

Cultural Heritage Impact Statement for the Demolition and Replacement of the Residence at 187 Lansdowne Road, Rockcliffe Park Heritage Conservation District

Submitted to:
Embassy of the Republic of Iraq

Property Address:
187 Lansdowne Road

Prepared by:
Julie Harris
Contentworks Inc.

HCD:
Rockcliffe Park Heritage Conservation
District

Part A: Proposed Demolition	2
1.0 Design and History	2
2.0 Impact of the Demolition	5
1.0 Description.....	8
2.0 Impact of the New Building.....	9
Part C: Summary of Heritage Issues.....	10
Figures.....	11
About the HIS Author	25
Julian Jacobs CV	26

PART A: PROPOSED DEMOLITION

1.0 DESIGN AND HISTORY

The house located at 187 Lansdowne Road South is part of an irregular shaped lot¹ stretching along Lansdowne Road. The property is located in the former village of Rockcliffe Park (Figure 1 and Figure 2) in the Rockcliffe Park Heritage Conservation District.² The lot is approximately 90 metres wide by 50 metres deep. Residential properties are located all sides of the property (Figure 3). The current owner (the Government of the Republic of Iraq) is making a planning application to demolish the existing structures on the property and build a new residence and security shelter (Figure 4).

The property includes: a large, one-storey bungalow residence (Figure 10); an enclosed swimming pool attached to the house; and a guard house (Figure 11), gate and fence (Figure 12). The residence and pool were constructed in 1964 (Figure 13); the guard house, gate and fence date from 1979. The footprint of the one-storey house is 680 square metres, including the pool and garage.

The existing house was built for the family of the prominent business owner and philanthropist Bertram Loeb by Rene Goulet Construction Limited. The design-build firm had worked in the Ottawa area since at least 1951.³

The designer of 187 Lansdowne Road has been the subject of communications between the author of this report and City of Ottawa staff. Research and evaluation of the house by the City of Ottawa's Heritage Planner for the HCD has determined that "This residence was designed by Montreal architect Fred Lebensold, well known for his design of the National Arts Centre and various modern works in Canada. Originally the landscaped wooded lot was carefully preserved by landscape architect Donald Graham".⁴ As explained below, however, the author of this report believe that Lebensold⁵ may have been involved in some capacity

¹ The legal description is: Plan M46, pt Lot 197, pt Lot 198; pt Lot 209; pt Lot 210; pt Lot 219 to pt Lot 225. PINs 04226-0046 and 04226-0049.

² The Rockcliffe Park Heritage Conservation District was designated by the former Village of Rockcliffe Park in 1997. It became a City of Ottawa heritage district upon the village's amalgamation with the City of Ottawa in 2001. The District's values and guidelines are derived from Julian Smith & Associates and Victoria Angel, *Village of Rockcliffe Park: Heritage Conservation District* (October 1997), hereafter cited as RPHCDS.

³ See: Rene Goulet Construction advertisement, *Evening Citizen* [Ottawa], 5 September 1951, p 29. Online at: <http://news.google.com/newspapers?id=SgExAAAAIbAJ&sjid=ON4FAAAAIAAJ&pg=4856%2C785007>.

⁴ City of Ottawa. Heritage Survey and Evaluation Form, 187 Lansdowne Road, [dated 17 January 2012].

⁵ Fred Lebensold was born David Froim Lebensold in Poland in 1917. He studied in London, England, where he received a diploma in architecture in 1939. After work with the Royal Engineers during the Second World War, he moved to Canada in 1949. He practiced architecture and taught at McGill University. On his own and with the celebrated firm Affleck, Desbarats, Dimakopoulos, Lebensold and Sise Architects and later ARCOP, he was known for his modern works and theatres designs, including the National Arts Centre in Ottawa and the Samuel Bronfman Building in Montréal. He died in Kingston, ON in 1985. See: "Profile d'un architecte: David Froim

in the design of a house for Loeb, but the level of his involvement is undetermined. Based on the evidence consulted for this report, it is plausible that Lebensold considered an offer to design a house or provide ideas for a house to Loeb, but the existing house was designed by someone else. It would also be surprising to learn that Lebensold had time to become involved in a private commission while working on two of the most complex projects of his career – the National Arts Centre and Expo67.

The only evidence about Fred Lebensold's involvement comes from oral family sources (c 1981 and 2012). Lebensold met Bertram Loeb while designing the National Arts Centre as part of the firm Affleck, Desbarats, Dimakopoulos, Lebensold and Sise Architects. The earliest family reference to Lebensold as "architect" is found on a survey form completed by M. [Margot] Gualtieri for the Rockcliffe LACAC two years after the sale of the house by Mrs. Loeb. The LACAC form, as archived in the files of the Rockcliffe Park Community Association, acknowledges a conversation with Blanche Loeb as the source of information that Fred Lebensold was the "architect" and Donald Graham the "landscape architect". The information from the form has been repeated in at least two other published sources – *The Walking in the Village of Rockcliffe Park* booklet printed by LACAC in 1982 and *Rockcliffe Park: A History of the Village* by Martha Edmonds.⁶ Most recently, Loeb's daughter Naomi sent an email in January 2012 to a member of Rockcliffe's Heritage Committee confirming that she understood the designer to be Lebensold.⁷

A set of plans for "Proposed Residence for Mr. and Mrs. Loeb, Lansdowne Rd., Rockcliffe" dating from 1964 in the City of Ottawa's files about 187 Lansdowne Road are signed by contractor Rene Goulet Construction Limited. The signature block includes the initials "RG" in the "Designed by" block, but this alone is not sufficient evidence that Goulet was the sole designer. He may have acquired the plans from another source, such as a plan catalogue, and modified them to meet his client's requirements (which could explain the note about "reversing of the façade") or he might have worked from a sketch or concept prepared by a licensed architect or experienced designer.

In sum, for Lebensold to be listed as "architect" or "designer" (term used by the City of Ottawa)⁸, the level of his involvement should be better documented through contemporary c 1964 records or through an analysis of other Lebensold projects from the period or earlier.⁹

Lebensold", *do_co,mo.mo_quebec*, automne 1996.

⁶ Humphrey Carver's 1985 *The Cultural Landscape of Rockcliffe Park* does not name an architect for 187 Lansdowne Road. Carver was very interested in modern architects and architecture, and generally named known architects and builders associated with houses mentioned in his study. He specifically mentions 187 Lansdowne Road but does not include the name of the architect or builder.

⁷ The author of this report was provided with an email sent to the City of Ottawa by Mr. Macklin (resident of Rockcliffe Park) that documents part of an exchange of communications between Rockcliffe Park representatives and Ms. Loeb.

⁸ City of Ottawa. Heritage Survey and Evaluation Form, 187 Lansdowne Road, [dated 17 January 2012].

⁹ Lebensold is credited as architect of very modern houses in the 1950s – the Cohen, Lebensold and Nantel

The Loeb family lived in the house for 15 years before Blanche Loeb sold it to the government of Republic of Iraq for use as an ambassador's residence. It served as the Ambassador's residence until 2003 (at the time of the invasion of Iraq). Since then, it has been vacant. The property continues to be surrounded by an intrusive and unsightly concrete and metal fence installed in 1979 that was vigorously opposed by local residents. Poor maintenance of the grounds and house (including leaving windows open) has left the property in generally poor condition.

