



HERITAGE SURVEY AND EVALUATION FORM				
Municipal Address	429 Lansdowne Road	Building or Property Name	042280293	
Legal Description	PLAN 92 PT BLK 13 JUNC GORE;PT LOT 1 RP4R8942 PART 1	Lot	Block	Plan
Date of Original Lot Development		Date of current structure	1942	
Additions		Original owner	Mr. A.L. and Dorothy Burgess	



Main Building

<b>Garden / Landscape / Environment</b>	Prepared by: Lashia Jones / Heather Perrault
	Month/Year: June 2011
Heritage Conservation District name	Rockcliffe Park

**Character of Existing Streetscape**

Lansdowne Road is divided into north and south sections connected only by a footpath. It runs adjacent to the west shore of McKay Lake and thus properties along this road are situated in close proximity to this body of water. The south portion of this street is the only connecting thoroughfare in this section, enhanced by the closure of Juliana at Beechwood. There are no sidewalks or curbs along the entire length and thus pedestrians and cars share the same roadway. This secluded street is enhanced by the narrow roadway and frontage trees that define most of the properties. Aside

from mature tree plantings, the street is characterized by its open space. Most properties feature a variety of open lawns dotted with trees and modest gardens.

Lakehurst is a short east-west street between Cloverdale and Lansdowne, Lakehurst Road was not built on until 1950. It contains three houses all constructed by 1958, and each a one-storey ranch or contemporary designs, composed of stone veneer or stucco. The landscaping of the houses differs somewhat. 531 is open to the street, with minimal landscaping, consisting mostly of small shrubs and flowers in a terraced garden along the front walkway. 534 is mostly hidden behind large evergreen shrubs and trees. 540, with a more generous front setback than the other two, is landscaped with naturalized rocks and low-lying evergreen shrubs, small trees, and two large maples.

On the north side of the street, the side access to the Rockcliffe Lawn Tennis Club. The side of the property is lined with cedar hedges and crab apple trees. There is little street lighting, but overhead wires are visible on the north side of the road. As Lakehurst Road has no sidewalks, pedestrians and bicycles share the roadways, effectively slowing traffic and reinforcing a more rural sense of place

#### Character of Existing Property

Typical of many properties in Rockcliffe as well as the properties situated on the west side of this portion of Lansdowne, this property is characterized by a generous set back and substantial open front yard. The front yard consists predominantly of open lawn but does feature some flowering ground cover throughout. The property is situated on an evenly graded corner lot. There are several mature trees located in the front yard which serve to help blend in the streetlight located there. There is a straight driveway located near the northern side of the property which extends straight from the street to the garage. A walkway extends from this to the front door. Shrubs and garden beds flank this walkway as well as line the front of the residence. The side yard, located predominantly on Lakehurst, features several loosely planted mature trees.

#### Contribution of Property to Heritage Environs

<p>Landscape / Open Space: The open character of the front lawn as well as the presence of mature trees on the property links this property to many of the properties in Rockcliffe through their shared characteristics. Additionally, this type of landscape configuration is common to many of the properties situated on the west side of Lansdowne.</p> <p>Architecture / Built Space: The mid-20<sup>th</sup> century character of this residence as well as its Colonial style establishes this as one of a series of one and one and one-half storey residences constructed in the mid-20<sup>th</sup> century.</p>	
<p>Landmark Status</p>	
<p>This is a visible property situated on a corner lot at the junction of two relatively quiet streets in Rockcliffe.</p>	
<p>Summary / Comments on Environmental Significance</p>	
<p>This residence shares many of the landscape features common to properties in Rockcliffe, particularly the mature trees, deep setbacks, and open lawns, which together form a coherent neighbourhood character.</p>	
<p><b>History</b></p>	<p>Prepared by: Lashia Jones / Heather Perrault</p>
	<p>Month/Year: June 2011</p>
<p>Date of Current Building(s)</p>	<p>1942</p>
<p>Trends</p>	
<p>The Village of Rockcliffe Park was a planned residential community first laid out in 1864 created by a partial subdivision of the large estate belonging to Thomas McKay. Development occurred slowly but a Police Village was established in 1908, and the Village of Rockcliffe Park was incorporated in 1926. The Village was established according to an estate layout approach and landscape design adapted from the 18<sup>th</sup> century English precedents based upon picturesque qualities of the scenery, the importance of curving roads, extensive planting, and naturalistic settings.</p> <p>In the early to mid 20<sup>th</sup> 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</p>	

residential environment.
Events
Persons / Institutions
1942-1980- Captain Archibald Leith and Mrs. Dorothy Burgess. A.L. was wounded in WWI and later was a civil servant in Ottawa. During the Second World War he was an aide to Colonel J.L. Palston, Minister of National Defence in the Mackenzie King government. Subsequently, A.L. went overseas as Captain. After the war, he was on the House of Commons staff as Chief Committee Clerk. He died in 1952.
Summary / Comments on Historical Significance
The historical significance of this property is due to its age, constructed in 1942, its role in the residential development of this area of Rockcliffe Park, and its associations with Captain A.L. Burgess.
Historical Sources
<p>City of Ottawa File</p> <p>Rockcliffe LACAC file</p> <p>Edmond, Martha. <i>Rockcliffe Park: A History of the Village</i>. Ottawa : The Friends of the Village of Rockcliffe Park Foundation, 2005.</p> <p><i>Village of Rockcliffe Park Heritage Conservation District Study</i>, 1997.</p> <p><i>Village of Rockcliffe Park LACAC Survey of Houses</i>, 1988</p> <p>Carver, Humphrey. <i>The Cultural Landscape of Rockcliffe Park Village</i>. Village of Rockcliffe Park, 1985.</p> <p>Might's Directory of the City of Ottawa</p>

Architecture	Prepared by: Lashia Jones / Heather Perrault
	Month/Year: June 2011

Architectural Design (plan, storeys, roof, windows, style, material, details, etc)
This residence is a two storey building, rectangular in plan. It features a centre hall plan with a central doorway. The house is clad in horizontal siding and features symmetrically placed windows (three on the second storey and two on the first) which are embellished with decorative shutters. The centrally placed doorway is led up to by concrete steps and is flanked by decorative sidelights. The house is enclosed with a modified side gabled gambrel roof with a shed dormer which extends across the front façade. A single car garage with a patio above extends from the north of the residence. The house is raised on a cement foundation and also features a brick chimney at the south end of the building.
Architectural Style
Vernacular colonial
Designer / Builder / Architect / Landscape Architect
Architectural Integrity
There appears to be no major modifications.
Outbuildings
Other
Summary / Comments on Architectural Significance
This house is one of a series of mid-20 <sup>th</sup> century residences that relate to each other in terms of scale (one or two storey residences) designed in a variety of architectural styles, though commonly with Cape Cod or Colonial influences.

**PHASE TWO EVALUATION**

<b>ENVIRONMENT CATEGORY</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>SCORE</b>
1. Character of Existing Streetscape		X			20/30
2. Character of Existing Property		X			20/30
3. Contribution to Heritage Environs		X			20/30
4. Landmark Status			X		3/10
Environment total					63/100
<b>HISTORY</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>SCORE</b>
1. Construction Date		X			23/35
2. Trends			X		11/35
3. Events/ Persons/Institutions				X	0/30
History total					34 /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	0/10
4. Architectural Integrity	X				10/10
Architecture total					63/100

<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	63x 45% =28.35
History	34x 20% =6.8
Architecture	63x 35% =22.05
Phase Two Total Score	57.2/100 <b>=57</b>

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