

**Report to
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
July 13, 2017 / 13 juillet 2017**

and / et

**Planning Committee / Comité de l'urbanisme
August 22, 2017 / 22 août 2017**

**and Council / et au Conseil
September 13, 2017 / 13 septembre 2017**

**Submitted on July 6, 2017
Soumis le 6 juillet 2017**

**Submitted by
Soumis par:
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Planning, Infrastructure and Economic Development Department / Direction de la
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Ward: CAPITAL (17) / CAPITALE (17)

File Number: ACS2017-PIE-RHU-0016

**SUBJECT: Heritage Inventory Project: Additions to Heritage Register – Old
Ottawa East and Old Ottawa South**

**OBJET: Projet d’inventaire patrimonial : Ajouts au Registre de patrimoine –
Vieil Ottawa-Est et Vieil Ottawa-Sud**

REPORT RECOMMENDATION

That Built Heritage Sub-Committee recommend Planning Committee recommend Council approve the addition of the properties listed in Document 1 to the City of Ottawa’s Heritage Register, in accordance with Section 27 of the *Ontario Heritage Act*.

RECOMMANDATION DU RAPPORT

Que le Sous-comité du patrimoine bâti recommande au Comité de l’urbanisme de recommander à son tour au Conseil d’approuver l’ajout des propriétés énumérées dans le document 1 au Registre du patrimoine de la Ville d’Ottawa, conformément à l’article 27 de la *Loi sur le patrimoine de l’Ontario*.

BACKGROUND

In 2015, Council approved the 2015-2018 Term of Council Priorities, including a Strategic Initiative (SI) related to the City’s built heritage. One aspect of the SI is to undertake a systematic inventory of properties across the city which are of cultural heritage value and therefore merit addition to the City’s Heritage Register. This initiative is referred to as the Heritage Inventory Project (HIP).

The former City of Ottawa initially developed a Heritage Reference List (HRL) in the 1980s to identify buildings of heritage interest across the City. Most of the 10 former municipalities that were amalgamated into the new City in 2001 also had similar lists and, at amalgamation, these were combined to form the current City of Ottawa HRL, which now numbers approximately 13,000 properties. Inclusion on the HRL does not provide heritage protection. Further, the list is not publicly available, has only been sporadically updated since amalgamation and many resources on it no longer exist. In addition to the HRL, the City also maintains a Heritage Register as required by the *Ontario Heritage Act*. The Register includes properties designated under Parts IV and V of the *Ontario Heritage Act*, as well as others not designated but added to it by City Council because of their cultural heritage value.

The SI aims to ensure that the City’s inventory of heritage resources is comprehensive and up-to-date. Furthermore, it aims to identify heritage resources in order to create more certainty for all stakeholders, including property owners, community associations and the development industry.

It should be noted that buildings not included on the Register could be considered for individual designation of the *Ontario Heritage Act* if they meet the Part IV criteria. Conversely, the Register is not to be considered as a ‘stepping stone’ to designation, as buildings included on it may not meet the criteria for individual designation under the *Ontario Heritage Act*.

In January 2016, two staff were hired to undertake the HIP. On July 11, 2016, staff presented to the Built Heritage Sub-Committee the outline and approach to be undertaken in order to complete the HIP. On April 13, 2017, staff presented to the Built Heritage Sub-Committee a report recommending the addition of properties in Lowertown and Sandy Hill. This report follows the completion of surveying and evaluation work for two neighbourhoods – Old Ottawa East and Old Ottawa South – and includes a recommendation of properties to add to the Heritage Register.

DISCUSSION

As part of the HIP, staff created a “Neighbourhood Heritage Statement” for each area under study (Document 3 and Document 4). These studies describe the history and development of the area, and assist in determining the merits of individual resources. Staff proceeded to photo document and evaluate individual built resources within these neighbourhoods. Properties assessed were those built prior to 1980 that were not within an existing Heritage Conservation District (HCDs), or the Sandy Hill Heritage Character Area, which includes two areas currently under study for future HCDs.

The evaluation component of the HIP involves an analysis of individual resources to determine whether they are of heritage value from both a design and context perspective. In order for a resource to be deemed ‘contributing’ and subsequently recommended for addition to the Heritage Register, the resource must meet both the design test and be reflective of a particular aspect of the neighbourhood’s heritage attributes, as described below and illustrated in Document 3 and Document 4.