The set of plans on file at the City of Ottawa in the Heritage Planning files indicate that various changes were made to the design before construction.¹⁰ Most of the changes are noted on the plans (Figure 14 and Figure 15). As built, the house conforms to the mid-century American bungalow tradition, with strong roots in the Arts & Crafts tradition, in its horizontal massing, natural materials, low-pitched roof and wide over-hanging eaves. Its faux rafter ends and long sweep of wood-framed windows with lower casement openings had been used in early modern bungalow designs in the 1930s, and modernized in the 1950s and early 1960s in Canada and the US. By the mid 1960s, however, bungalow designs were generally featuring larger windows, fewer embellishments and a greater emphasis on broad strokes of simpler materials, such as smooth-faced brick.

Unlike many gracious homes of its type in this era, however, 187 Lansdowne is covered by an asphalt shingle roof rather than by cedar shakes that would have added to the impact of using natural materials on the exterior elevations. Cost¹¹ may have been a factor in Loeb's decision to use asphalt shingles and to replace multiple windows with single units (Figure 17 and Figure 16) on the south elevation of the house. Other features of the house that could be noted as evidence about cost or time pressures affecting the final product, including the awkward connection between the passerelle and the pool structure (Figure 17), the choice of windows in the passerelle, and the removal of a sunroom and reshaping of the roof (Figure 15)

The property at 187 Lansdowne Road is located within the Rockcliffe Park Heritage Conservation District.¹² The heritage values and attributes of the district are set out in a Rockcliffe Park Heritage Conservation District Study (RPHCDS) prepared in October 1997.¹³ The RPHCDS was accompanied by a Heritage Inventory listing individual properties that contribute to the heritage value of the district. It should be noted that the property at 187

houses in Montreal. A review of bibliographies about Canadian architecture did not uncover any Lebensold houses from the 1960s.

¹⁰ City of Ottawa Building File, 187 Lansdowne Road

¹¹ Loeb's business suffered a major setback in 1964 due to the embezzlement of \$1.3M (a very significant amount at that time) by a business manager. Land Registry research could, but is not certain to, reveal more about the structuring of finances for the building of the house.

¹² The Rockcliffe Park Heritage Conservation District was designated by the former Village of Rockcliffe Park in 1997. It became a City of Ottawa Heritage Conservation District upon the village's amalgamation with the City of Ottawa in 2001.

¹³ Julian Smith & Associates and Victoria Angel, *Village of Rockcliffe Park: Heritage Conservation District* (October 1997), hereafter cited as RPHCDS.

Lansdowne is not listed in the inventory and is not included in the Category A buildings of the RPHCD, as assigned by the City of Ottawa.

A plot plan for the property drawn by Rene Goulet Construction in 1964 shows all of the outlines of the landscape features that are visible today or were extant at the time of the drawings of the 1979 fence and gates. The 1981 LACAC form identifies the landscape architect as Don W. Graham, but no further information has been found to confirm Graham's involvement.¹⁴

The location of the property on a slight rise at the top of the street near a corner gives it a prominence that it might not have in another location (Figure 20). In effect, however, the house and its immediate landscaping (minus the 1979 perimeter fencing) blend easily into the eclectic mix of 20th-century houses along Lansdowne Road and its adjacent blocks (Figure 21 and Figure 22). At present, however, the property is dominated by its unsightly concrete and metal fence and by poorly maintained hedges and trees.

2.0 IMPACT OF THE DEMOLITION

Consistent with the demolition guideline for the RPHCD, two points are addressed in this section about the impact of the demolition of 187 Lansdowne Road: its combined historical and architectural significance, and its contribution to the streetscape. A fuller discussion of the impact of the demolition (which blends the criteria of design, architecture, environment and replacement) is included at the end of Part B. A brief discussion about a fuller set of heritage issues is included in Part C.

RPHCDS Demolition Guideline

- Demolition of an existing building should be approved only where the existing building is of little historical and architectural significance, it does not make a major contribution to its streetscape, and the proposed redevelopment is sympathetic to the surrounding environment

In the context of history, the house was built in 1964 for a prominent local family led by Bertram and Blanche Loeb. They lived in the house for 14 years. They were among many families in the District who made notable local, regional or national contributions.

The house is a vernacular interpretation of modern bungalow design. It is not listed as a contributing resource in the Heritage Inventory that initially accompanied the district study¹⁵ and it is not mentioned in the RPHCDS. It is not included among the Level 1 buildings on the HCD map produced by the City of Ottawa (Figure 1). The *Walking in the Village of Rockcliffe Park* booklet printed by LACAC makes no reference about the quality of the house design. The quality of the design is not mentioned in other publications, notably

¹⁴ The City of Ottawa did not have any information on file, other than the LACAC survey form from 1981, about the landscape before the installation of the fence in 1979.

¹⁵ A faxed copy of the list was provided to Contentworks by the City of Ottawa in 2009.

Rockcliffe Park: A History of the Village by Martha Edmonds or *The Cultural Landscape of Rockcliffe Park Village* by Humphrey Carver.¹⁶

The existing building “does not make a major contribution to the streetscape” for the following reasons:

- Even without the current concrete and metal fence, vegetation surrounds the property to the extent that the house is subservient to its landscape elements.
- The house with its immediate landscaping (minus the 1979 perimeter fencing) blends easily into the eclectic mix of 20th-century houses along Lansdowne Road and on nearby and adjacent lots.
- At present, the property is dominated by its unsightly concrete and metal fence and by poorly maintained hedges and trees.

In sum, the house itself would need to be either: a focal point of the streetscape due to its visual presence or its relationship with a broader landscape; or be part of a regular physical or stylistic pattern to be considered to “make a major contribution to the streetscape”. In Rockcliffe, the former (landmark-type buildings) are more common than the latter. The house at 187 Lansdowne does not fit into either group. It fits into the category of one of the many small “residential estates in a park-like setting”¹⁷ that help establish the dominant architectural narrative of Rockcliffe Park.

Heritage Value of the RPHCD

The demolition can also be considered within the context of the five categories of heritage values assigned to the district:

1. Significance of its original design intentions;
2. Continuity in its evolution;
3. Richness of its current urban condition;
4. Its relationship with its wider setting; and
5. Importance of its historical associations.

Due to its date of construction and its consistency with the residential function of the HCD, the demolition of the existing house at 186 Lansdowne would have no impact on the value of its original design intentions and its relationship to the wider setting of the district. However, the demolition would reduce the richness of the current urban condition of the district, which is due, in part, to its evolution over almost 150 years as the location of substantial homes of important economic and political leaders. As an extant example of

¹⁶ Both publications discuss the 1979 fence in detail. Carver would have seen the house many times before the fence was constructed; Edmonds may not have seen it without the fence.

¹⁷ RPHCDS, p. 47.

1960s construction, the existing house contributes to this urban tableau. The demolition of the existing house would also have a moderate affect the historical associations of the district because it is associated with Bertram Loeb, a prominent local business man who was a notable philanthropist in the region. Many other houses in the District would remain that have an association with other notable individuals.

City of Ottawa Heritage Evaluation

The City of Ottawa has evaluated the house using a scoring system developed for the RPHCD. The house received an overall score of 60.65, including full points in the Architectural Category. The Heritage Planner has explained that “While the category ranges have not yet been set, a score of 60.65/100 will probably make this building a Category 3 or contributing building within the HCD.”¹⁸ The City of Ottawa Handbook for Evaluating Heritage Buildings and Areas (1985) states that Category 3 buildings in a heritage conservation district are to be considered “important components of the district and contribute to the district's overall heritage identity.” “The demolition of buildings in Categories 1-3 will generally be refused by the City.”¹⁹

While the author concurs with the City’s scoring of the building’s Environment and History, the scores for Architecture seem high. As discussed in the report, the house is an American bungalow (albeit larger in scale than many houses of its type) with embellishments that were more commonly found in the previous decades. Attributes that could have been considered in its scoring include: legacy elements in its design, such as the faux brackets; the use of asphalt shingles, rather than cedar, for the roof covering; the poorly articulated transition from the passerelle to the pool; deviations from original drawing, such as the replacement of multiple windows with larger single units and the removal of the sunroom; the use of a flat roof on the pool; the reduction in the level of detailing on some elevations; and the puncturing of one of the primary stone facings with a window on the façade. The house is suffering from an oil leak in the basement²⁰ and the interior of some rooms have been exposed to moisture and freezing due to improper maintenance. A lower score is more appropriate and would likely take the building below Category 3.

