

**Report to
Rapport au:**

**Built Heritage Sub-Committee / Comité de l'urbanisme
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**

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**Submitted by
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SUBJECT: Designation of the Medical Arts Building, 180 Metcalfe Street, under Part IV of the *Ontario Heritage Act*

OBJET: Désignation de l'édifice Medical Arts, 180, rue Metcalfe, en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*

REPORT RECOMMENDATION

That the Built Heritage Sub-Committee recommend that Planning Committee recommend that Council issue a notice of intention to designate the Medical Arts Building, 180 Metcalfe Street, under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.

RECOMMANDATION DU RAPPORT

Que le Sous-Comité du patrimoine bâti recommande au Comité de l'urbanisme de recommander à son tour au Conseil d'émettre un avis d'intention de désigner l'édifice Medical Arts, situé au 180, rue Metcalfe, en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la déclaration de valeur sur le plan du patrimoine, ci-jointe en tant que document 5.

BACKGROUND

The Medical Arts Building, 180 Metcalfe Street, is a six-storey brick office building constructed in 1928 (see Documents 1 and 2). The building is located at the corner of Metcalfe and Nepean Streets in Centretown. This property has been listed on the City of Ottawa Heritage Reference List for more than 20 years.

The property owner has applied for a Zoning By-law amendment to permit a 27-storey mixed-use building that incorporates approximately 80 per cent of the existing building.

This report has been prepared because all recommendations to designate buildings under Part IV of the *Ontario Heritage Act* require the approval of City Council.

DISCUSSION

The Official Plan, the Provincial Policy Statement and the *Ontario Heritage Act* all provide policy direction related to the designation of individual properties under Part IV of the *Ontario Heritage Act*.

Official Plan

The Official Plan has policies related to heritage in Cultural Heritage Resources, Section 2.5.5. The following policy provides for the identification and designation of individual buildings under Part IV of the *Ontario Heritage Act*:

2.5.5.2 Individual buildings, structures and cultural heritage landscapes will be designated as properties of cultural heritage value under Part IV of the *Ontario Heritage Act*.

Provincial Policy Statement (2014)

Section 2.6.1 of the Provincial Policy Statement (2014) contains the following policy regarding the protection of cultural heritage resources, “significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

Ontario Heritage Act

Part IV of the *Ontario Heritage Act* provides municipalities with the authority to designate properties of cultural heritage value. Section 29 (4) of the *Ontario Heritage Act* sets out the process for designation of individual buildings. It requires that Council consult with its municipal heritage committee and that the official notice served on the owner shall contain a description of the property and a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property. The Notice of Intention to Designate must also be published in a newspaper having general circulation in the community. The proposed Statement of Cultural Heritage Value for the Medical Arts Building is included as Document 5.

Ontario Regulation 09/06

Regulation 09/06 (see Document 3) sets out criteria for designation under Part IV of the *Ontario Heritage Act*. It states that:

A property may be designated under Section 29 of the *Act* if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest. These criteria are organized into three groups; design or physical value, historical or associative value and contextual value.

Design or Physical Value

The Medical Arts Building is a rare example of the Art Deco style in Ottawa. Popular in the 1920s and 1930s, the Art Deco style was a bridge between the decorative styles of

the 19th century and the unadorned modernism of the 20th century. The Art Deco style is expressed in the Medical Arts Building through its massing, symmetrical facade, copper panels and geometric patterned brick panels. Its recessed mortar joints accentuate the sharp edges of the brick and the sense of verticality is emphasized through the continuous brick piers that break the roofline.

Historical or Associative Value

The Medical Arts Building was constructed in 1928 and is associated with the spread of commercial and office buildings south into Centretown from Parliament Hill. The building also embodies the North American trend of purpose-built medical office buildings. In Canada, there were similar buildings constructed in Winnipeg, Windsor, Hamilton and Toronto in the 1920s and 1930s. The Medical Arts building has historical value for its association with Ottawa architect, W.E. Noffke. Noffke was a well known Ottawa architect who practiced in the capital for over 50 years and designed many significant buildings including the Champagne Bath and the Central Post Office.

Contextual Value

The Medical Arts Building is an important neighbourhood landmark due to its prominent location on a corner on Metcalfe Street, a major north-south street terminating at Parliament Hill.

Additional information about the building is attached in the Heritage Survey and Evaluation Form, Document 4.

Proposed Development

The property owner has submitted an application for a Zoning By-law amendment to permit a mixed use development consisting of a 27-storey tower that incorporates the historic building.

