

## MEMO / NOTE DE SERVICE



To / Destinataire	Members Ottawa Built Heritage Advisory Committee (OBHAC)	File/N° de fichier:
From / Expéditeur	Sally Coutts Heritage Planner Planning and Growth Management	
Subject / Objet	9 Rosedale Avenue	Date: 24 August 2011

I have attached a copy of the Heritage Survey and Evaluation Form, updated to reflect the information presented to you by Ms Lydia Oak at the OBHAC meeting of August 4, 2011. I have also noted the status of the adjacent Rideau Canal as a national historic site and World Heritage Site, and included pictures and information on the building's interior.

I originally prepared the Heritage Survey Form (HSF) in the late spring and my heritage colleagues and I scored it according to our normal procedure, giving it a score of 5.5/ 9. Each time that I added information to the HSF my colleagues and I discussed the new findings, but have concluded that the additional information would not lead to an increase in the score.

I am now asking OBHAC to review the Heritage Survey Form and make a recommendation regarding the significance of the house at 9 Rosedale. The City has received an application for minor variances to allow the redevelopment of the property. I will ensure that the Development Review Sub-committee will be circulated this application for comment in September given the current interest in the cultural heritage value of the property.

Sally Coutts, MCIP, RPP  
/

Attach. 1

## HERITAGE SURVEY AND EVALUATION FORM

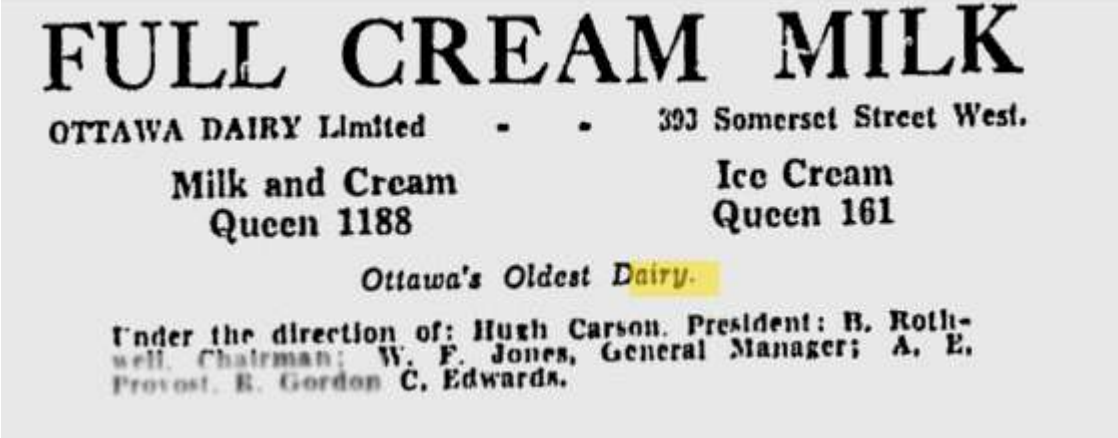
Address	9 Rosedale Avenue	Building name	
Construction date	1930	Original owner	W. Frank Jones



### PHASE ONE EVALUATION

Potential significance	Considerable	Some	Limited	None
Design		2		
History			1.5	
Context		2		
Phase One Score	5.5 / 9			
Phase Two Classification	1	2	3	4

	prepared by: Sally Coutts
	month/year May 2011
Architecture (style, building type, expression, material, construction method)	
<p>Nine Rosedale is a one and a half storey, yellow brick structure with a flared side gable roof. Its front door is asymmetrically placed, and has an entablature and a curved pediment that extends through the eaves. The actual door surround features engaged pilasters. The front façade also features three leaded glass casement windows to the north of the door and two to the south. There are similar windows on each façade. The gable ends (north and south facades) feature paired sash windows and there are dormer window on the east and west sides of the roof. .</p> <p>Stylistically, the building can be described as bungalow type with Arts and Crafts details. The Arts and Crafts is not technically a style, but rather a movement. Its followers urged a return to the fine craftsmanship and materials used in domestic architecture prior to the Industrial Revolution. Features of the house often associated with the Arts and Crafts are the leaded glass casement windows, low profile and finely crafted windows and doors.</p> <p>The house is missing some details that would make it a true example of a Bungalow (a front verandah, overhanging eaves, exposed rafter tails and true one-storey construction), nevertheless its distinctive form and massing was clearly influenced by the popularity of the form at that time.</p>	
Craftsmanship/Artistic merit	
<p>The house is well crafted and features original oak trim, window frames and door.</p> <p>The interior features oak floors, window and door trim and other interior features typical of the era. Sources state that the wood for the floors was milled from oak trees felled on the Anderson Dairy Farm but this has not been verified.</p>	
Technical/Scientific merit	
N/A	
Summary	
<p>Nine Rosedale Avenue is a well-crafted one and a half storey structure influenced by the Bungalow style and Arts and Crafts movement. Its casement style, leaded glass windows and distinguished front door are character-defining elements.</p>	
Sources	
<p>Ricketts, Maitland and Hucker, <u><a href="#">A Guide to Canadian Architectural Styles</a></u>,  Blumenson, John, <u><a href="#">Ontario Architecture, a Guide to Styles and Building Terms, 1784 to the present</a></u></p>	