¹⁸ Email correspondence with Lesley Collins, Heritage Planner, City of Ottawa, 17 January 2012.

¹⁹ Email correspondence with Sally Coutts, Heritage Planner, City of Ottawa, 4 January 2012.

²⁰ Communication with the architect, Julian Jacobs.

Part B: Proposed New House

1.0 DESCRIPTION

A new house, perimeter fencing and guard house will be designed by Julian Jacobs Architects (Toronto). A brief professional biography is attached to this report that describes Mr. Jacob's career. His early professional career began with several years as an architect with ARCOP working on projects in Ottawa and Montréal.

Its siting, form, materials and detailing are sympathetic to the surrounding natural and cultural environment, which features an eclectic collection of residences of various ages, heights, materials and styles.

The proposed development retains the existing lot size and density. It fully integrates security features into a design that is intended to meet all current planning requirements (perhaps with a requirement for a minor variance) for the house, fence, and width of driveway, as well as its use as a foreign mission residence and office.²¹ The landscape plan will protect existing trees and increase the vegetation along the perimeter of the property.²²

The plan (Figure 5 and Figure 7) features five main components: the house, the driveway, the pool and terrace area lawns, perimeter fencing and a guard house. The house (Figure 4) is set in the middle of the property, occupying approximately two-thirds of the foot print of the existing house.²³ An attached garage is set back from the main elevation in line with the main driveway entrance. The semi-circular drive, with separate entry and exit gates, includes a branch leading to the garage. A porte-cochere extends from the main entrance of the house across a drop-off in front of the house. The pool and terrace area are located on the south side of the house at rear grade. Lawns and trees cover the rest of the property, which will be surrounded by 2-metre perimeter fencing. The fencing at the front of the property, along Lansdowne Road, will be partially transparent to allow views of the house.²⁴ A guard house will be located with the perimeter near the entry gate.

The new three-storey house is 11 metres in height with a flat roof. The structure is to be clad in ochre or buff brick. Secondary materials may include stucco/EIFS in cream or ivory, and stone or stone-looking pre-case for cornices, window sills and lintels. Wood would be used for detailing and doors, including the screening pattern on the main entrance and balconies.

The house (Figure 4, Figure 6, Figure 7, Figure 8 and Figure 9) will be a large, modern residence with a judicious selection of elements drawn from Islamic sources. The main

²¹ Conversations with the architect, Julian Jacobs, in January 2012.

²² This description is based on a conceptual plan prepared by Julian Jacobs Architects on 10 January 2012.

²³ The floor area of the footprint of the current building is about 680 square metres; the new house is about 428 square metres (including the garage).

²⁴ Information provided in conversations with the architect.

elevation is symmetrical with a central entrance and porte-cochere. The architect has added a gently concave curve to the front wall which meets the setback of the second storey at its apex. Islamic elements include: a central bronze frieze with iconography to be drawn from Iraq antiquity; a set of balcony railings to be produced in wood using a geometric pattern echoing the screens used in Islamic architecture to filter harsh sunlight and draw attention to the spiritual dimensions of light; the semi-circular entrance with a fixed, screened transom; the general proportions that hint at gracious rooms that can be flexibly organized into more personal spaces; and generous setbacks for the second and third floors that mimic the construction of Islamic clay-brick buildings. The garage is set back on the north side, directly in line with the main entrance.

2.0 IMPACT OF THE NEW BUILDING

The following guidelines from the RPHCDS are relevant in the discussion of the new construction:

- New construction should be approved only where siting, form, materials and detailing are sympathetic to the surrounding natural and cultural environment. Buildings in the district are sited to take advantage of the natural features and topography of the area and allow for gradual transition from public to private space through related landscaping. They often exhibit irregular massing and eclectic revival styles which are part of a picturesque tradition. There is a rich palette of materials, with a preponderance of stone, stucco, and wood over brick.
- 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.
- Existing trees, shrubs and other plantings should be protected and enhanced through appropriate maintenance, protection and replacement.
- 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 new construction proposed for the site follows the management guidelines for the district in that its siting, form, materials and detailing are sympathetic to the surrounding natural and cultural environment. The proposed development retains the existing lot size and density. The new house will have a smaller footprint than the existing building. The landscape design will retain existing trees and add to the plantings on the property. The integration of security features into a cohesive design for the residence, guard house and grounds will improve the visual appearance of the streetscape.

While the proposed house is not part of the picturesque tradition found in some parts of the HCD, it is certainly within the vocabulary of modern homes that existed before designation and were acknowledged as contributing to the District's value. As recommended in the district study, the design of the new house is "of its own time" but harmonizes with its

setting in its domestic scale and presentation, and generous use of brick and wood. The proposed house is also compatible with the existing streetscape in its height, dimensions, function and presentation.

PART C: SUMMARY OF HERITAGE ISSUES

Preservation, restoration and rehabilitation of houses and landscapes are the preferred options for the Heritage Conservation District. Many challenges are known to exist in converting the extant house into a residence for an Ambassador in 21st-century Ottawa. An addition to the building to separate family and official functions would either take up more room on an already crowded lot or alter the existing one-storey design significantly with the intrusion of a second storey.²⁵ Replacement and enhancement of the security features, such as fencing, gates and a guardhouse, could also further limit the amount of buildable space on the property.

The early history of the village is outside the scope of the values associated with this house and property. While the house has historical associations of value to the District due to its ownership by the Loebbs, the existing house is only of moderate architectural significance. Houses existing at the time of the District's designation that could be cited as better examples of modern architecture include, among others, the Firestone House (demolished), the Hart Massey House and the Loeb House at 225 Minto Place.

Based on the RPHCDS itself, it is clear that the initial planning principles and history of the village, the landscape qualities of the District and its strongly residential function are primary heritage values. The new Ambassador's Residence will have positive impacts on the two latter values, especially with the planned integration of security features into the design of the site and the house from the outset.

²⁵ The architect of the new development has also noted that there are contamination concerns with the existing building, but the author of this report is not qualified to comment on these issues.

