set back from the street, facing Buchan Road, separated by the garden and driveway. A cedar hedge and a variety of small trees and shrubs create privacy sheltering the house from the road. Surrounding the driveway is a variety of mature coniferous and deciduous trees. The grounds are even graded and the property primarily consists of an expansive lawn with a variety of shrubs. The front lawn is interrupted by a broad semi-circular driveway.</p>	
<b>Contribution of Property to Heritage Environs</b>	

<p><b>Landscape / Open Space</b></p> <p>This property contributes to the landscape of Buchan Road and this area of Rockcliffe because it has many mature trees and plantings and vast open space, it is setback from the curved portion of the paved street surrounded by large trees and other property line defining elements (such as the rocks and extensive tree plantings) which are consistent with other properties on this street.</p> <p><b>Architecture / Built Space</b></p> <p>This building contributes to the early/mid 20<sup>th</sup> century character of the architecture in the area and the variety of substantial buildings in revival styles that characterize Rockcliffe Park. This property contributes to the built space of Rockcliffe and Buchan Road through its revival elements, unique design, variety of materials, and general characteristics.</p>
<p><b>Landmark Status</b></p> <p>A moderate-sized property with a substantial building on the curve of a quiet street across from the Rockcliffe Park Public School yard.</p>
<p><b>Summary / Comments on Environmental Significance</b></p> <p>Similar to other properties along this short and quiet road, the landscape features of this property complement the existing streetscape. This combination of property features (including mature trees, various shrubs, consistent setback, and vast lawn) relate the properties to one another and create a continuous streetscape.</p>

<b>History</b>	Prepared by: Brittney Bos/Heather Perrault
	Month/Year: May 2010
Date of Current Building(s)	1940
<b>Trends</b>	
<p>In order to accommodate a larger lot for a school in the centre portion of the village, Park Road was stopped at Springfield and the connector Buchan Road was created. This instigated the sale of lots on Buchan, including the property on which this building</p>	

is situated. The opening of lots surrounding Buchan is reflective of the larger trend where Rockcliffe was gradually transforming into a fashionable suburb.

#### Events

#### Persons / Institutions

This property was briefly owned by Robert Southam, raised in Rockcliffe as the son of Lillas and Harry Southam, who sold it to A. Barnet Maclaren, a member of a prominent Ottawa Valley lumber and timber family who built a successful business in the 19<sup>th</sup> century. He lived there until his death, and his wife continued to live in the property until 1995.

#### Summary / Comments on Historical Significance

This building is associated with the transformation of Rockcliffe into a fashionable suburb, particularly in the creation of Buchan Road in the late 1930s. This building is also associated with the Maclaren family, who were active in the timber and lumber trade.

#### Historical Sources

City of Ottawa File

Rockcliffe LACAC file

Edmond, Martha. *Rockcliffe Park: A History of the Village*. Ottawa : The Friends of the Village of Rockcliffe Park Foundation, 2005.

*Village of Rockcliffe Park Heritage Conservation District Study*, 1997.

*Village of Rockcliffe Park LACAC Survey of Houses*, 1988

Carver, Humphrey. *The Cultural Landscape of Rockcliffe Park Village*. Village of Rockcliffe Park, 1985.

Might's Directory of the City of Ottawa

Library and Archives Canada

Architecture	Prepared by: Heather Perrault/Brittney Bos
	Month/Year: May 2010
Architectural Design (plan, storeys, roof, windows, style, material, details, etc)	
<p>This one-and-a-half storey building has a rectangular plan with side, front, and rear projections. It has a medium pitched cross gabled roof with three prominent stone chimneys. The exterior is stone on the first storey and vinyl siding on the upper storey. There are evenly spaced multi-paned rectangular windows, many with shutters. There are four dormers on the half storey on the front facade. The entranceway, which appears on the south section of the front facade, features a hipped roof portico with columns raised by two steps. This entrance is framed by two small hexagonal windows.</p>	
Architectural Style	
Designer / Builder / Architect / Landscape Architect	
<p>Hazelgrove &amp; Mills 1936-1940: (MILLS, Andrew Kaye (1901-1973 graduated from the School of Architecture at McGill University in 1926 and trained under J. Albert Ewart, a leading architect in Ottawa, from 1926 to 1928, he worked for P. Roy Wilson in Montreal, and returned to Ottawa to serve as assistant to Cecil Burgess in 1929. Mills worked under his own name (1932-35), and in late 1935 was invited to form a partnership by A.J. Hazelgrove. After the dissolution of their firm in 1940 Mills continued to work under his own name until his retirement in 1968. A.J HAZELGROVE began working for C.P. Meredith in 1909, and went on to form a series of partnerships until the 1960s. Some of his partners include Burrit, Burgess, Lithwick, Mills and Lambert. Hazelgrove practiced on his own between 1928-1935, and 1943-1945. Hazelgrove served as the president of the Royal Architectural Institute of Canada between 1948-1950.</p> <p>2000 Addition: Barry J. Hobin (Also designed Bittern Court in 1986-88, 524 Acacia— Iranian Ambassador's Residence)</p>	
Architectural Integrity	
Any additions match the original plan and style of the main building.	

Outbuildings
Other
Summary / Comments on Architectural Significance
This building is a good example of a mid century residence built in Rockcliffe after it had transformed into a fashionable suburb and demand for lots was steadily increasing. Its customized plan and features are indicative of many residences in the area.

PHASE TWO EVALUATION					
Environment Category	E	G	F	P	SCORE
1. Character of Existing Streetscape	x				30/30
2. Character of Existing Property		X			20/30
3. Contribution to Heritage Environs		x			20/30
4. Landmark Status		x			7/10
Environment total					77/100
History	E	G	F	P	Score
1. Construction Date		x			23/35
2. Trends		x			23/35
3. Events/ Persons/Institutions			x		10/30

History total					56/100
<b>Architecture Category</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>Score</b>
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
<b>Ranges</b>	<b>Excellent</b>	<b>Good</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>
	Pre-1908	1908 to	1926 to	1949 to	After 1972

Category	Phase Two Score, Heritage District
Environment	$77 \times 45\% = 34.65$
History	$56 \times 20\% = 11.2$
Architecture	$67 \times 35\% = 23.45$
Phase Two Total Score	69.3 /100 <b>=69</b>

Phase Two Evaluation Summary				
Phase Two Score	Above	to	to	Below
Group				