If the building is designated and the Zoning By-law amendment is approved, an Application to Alter under the *Ontario Heritage Act* will be required prior to the issuance of a building permit for the development. The Application to Alter could be submitted concurrently with an application for Site Plan Control and would be forwarded to the Built Heritage Sub-Committee, Planning Committee and City Council for a decision.

Conclusion

The Medical Arts Building, 180 Metcalfe Street, meets all three of the criteria of Ontario Regulation 09/06. The building has design value as an example of the Art Deco style,

contextual value as a landmark, and historic value for its associations with architect W.E. Noffke, the development of commercial buildings in Centretown and the North American trend of purpose built medical office buildings. In addition, the designation of this building meets the intent of the Official Plan and the Provincial Policy Statement. For these reasons, the department recommends this building for designation under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

The property owner is aware of the proposed designation.

Heritage Ottawa was notified of the proposed designation and provided the following comments:

Heritage Ottawa supports the designation of the exterior of the Medical Arts Building at 180 Metcalfe St. We are aware of the proposal to rezone the larger property to permit a 27 storey building, which would include the retention of 80% of the current structure and the street-facing façades in their entirety. We will submit comments on the rezoning proposal separately.

We look forward to reviewing the statement of significance and the list of character-defining elements.

We very strongly urge that the character-defining elements must include a value that identifies the building in its three-dimensionality, that is, that the building clearly caps at its existing height. This is so that its volume retains its integrity going forward, as part of any redevelopment. In this way, a tall building won't simply be plastered up against remnant façades. The central step-back and the reading of the building as a volume in space with nothing above is a key part of its design, and must not be compromised.

We agree that there is nothing of the interior that merits designation. That said, a suite of photographs of the interior's main spaces (entrance hall, sample office, sample upper hall) and finishes (flooring, trim, typical door and window elements) should be taken and archived with the city archives.

The Centretown Citizens Community Association was notified of the proposed designation and offered the opportunity to provide comments. No comments have been received to date.

COMMENTS BY THE WARD COUNCILLOR

Councillor McKenney provided the following comment on the proposed designation:

“I am in favour of the heritage designation for this building.”

LEGAL IMPLICATIONS

There are no legal impediments to adopting the recommendation 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.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Photos

Document 3 Ontario Regulation 09/06

Document 4 Heritage Survey and Evaluation Form

Document 5 Statement of Cultural Heritage Value

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



Document 2 – Photos



East (front) and north facades at corner of Metcalfe and Nepean Streets



Detailed view of the brick piers that break the roofline and the seventh storey balconet with stone balustrade