FIGURES

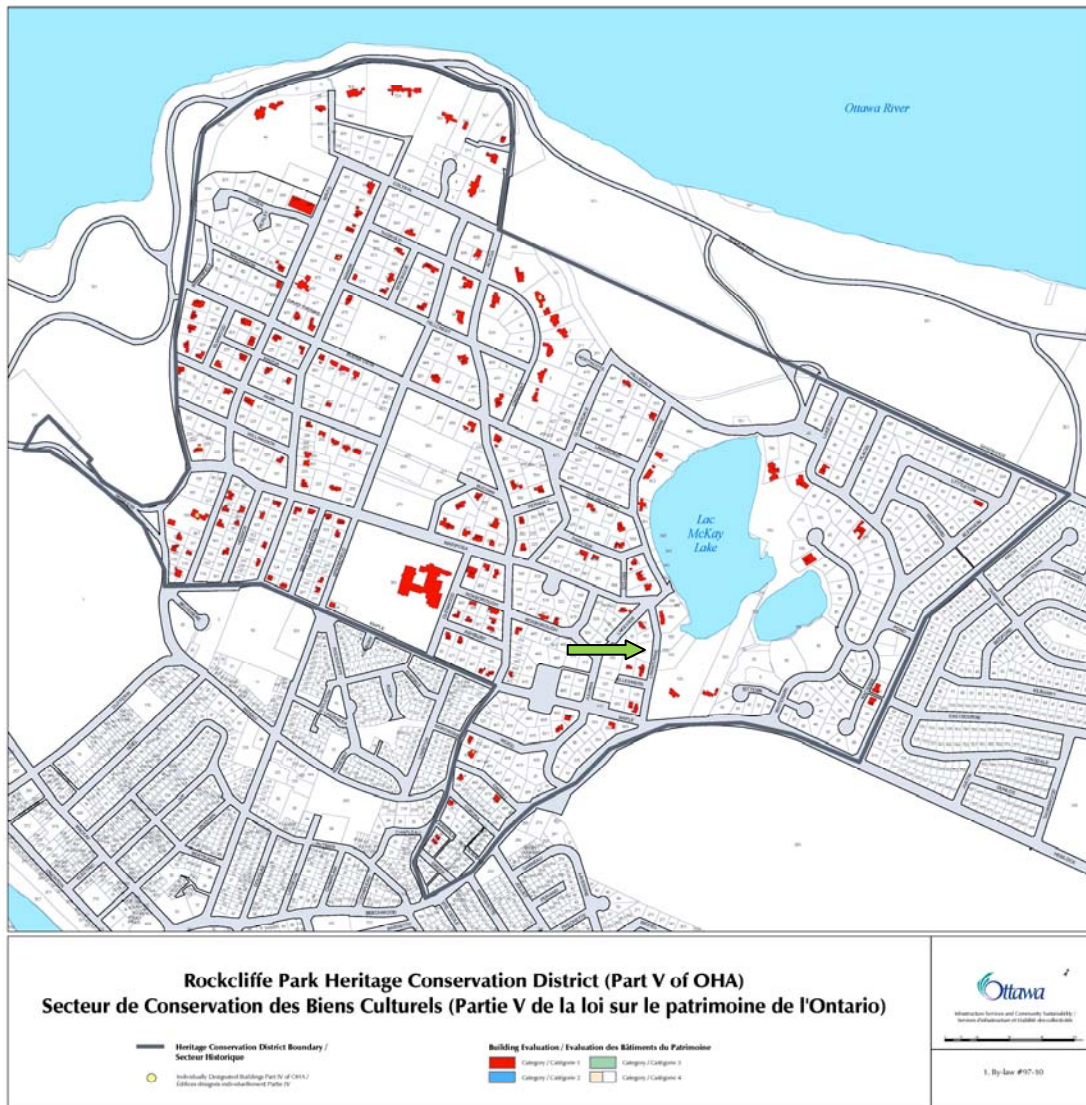


Figure 1: Map showing the location of 187 Lansdowne Road (arrow) within the Rockcliffe Park Heritage Conservation District. The red/dark buildings are Category 1 heritage buildings in the district. (City of Ottawa, annotated by Contentworks Inc.)

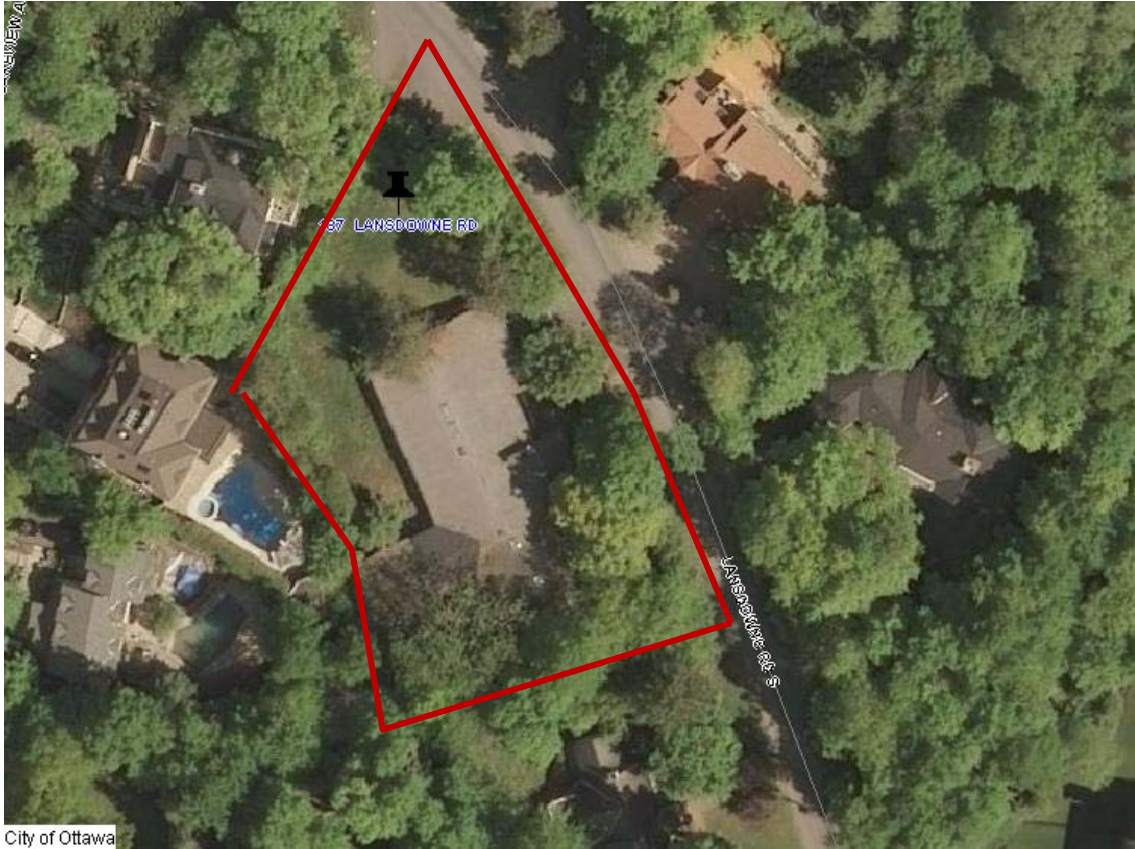


Figure 2: Aerial photo showing 187 Lansdowne Road at top left. (City of Ottawa emap)