Design

The building or structure is a good expression of a particular architectural style, reflects the era of its construction, or is vernacular and represents the distinctive local design skills and available materials of its time. The style is reflected through architectural elements which might include, but are not limited to; the cornice, cladding, bargeboard, porch or balcony detailing, voussoirs, quoins, sills, lintels, window frames (mullions and muntins), doors, parapets, carvings, rooflines, integration with natural landscaping, etc.

The massing, shape and volume of the original building (or additions of heritage significance) are clearly identifiable in the current form. Additions or modifications to the building are sympathetic with respect to its original form, and do not detract from the original character defining features.

Context: Neighbourhood Heritage Statement

The building or structure is reflective of an attribute, distinctive theme, or cultural reference outlined in its associated Neighbourhood Heritage Statement. This may include a linkage to a natural landscape or a geographic feature, stories of ethno-cultural significance, buildings designed by well-known architects, or associations with institutions or the lives of persons significant to Ottawa's past.

The building or structure, or an aspect therein, forms part of a cluster of cohesive and distinctive physical attributes, which collectively add to the aesthetic, social or cultural identity of the place. This may include a repeating pattern of a unique bargeboard motif limited to one neighbourhood block, or, a small grouping of houses sharing specific elements which reflect a particular architectural style, or historic land use within the neighbourhood.

Ontario Heritage Act

Section 27(1.2) of the *Ontario Heritage Act* gives municipalities the ability to list non-designated properties of cultural heritage value or interest on the Heritage Register.

The implication of listing properties on the City of Ottawa Heritage Register is that property owners are required to provide 60 days notification in writing of a proposed demolition of a building on the Heritage Register, in accordance with Section 27(3) of the *Ontario Heritage Act*.

Results

The properties which meet the design and context criteria described above are listed in Document 1, and are recommended to be added to the Heritage Register. There are 358 resources proposed to be added to the Heritage Register in Old Ottawa East and in Old Ottawa South. The total number of properties evaluated was approximately 3152 properties. Please refer to the following table and Document 5 and Document 7 for more information pertaining to the project's results:

	OLD OTTAWA EAST AND SOUTH
Contributing (properties which meet the evaluation criteria)	358 (11.4%)
Non-Contributing (properties that do not meet the criteria)	2794

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the provincial policy statement, 2014 (PPS). Section 2.6.1 of the PPS states that “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

RURAL IMPLICATIONS

There are no rural implications for this phase of the project.

CONSULTATION

Community outreach constitutes an important component of the Heritage Inventory Project. Since the launch of the HIP in 2016, staff have held meetings, made presentations, and contributed articles to local newspapers in order to generate awareness about the HIP and seek input from residents, community associations, and heritage enthusiasts. The following table illustrates community outreach efforts in Old Ottawa East and Old Ottawa South:

DATE	CONSULTATION
July 11, 2016	Built Heritage Sub-Committee – Presentation of information report on project
October 4, 2016	Councillor Chernushenko – Presentation and discussion of project
October 15, 2016	Heritage Ottawa Forum – Presentation and Q&A

November 15, 2016	Old Ottawa East Community Association - meeting with Heritage Committee Chairs
January 4, 2017	Ottawa South History Project – meeting with lead author and editor
June 22, 2017	Information Meeting – held an open house for residents of Old Ottawa East and Old Ottawa South at Southminster United Church

A detailed information sheet describing the purpose, goals and the process of the HIP was prepared early in the process to inform the public of the project. This information sheet has been provided to community associations, business improvement associations, private sector heritage consultants, professionals representing other municipalities, heritage academics and members of the public. The project summary is posted on the City's website, along with specific property information for the properties previously added to the Heritage Register in Sandy Hill and Lowertown, and those properties proposed to be added in Old Ottawa East and Old Ottawa South.

All affected property owners were sent a letter and an information brochure, on June 13, 2017 indicating that their property will be recommended for addition to the Heritage Register. The letters were also sent to Heritage Ottawa, and the Old Ottawa East and Old Ottawa South community associations. These letters and brochures include a discussion of the implications of adding a property to the Heritage Register, particularly the requirement of a 60-day notice prior to the issuance of a demolition permit, and also informed the property owners of the Information Meeting held at Southminster United Church on June 22, 2017. In addition, the letter outlined the time, date and location of the Built Heritage Sub-committee meeting and the upcoming Planning Committee meeting at which the proposed additions to the Heritage Register will be discussed.