Historic photo, date unknown. Source: Library and Archives Canada

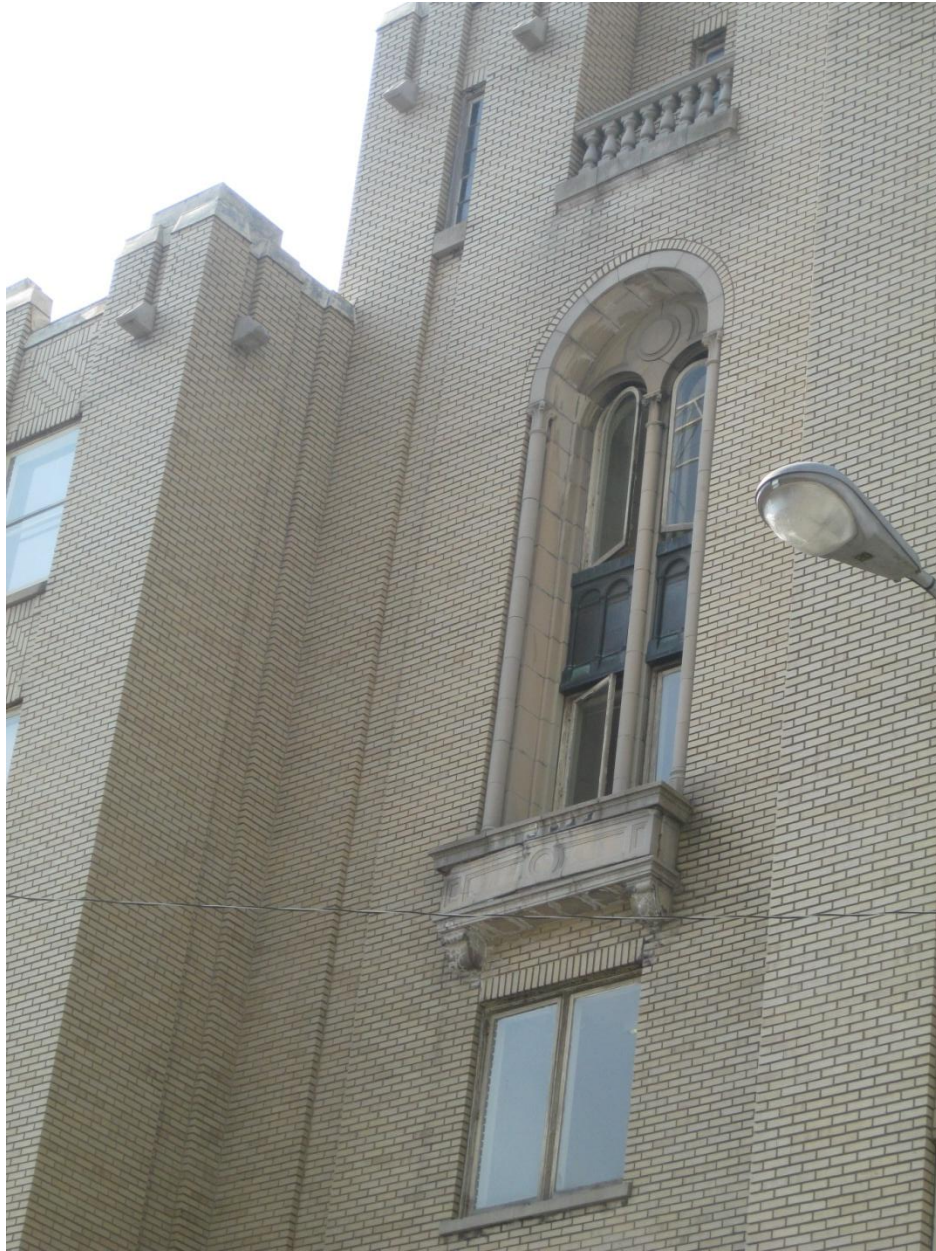
(MIKAN no. 4169703)



Front entrance of the Medical Arts Building showing limestone door surround and copper frieze above door.



Copper panel between first and second storey windows



Two storey round arched window with limestone window surround and bracketed sill, and decorative copper panels.

Document 3 – Ontario Regulation 09/06***Ontario Heritage Act* ONTARIO REGULATION 9/06****CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST**

Consolidation Period: From January 25, 2006 to the e-Laws currency date.

No amendments.

This is the English version of a bilingual regulation.

Criteria

1. (1) The criteria set out in Subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the *Act*. O. Reg. 9/06, s. 1 (1).

(2) A property may be designated under Section 29 of the *Act* if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,

- ii. is physically, functionally, visually or historically linked to its surroundings, or
- iii. is a landmark. O. Reg. 9/06, s. 1 (2).

Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under Subsection 29 (1.1) of the *Act* on or before January 24, 2006. O. Reg. 9/06, s. 2.

Document 4 – Heritage Survey and Evaluation Form

HERITAGE SURVEY AND EVALUATION FORM

Building Name and Address: Medical Arts Building, 180 Metcalfe Street

Construction Date: 1928

Original Owner: Medical Arts Company Limited



CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE/ INTEREST

	Yes	No
Design Value	Yes	
Historical Value	Yes	
Contextual Value	Yes	

A property may be designated under Section 29 of the *Ontario Heritage Act* if it meets one of more of the above criteria. Ontario Regulation 09/06

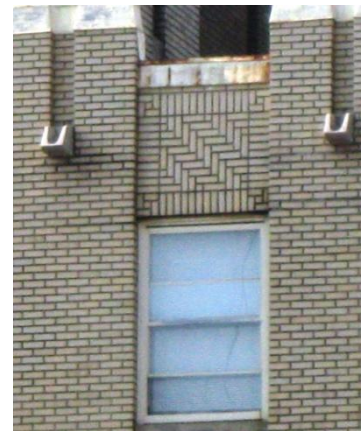
Design or Physical Value**Prepared by:** Lesley Collins**Month/Year:** March 2012/May 2015**Architecture**

Is the property a rare, unique, representative, or early example of a style, type, expression, material or construction method? YES

The Medical Arts Building is a six storey office building clad in buff coloured brick with a recessed arched entranceway facing Metcalfe Street.