	prepared by Sally Coutts
Date of construction (factual/estimated)	month/year 1930
Themes/Events/Persons/Institutions	
<p>Mr. W. Frank Jones, Manager of the Ottawa Dairy, built the house circa 1930. Jones arrived in Canada from Great Britain in 1910 and attended the Ontario School of Agriculture after serving in the First World War. He graduated in the early 1920s and moved to Ottawa to work for the Department of Agriculture in dairy manufacturing. In 1928 he left the government to work for the Chateau Cheese Company, eventually becoming the General Manager of the Ottawa Dairy Company in 1929. At the time of his appointment he lived on Second Avenue, so it is assumed that he moved to 9 Rosedale shortly after becoming the General Manager. Jones went on to hold a number of positions in organizations related to the dairy industry in Canada, including president of the National Dairy Council.</p>	
	
<p>The house was subsequently occupied by a number of families and it operated as a Bed and Breakfast from 1990 until 2010.</p>	
Community History	
<p>Old Ottawa South developed slowly in the 19<sup>th</sup> century, with only a few houses constructed. In 1891 the streetcar on Bank Street reached Lansdowne Park, prompting some development at the north end of the neighbourhood. In 1907, the community was annexed to the City of Ottawa and in 1913 the streetcar service was extended south across the canal, prompting significant development in the area.</p> <p>Nine Rosedale is located at the north end of the street, and is the last house before Colonel By Drive, a National Capital Commission driveway. It was pieced together from early settlement roads that ran beside the Canal. In 1920 the Ottawa Improvement Commission (precursor of the NCC) obtained a License of Occupation for the south bank of the canal between Bronson Avenue and Bank Street. The OIC then cleared the debris from the banks of the Canal, repaired the canal wall, and laid out walkways and flowerbeds beside the road. By 1930 the Driveway was complete</p>	

from Bronson Avenue to the Pretoria Bridge. The emergence of the Driveway as an urban amenity prompted the development of attractive houses for the middle classes along its length. Nine Rosedale is one such house.

Designer/Architect

Not known

Summary

Nine Rosedale Avenue reflects the growth of Ottawa South as a neighbourhood in the early decades of the 20<sup>th</sup> century. This growth was prompted by the arrival of the streetcar and the improvement of the banks of the canal by the Ottawa Improvement Commission. The life and career in the dairy industry of Frank Jones, the original owner, illustrates the emergence of Ottawa South as the home of successful businessmen and public servants.

Sources

Landon French, "Cultural Landscapes Project, The Parkway System: Historical Study (NCC, 1995)  
Old Ottawa South History Project  
Ottawa Citizen, various years

Interiors





prepared by Sally Coutts

month/year May 2011



### Community Character

Nine Rosedale Avenue is located in the Ottawa South neighbourhood, an established neighbourhood south of the downtown core. It is characterized by a mixture of housing types with a concentration of larger houses along the edge of Colonel By. North of Aylmer, Rosedale is characterized by predominantly three storey houses with Tudor details of a type found throughout the neighbourhood. As a one and a half storey structure, this building is unlike its neighbours on Rosedale Avenue, but it is similar in scale and massing to its westerly neighbours. The presence of the Rideau Canal and its adjacent parkland prompted a demand for middle class housing after improvements to the setting of the Canal in the early 20<sup>th</sup> century. The Rideau Canal is now a national historic site and World Heritage Site.

### Context/Links to Surroundings

The building is located near the corner of Rosedale Avenue and Colonel By Drive, an NCC parkway and ceremonial route. It is bounded by NCC parkland to the north, creating an attractive setting.



Landmark
The building has moderate landmark status, as the last house on a street abutting Colonel By Drive, however, there is a large oak on the property that is well-known in the area.
Summary
Nine Rosedale is the first house on Rosedale, a north-south street that meets Colonel By Drive and is adjacent to the Rideau Canal and its pathway system. It reflects the development of the community and the concentration of larger, more elegant houses at the north end of the neighbourhood, near the in the Rideau Canal.