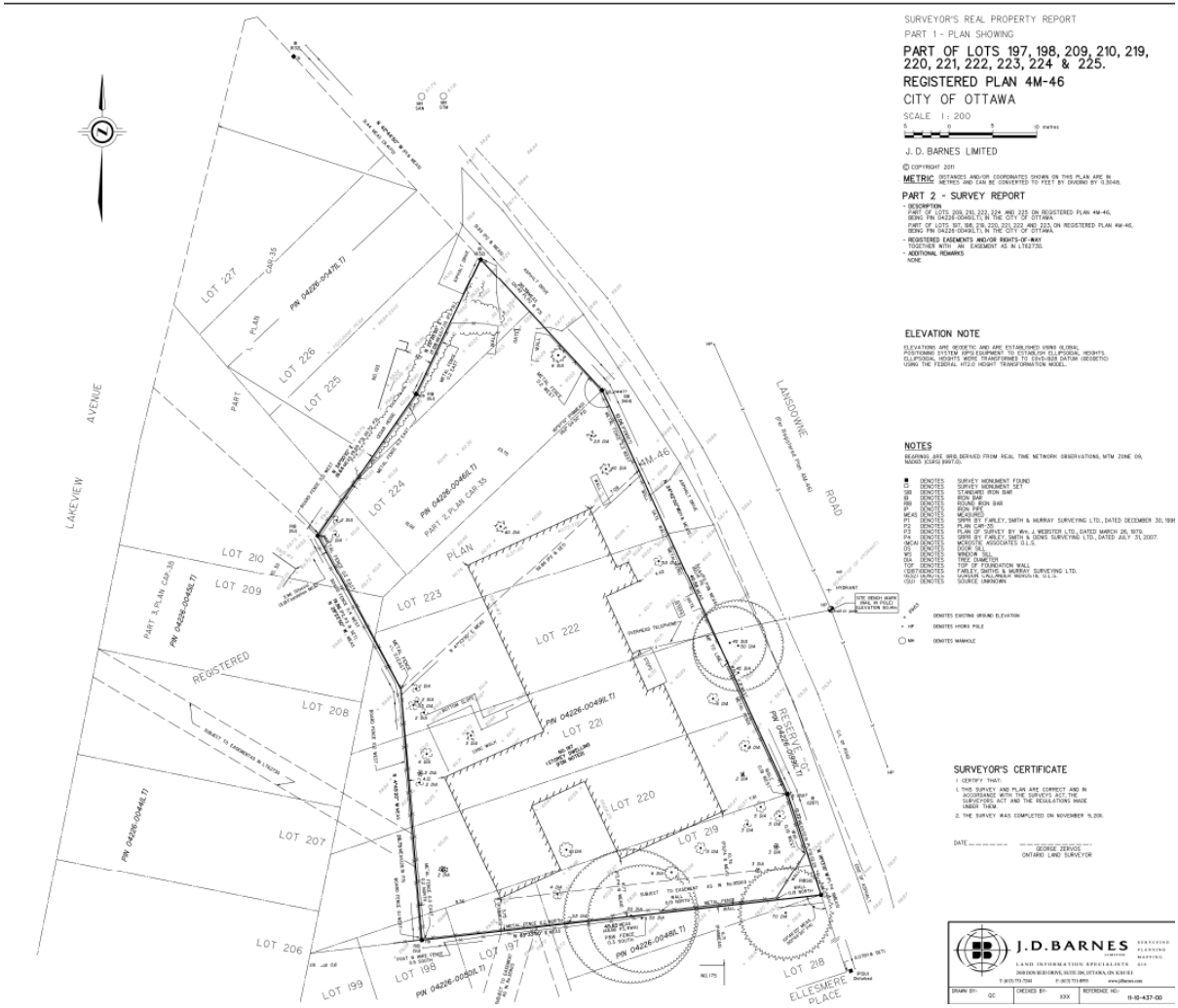


Figure 3: Site survey provided to Contentworks by Julian Jacobs Architects. Dated 22 November 2011.

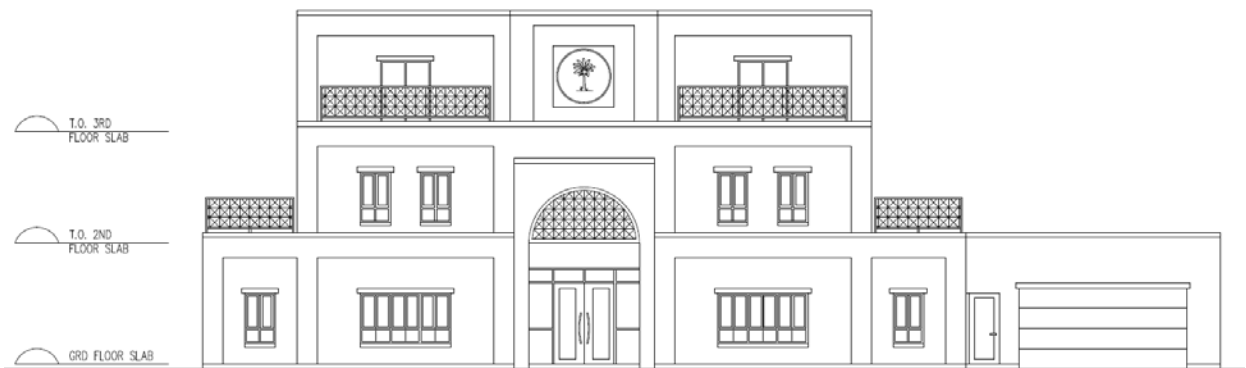
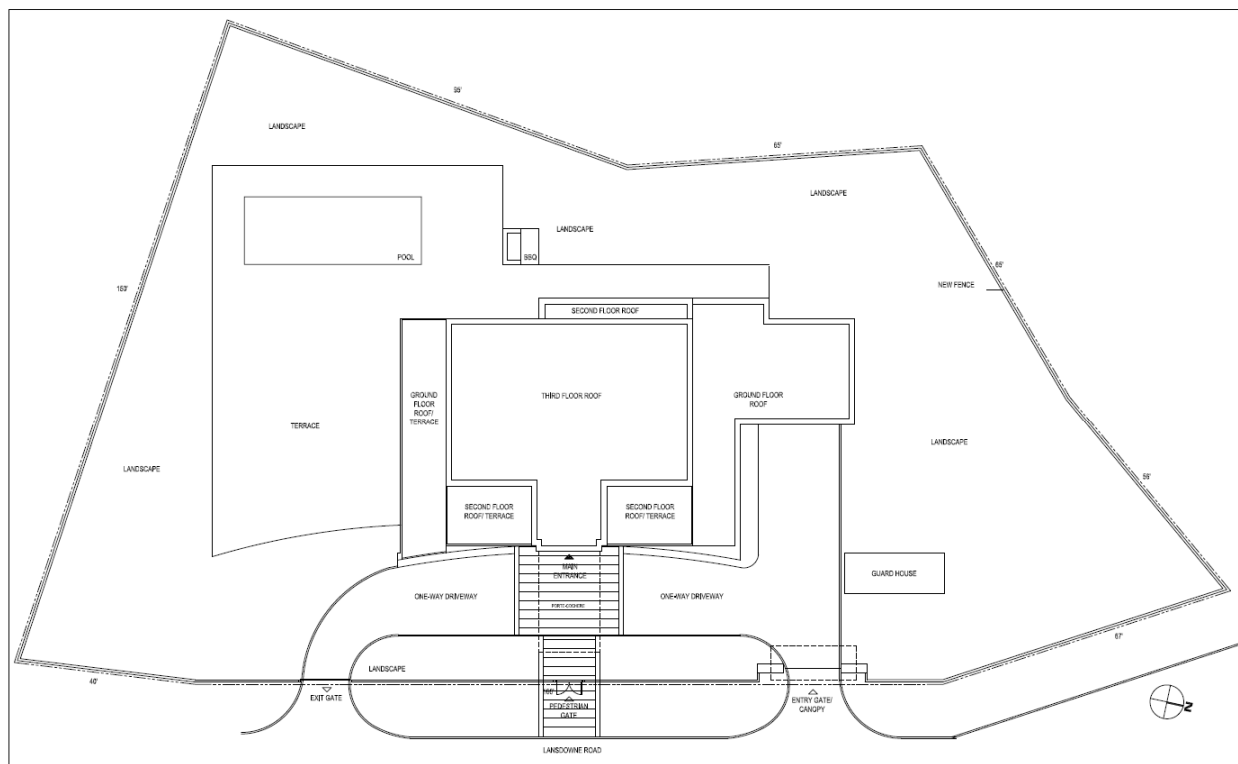


Figure 4: Front elevation of the proposed new residence at 187 Lansdowne Road. (Julian Jacobs Architects, 10 January 2012.)