The building is designed in the Art Deco style, popular in Canada in the 1920s and 30s. The Art Deco style was the bridge between the older, more decorative styles of the 19th century and the unadorned modern styles of the mid-20th century. The Medical Arts Building is a small, modest version of the style which was more commonly employed in larger skyscrapers. The flat roofed, steel framed building has tripartite massing with a recessed main entrance and an irregular plan. Typical of this style, the building is stepped back at the top with the central portion being the tallest. Despite only being six storeys, the Medical Arts Building achieves a sense of verticality through the use of continuous brick piers that break the cornice.

The front facade has a symmetrical arrangement of three bays to the north and south of the recessed main entrance. The three bays are separated by continuous brick piers that are broken above the second storey and then break the cornice line at the sixth storey. Also typical of the style, there are a number of decorative features on the Medical Arts Building, primarily on the east and north façades. There are copper panels between the first and second storey windows, metal grilles on the windows flanking the front entrance and panels of bricks arranged in a geometric pattern. There are limestone



details throughout the building including the arch around the front door, drain spouts at the sixth storey and the stone sills. The buff brick on the building has recessed mortar, allowing the geometric pattern of the brick laid in running bond to be the prominent feature. The recessed main entrance of the Medical Arts Building on the east facade is the focal point of the building, featuring a two storey arched entranceway including a large copper frieze with the words Medical Arts Building. There is also a two-storey arched window between the fifth and sixth storeys.

The south and west facades feature less detail than the street facing facades of the building. The geometric panels are not used on the south and west facades, instead the windows have stone sills and brick lintels laid in soldier course. The copper panels are also absent on the south and west facades. The original design of the building and lot included a “parking yard” at the rear of the building.

Craftsmanship/Artistic Merit

Does the property display a high degree of
craftsmanship or artistic merit? YES

The Medical Arts Building is a good interpretation of the Art Deco style of the 1920s on a small scale.

Technical/Scientific Merit

Does the property demonstrate a high degree of
technical or scientific achievement? NO

Summary

The Medical Arts Building is a unique and well detailed example of an Art Deco building in downtown Ottawa and has a high level of integrity.

Sources

(1928, September 4). Contract for Medical Arts Building Given *Ottawa Citizen*.

Ricketts, Maitland, Hucker. (2004). *A Guide to Canadian Architectural Styles*. Broadview Press Ltd.

Historical and Associative Value

Prepared by: Lesley Collins

Date of Construction: 1928

Month/Year: March 2012/May 2015

Historical Associations

Does the property have direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community? YES

The Medical Arts Building was constructed in 1928 as a speculative commission by a group of physicians known as the Medical Arts Company Limited. At the time in Ottawa, specialized office buildings were unusual, but specialized medical buildings were becoming more popular in North America. The location was also unusual, as at the time

this section of Centretown was primarily residential and the commercial core of the city was a few blocks north. The Medical Arts Building replaced a single family house on the site. The building was a significant undertaking at the time and was originally planned for six storeys with the ability to build to nine storeys. The construction of the three additional storeys was cancelled with the onset of the Great Depression.

The Medical Arts Building in Ottawa was part of a larger trend of building medical office buildings across North America in the 1920s and 1930s. For example, in Canada, Medical Arts Buildings were built in Montreal (1923), Winnipeg (1924), Windsor (1930), Toronto (1929) and Hamilton (1930). Many of these buildings and other examples in the United States were built in the Art Deco style.

The building was used for medical offices for many years and continues to be used as an office building today.

Community History

Does the property yield, or have the potential to yield, information that contributes to an understanding of a community or culture? NO

Centretown generally refers to the downtown core of Ottawa, west of the Rideau Canal, east of Bronson Avenue and north of the Queensway. There are two main sections of Centretown, the Central Business District, originally referred to as Uppertown, which today consists of many commercial uses associated with Parliament Hill at the north and Centretown, consisting of the associated residential uses for the downtown core.

The Medical Arts Building is an unusual example of an office building this far south on Metcalfe Street which was primarily residential in the 19th and early 20th centuries. The building It is representative of the growth of Uppertown and the spread of commercial and office buildings south to Centretown in the early 20th century.

Representative Work

Does the property demonstrate or reflect the work or ideas of an architect, artist, building, designer or theorist who is significant to a community? YES

The Medical Arts Building at 180 Metcalfe Street was designed by celebrated Ottawa architect, W.E. Noffke in 1928. Noffke was one of Ottawa's longest practicing architects, practicing from the end of the 19th century until the 1950s. Noffke was known for his changing styles and designed many prominent buildings in Ottawa including the Central Post Office, the Champagne Bath and many residential commissions in Rockcliffe Park

and the Glebe. The Medical Arts Building is one of Noffke's few buildings in the Art Deco style.