CONCEPTUAL SITE PLAN
4 JANUARY 2012

AMBASSADOR'S RESIDENCE
EMBASSY OF THE REPUBLIC OF IRAQ

SCALE: 1/8" = 1'-0"
JULIAN JACOBS ARCHITECTS

Figure 5: Conceptual site plan for 187 Lansdowne Road. (Julian Jacobs Architects, 10 January 2012.)

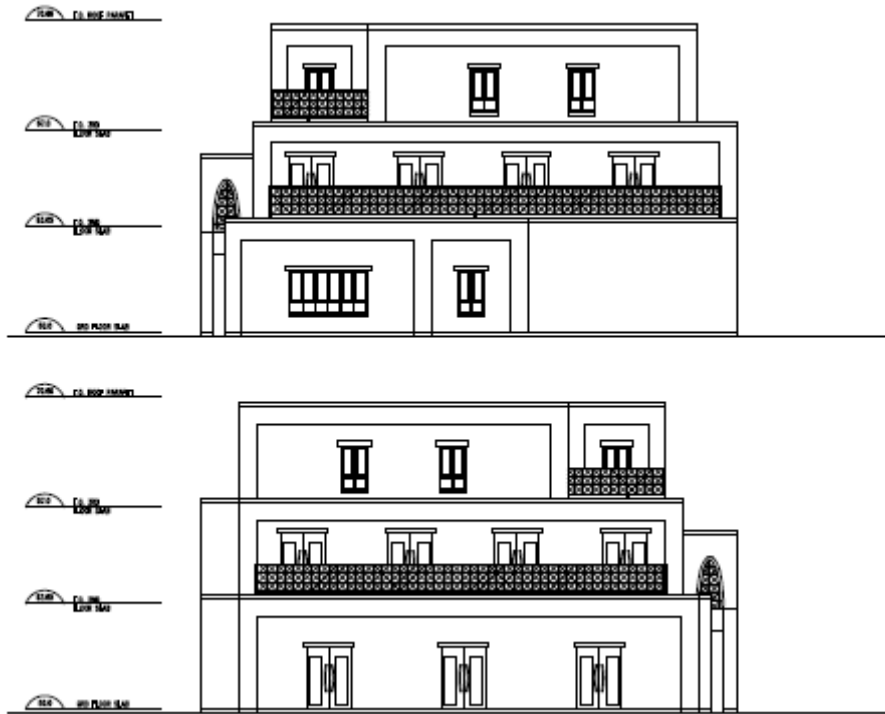


Figure 6: Conceptual plan (North and South elevations) for 187 Lansdowne Road. (Julian Jacobs Architects, 10 January 2012.)

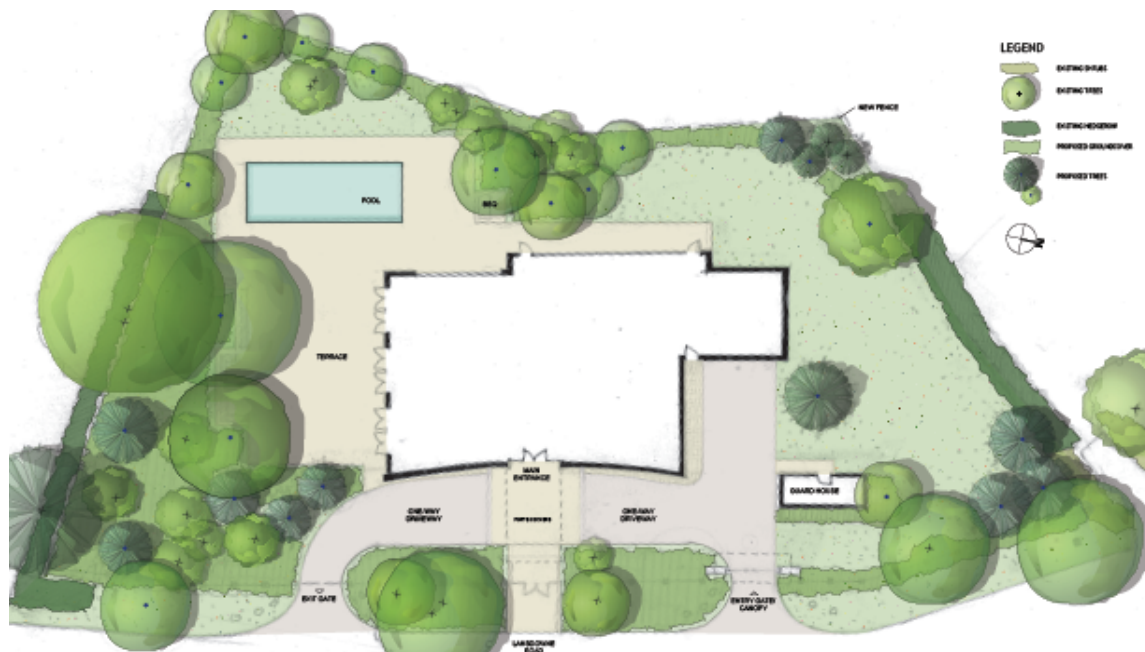


Figure 7: Conceptual landscape plan for 187 Lansdowne Road. (Douglas Associates Landscape Architects, Julian Jacobs Architects, 10 January 2012.)



Figure 8: Exterior perspective from ground level for 187 Lansdowne Road. (Julian Jacobs Architects, 10 January 2012.)

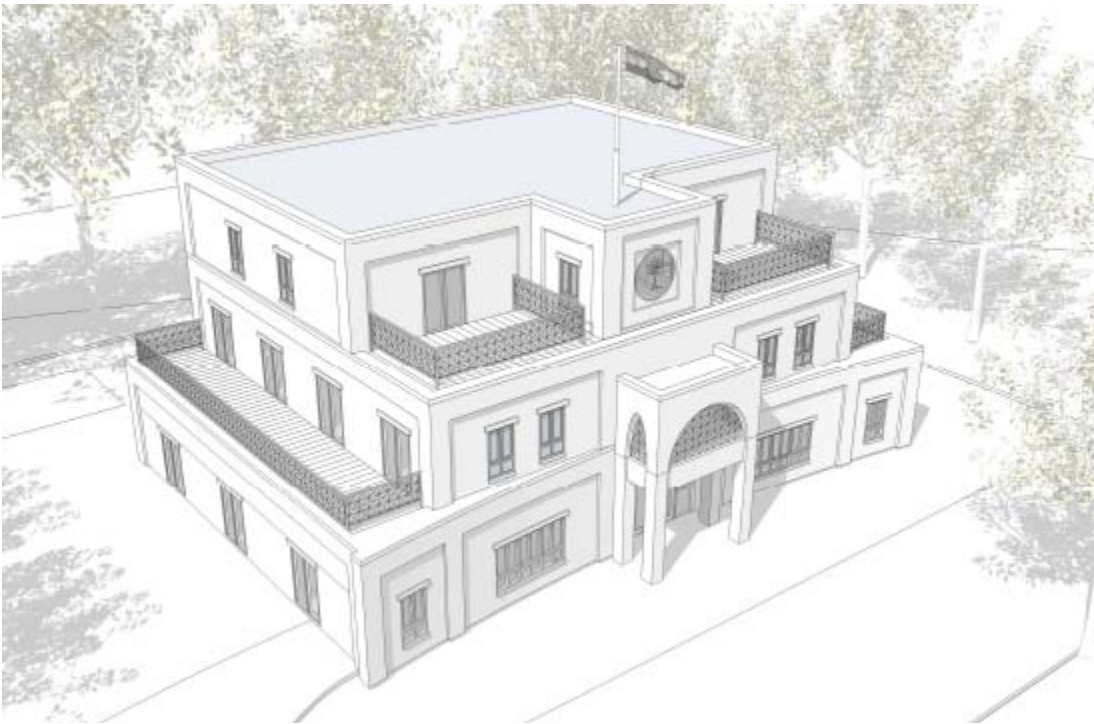


Figure 9: Exterior perspective from above for 187 Lansdowne Road. (Julian Jacobs Architects, 10 January 2012.)



Figure 10: Front elevation of 187 Lansdowne Road. The projection with the rounded window was added in 1979 as part of the remodeling of the garage. (Contentworks Inc., 2011)



Figure 11: Front entrance of 187 Lansdowne Road, with guardhouse and garage visible on the far right. (Contentworks Inc., 2011)



Figure 12: View of the front fence and gate erected in 1979. (Contentworks Inc., 2011)

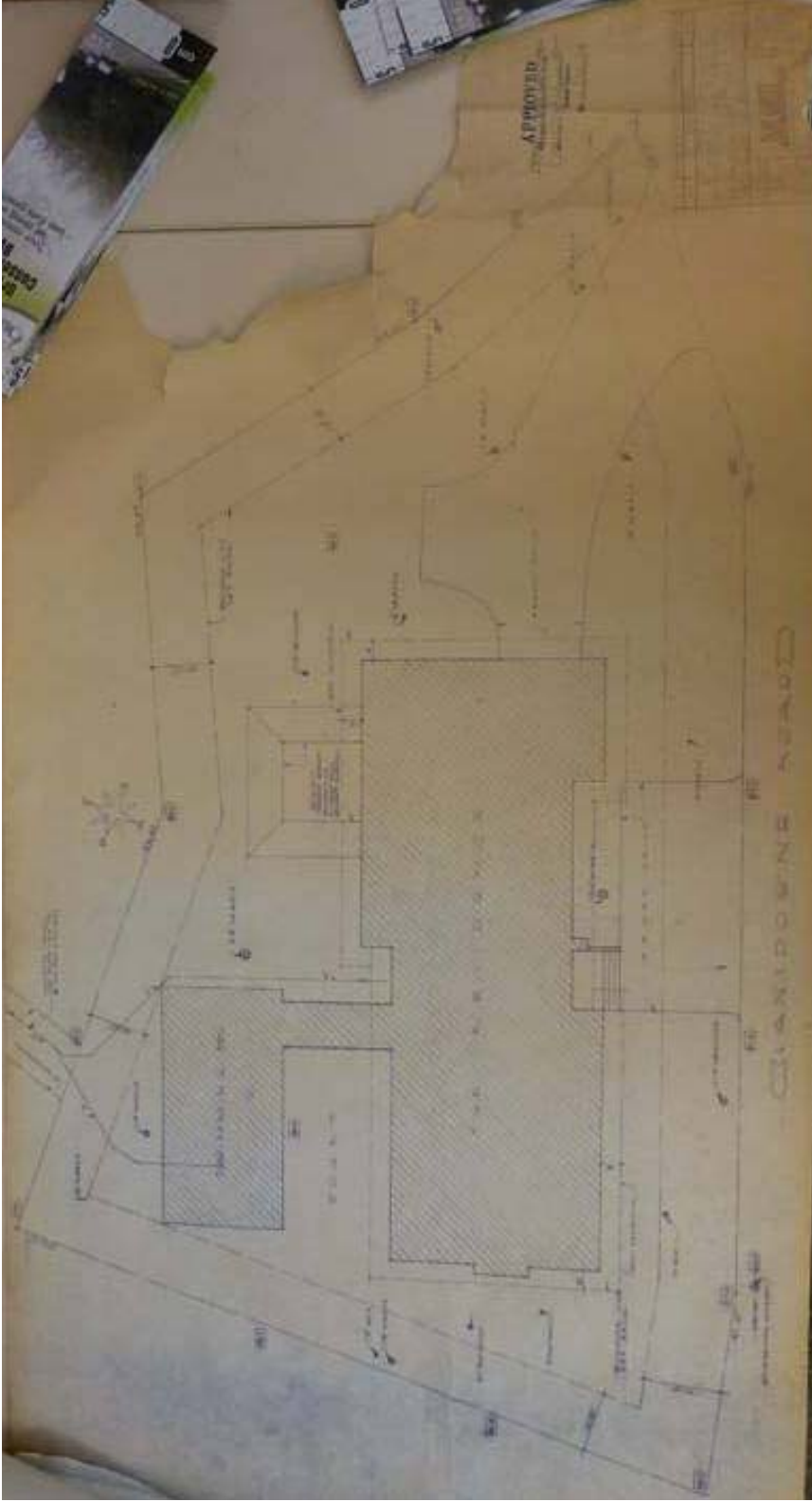


Figure 13: 1964 site plan drawing signed by Rene Goulet on file with the City of Ottawa. The plan includes the outline of a sunken garden and details about the numerous mature trees that appear to have been left standing on the site during construction. (Copied by Contentworks Inc., 2011 at the City of Ottawa.)