Summary

The Medical Arts building is an example of the work of Ottawa architect Werner Noffke and is representative of the spread of commercial buildings into the southern part of Centretown.

Sources

City of Ottawa.(1997). Centretown Heritage Conservation District Study. Ottawa, Ontario.

Taylor, J. (1986). Ottawa: An Illustrated History. Toronto, ON: James Lorimer and Co.

Ricketts, S.(1990). W.E. Noffke; an Ottawa Architect. (Carleton University Masters Research Paper).

Contextual Value**Prepared by:** Lesley Collins**Month/Year:** March 2012/May 2015**Community Character**

Bird's Eye view of Metcalfe/Nepean Streets
(Bing)



Looking North on Metcalfe Street late 1930s
(Source: LAC, Gréber Collection)

Is the property important in defining, maintaining, or supporting the character of the area?
YES

The Medical Arts Building is located at the corner of Metcalfe Street and Nepean Street in Centretown. Metcalfe Street is a major north-south street in Centretown that leads to Parliament Hill at the north. The building is largely surrounded by newer office buildings and mid-20th century apartment buildings. Historically, the area was primarily residential consisting of small apartment buildings and single family houses and the Medical Arts Building was one of the largest buildings in the area.

Context

Is the property physically, functionally, visually or historically linked to its surroundings?
NO

The character of this part of Centretown has changed significantly over time and in the immediate vicinity there are few historic buildings remaining. This section of Centretown provides a transition from the higher office buildings to the north and the lower rise residential neighbourhood to the south.

Landmark

Is the property a landmark?

YES

The Medical Arts Building is a landmark along Metcalfe Street for its design in the Art Deco style and its prominent location on a corner.

Summary

The Medical Arts Building is a significant historic building on Metcalfe Street.

Document 5 – Statement of Cultural Heritage Value

Medical Arts Building, 180 Metcalfe Street

Description of Property

The Medical Arts Building, 180 Metcalfe Street, is a six-storey brick office building constructed in 1928. It is located at the corner of Metcalfe and Nepean Streets in the Centretown neighbourhood of Ottawa.

Heritage Value

The cultural heritage value of the Medical Arts Building lies in its being an example of the Art Deco style, its historical associations with Ottawa architect W.E. Noffke and the North American trend of purpose built medical office buildings and its contextual significance as a landmark.

The Medical Arts Building has design value as an example of the Art Deco style that was popular in Canada in the 1920s and 1930s. Art Deco is characterized by its decorative use of strong vertical lines, sharp edges, geometric shapes and stepped profiles. The Art Deco style is expressed in the Medical Arts Building through its massing, flat roof, copper panels and geometric patterned brick panels. Its recessed mortar joints accentuate the sharp edges of the brick and the sense of verticality is emphasized through the continuous brick piers that break the cornice.

The Medical Arts Building has historical value as an example of the work of renowned Ottawa architect W.E. Noffke. Celebrated for his long career and versatile designs, Noffke also designed the Champagne Bath and the Central Post Office. The Medical Arts Building is also associated with the spread of commercial buildings into the southern part of Centretown, which was then a residential area, and with the larger North American trend of purpose-built medical office buildings. In Canada, medical arts buildings were also constructed in Winnipeg (1924), Windsor (1930), Toronto (1929) and Hamilton (1930).

Contextual value is found in the building's character as a neighbourhood landmark due to its prominent corner location on Metcalfe Street, a major north-south street that terminates at Parliament Hill.

Heritage Attributes

Key attributes that embody the heritage value of the Medical Arts Building as an example of the Art Deco style include:

- Steel structure clad in buff brick laid in running bond;
- six storey massing with flat roof and seventh storey penthouse;
- limestone foundation with drip edge;
- high basement with windows;
- simple one over one sash windows;
- symmetrical front facade consisting of three bays to the north and south of the recessed main entrance;
- brick piers that break the roofline on the north and east facades;
- copper panels between the first and second storey windows on the north and east facades;
- geometric patterned brick panels between the windows on the upper stories on north and east facades;
- limestone detailing including: the arch around the front door, drain spouts at the sixth storey and stone sills;
- decorative metal window grilles flanking front entrance;
- recessed mortar joints;
- two-storey round arched entranceway with round arched transom window;
- large copper frieze with the words “Medical Arts Building” above the main entrance;
- two-storey round-arched window between the fifth and sixth stories with casement windows, limestone window surround and bracketed sill and copper panels; and
- seventh storey balconet with stone balustrade.

The surface parking lot and interior of the building are not included in the designation.