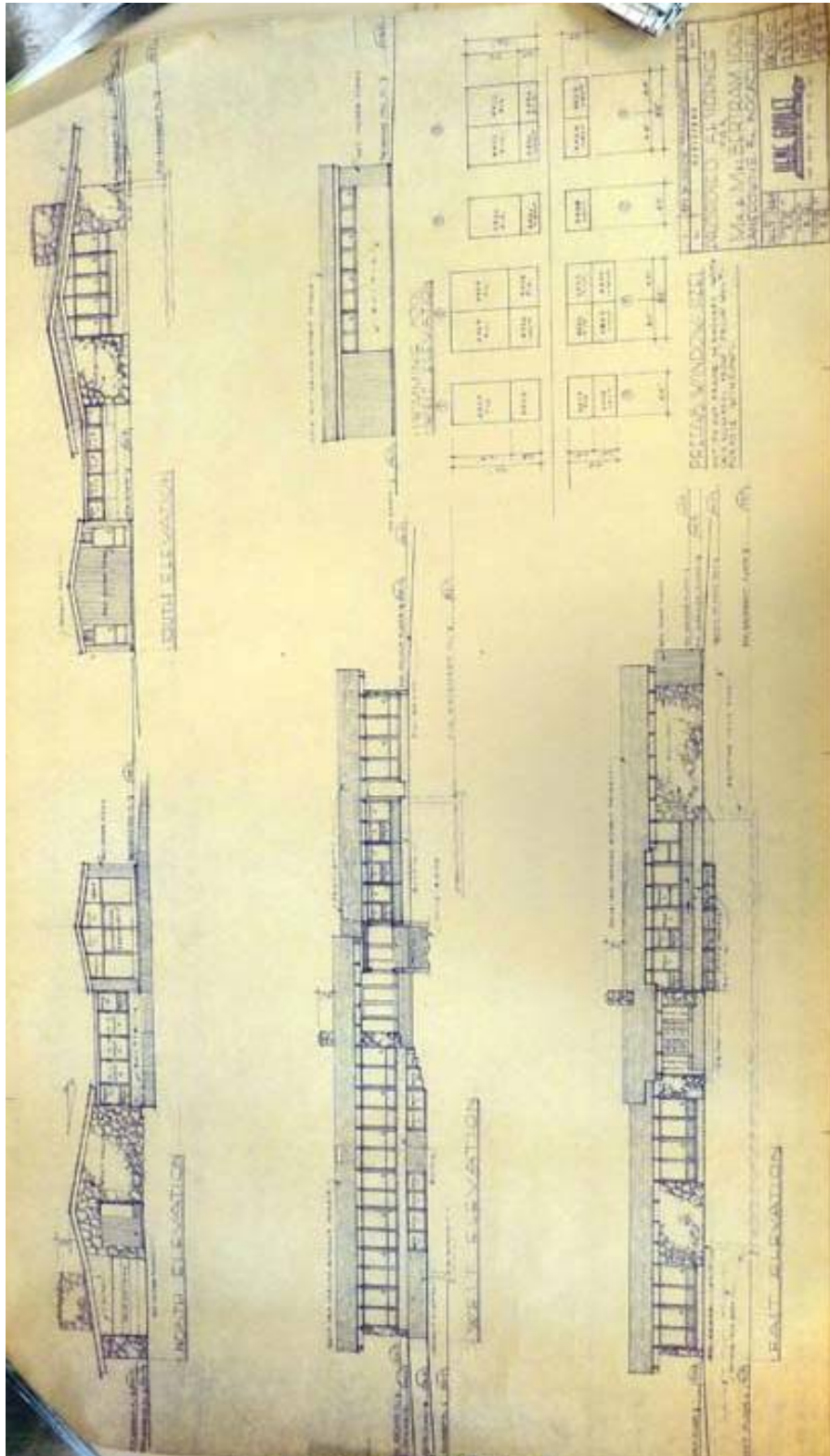


Figure 14: 1964 elevation drawings signed by Rene Goulet on file with the City of Ottawa. (Copied by Contentworks Inc., 2011 at the City of Ottawa.)

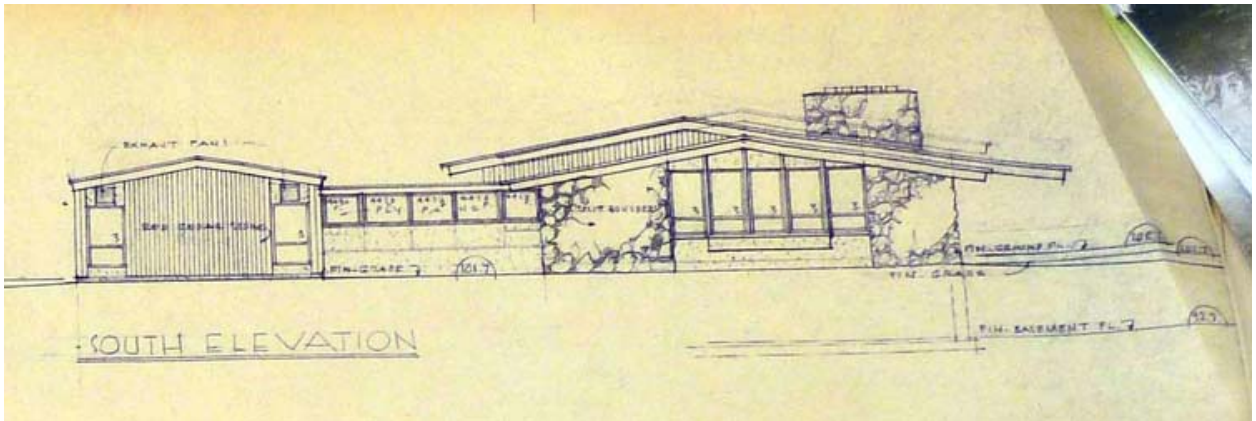


Figure 15: Original plans (1964) for the enclosed pool and south elevation. (Copied by Contentworks Inc., 2011 at the City of Ottawa.)



Figure 16: South elevation with enclosed pool on the far left. This is the elevation shown in Figure 8. (Contentworks Inc., 2011)



Figure 17: Passerelle (right) connecting the enclosed pool (left) to the house. (Contentworks Inc., 2011)



Figure 18: Sunken garden abutting the rear of the house. (Contentworks Inc., 2011)



Figure 19: West elevation of 187 Lansdowne, overgrown sunken garden and pool house (far right). (Contentworks Inc., 2011)



Figure 20: Looking toward the property at 187 Lansdowne from the north. The arrow shows the location of the lot. (Contentworks Inc., 2011)



Figure 21: View of 175 Lansdowne (left) and 187 Lansdowne from the south. The house is obscured by the concrete fence. (Contentworks Inc., 2011)



Figure 22: 170 Lansdowne Road, across the street from 187 Lansdowne. (Contentworks Inc., 2011)

ABOUT THE HIS AUTHOR

Julie Harris is a member of the Canadian Association of Heritage Professionals, with over 30 years of experience in heritage evaluation and historical research. She has been qualified as a witness in the field of heritage evaluation for the purposes of an OMB hearing about another property in the Rockcliffe Park Heritage Conservation District; served as a provincial appointee to the Conservation Review Board of Ontario; and conducted architectural histories for hundreds of buildings in the federal and Ontario Crown inventories.

JULIAN JACOBS CV

JULIAN JACOBS B.Sc.Arch. B.Arch. OAA OAA RAIC LEED Trained
Senior Partner / Lead Designer

Academic Qualifications

- B.Sc.Arch., McGill School of Architecture. Honours, Ranked First.
- McGill University Scholar, McConnell Engineering Scholar.
- B.Arch., McGill School of Architecture.

Volunteer Activities

- Past Treasurer, McGill University Alumni Society
- Vice President, Downtown Business Council
- Co-Chair, North York Public Art Committee
- Chair, North York Awards of Excellence
- Member, Toronto City Plan 91(Official Plan) Task Force
- Director, Housing Development Resource Centre
- Member, Lambda Alpha Society
- Member, Gardiner-Lakeshore Task force

Advisor/Visiting Critic:

- McGill University
- University of Toronto
- Waterloo University
- Ryerson University

Career History

Coming from his hometown Montreal, Mr. Jacobs founded Julian Jacobs Architects in 1979, after five years as Design Architect on significant architectural and urban design projects in Eastern Canada: The Halifax Harbourfront, Les Terraces Federal Government and Hotel Complex and Urban Renewal (Hull-Ottawa), Le Noble (Montreal's first Condominium building), and the International Civil Aviation Tower in Montreal. Since he founded Julian Jacobs Architects in 1979, he has established the firm as an important Canadian innovator, while winning virtually all invited design competitions, being honored with numerous industry awards, and being published across North America, in Europe and Asia. Mr. Jacobs takes the lead designer role on all major projects.

Philosophy

The construction industry at the dawn of the 3rd Millennium A.D. enables an almost limitless range of form, material and technology to respond to the vast range of user requirements, building programmes, cultural specificity, aspirations, environment and sites - worldwide - causing the historic restraints of dogma or style to be passé, irrelevant, and even detrimental to the client, or user. Each client/user project can now be seen as unique, and therefore deserving of an authentic, project-specific building or environment. Such research and exploration in design must be accompanied by rigorous building technology research and construction detailing.

Selected Awards

- Governor General's Award for Architecture
- Award for Outstanding Contribution to Architecture in Toronto
- Award for Best-Designed Institutional Masonry Building in Greater Toronto
- Award for Best-Designed House in Ontario (2002): Ontario Association of Architects
- Award for Best-Designed House in Ontario (1999): Ontario Association of Architects
- Award for Best Designed Wood Building in Ontario
- North York Award for Excellence (1987)
- North York Award for Excellence (1992)
- North York Award for Excellence (1997)
- Mississauga Urban Design Award for Excellence (1989)
- Mississauga Urban Design Award for Excellence (1999)
- International Illumination Design Award