At the June 22, 2017 information meeting, staff discussed the draft list of properties proposed to be added to the Heritage Register. Staff also provided property information sheets, explained the details of the HIP, and recorded feedback from attendees. There were 67 people who completed the sign-in sheet. The reaction to the project was varied, with some property owners vocalizing concerns regarding potential impacts of their property being added to the Heritage Register. At the meeting, there were seven written comments received from attendees. Three comments were from property owners indicating that they did not want their property added to the Heritage Register. Two comments were extremely positive about both the presentation of information and the overall project. There was also support expressed for the initiative from some members

of community associations, property owners, and area residents. Another written comment questioned the next policy steps associated with the project, with a concern for further implications on property owners in the future.

Additionally, some corrections regarding specific properties were suggested both in a written comment and verbally. Discussion between staff and attendees included generalities related to the goals of the project, the process, implications on development potential, as well as specifics with respect to individual property evaluations.

As a related update, per the Council direction given on May 10, 2017, 60 Boteler Street in Lowertown was removed from the list of properties recommended by staff for addition to the Heritage Register to allow for further discussion with the property owner, the High Commission of Malaysia. Those discussions are now scheduled to take place later in July and their outcomes will be outlined in the next report brought forward to Committee regarding the Heritage Register.

COMMENTS BY THE WARD COUNCILLOR

Staff have met with Councillor Chernushenko to discuss the Heritage Inventory Project. The Councillor expressed support for the initiative, and his assistant Ian Grabina was in attendance at the Information Meeting on June 22, 2017. The Councillor believes this HIP tool is helpful as it establishes a clear baseline of properties of cultural heritage interest. Further, it brings additional context when planning applications are submitted for review.

LEGAL IMPLICATIONS

As stated above, once a property listed in the register, there is the requirement for 60 days notice prior to demolition of the building. There are no further legal implications associated with adopting the recommendation contained within this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the recommendation in this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

HC4 – Support Arts, Heritage, and Culture

Strategic Initiative 42 – Heritage Reference List

SUPPORTING DOCUMENTATION

Document 1 List of Property Addresses Recommended to be added to Heritage Register

Document 2 Heritage Inventory Project Information Sheet / Fiche du projet d'inventaire patrimonial

Document 3 Evaluating Heritage – Design / L'évaluation du patrimoine – esthétique

Document 4 Evaluating Heritage – Neighbourhood Context / L'évaluation du patrimoine – caractéristique du quartier

Document 5 Map of Old Ottawa East and Old Ottawa South / Carte de Vieil Ottawa-Est et Vieil Ottawa-Sud

Document 6 Neighbourhood Heritage Statement – Old Ottawa East and South

DISPOSITION

City Clerk and Solicitor Department, Legislative Services, to notify the property owners and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision.

Document 1 - List of Property Addresses Recommended to be added to Heritage Register

Number	Address	Number	Address
16	Aylmer Avenue	196	Belmont Avenue
21	Aylmer Avenue	197	Belmont Avenue
68	Aylmer Avenue	204	Belmont Avenue
72	Aylmer Avenue	206	Belmont Avenue
109	Aylmer Avenue	1	Bower Street
115	Aylmer Avenue	12	Bower Street
117	Aylmer Avenue	16	Bower Street
134	Aylmer Avenue	21	Bower Street
136	Aylmer Avenue	26	Bower Street
145	Aylmer Avenue	55	Bower Street
147	Aylmer Avenue	57	Bower Street
148	Aylmer Avenue	47	Brighton Avenue
149	Aylmer Avenue	108	Brighton Avenue
150	Aylmer Avenue	116	Brighton Avenue
1040	Bank Street	148	Brighton Avenue
1124	Bank Street	69	Cameron Avenue
1230	Bank Street	74	Cameron Avenue
1238	Bank Street	89	Cameron Avenue
66	Barton Street	93	Cameron Avenue
68	Barton Street	105	Cameron Avenue
1	Beckwith Road	114	Cameron Avenue
2	Belgrave Road	141	Cameron Avenue
4	Belgrave Road	145	Cameron Avenue
6	Belgrave Road	154	Cameron Avenue
22-24	Bellwood Avenue	171	Cameron Avenue
25	Bellwood Avenue	176	Cameron Avenue
26-28	Bellwood Avenue	9	Carlyle Avenue
30-32	Bellwood Avenue	10	Carlyle Avenue
77-79	Bellwood Avenue	16	Carlyle Avenue
85	Bellwood Avenue	54	Carlyle Avenue
36	Belmont Avenue	56	Carlyle Avenue
38	Belmont Avenue	16	Clegg Street
40	Belmont Avenue	828	Colonel By Drive
42-44	Belmont Avenue	834	Colonel By Drive
99	Belmont Avenue	860	Colonel By Drive
100	Belmont Avenue	888	Colonel By Drive
108	Belmont Avenue	916	Colonel By Drive

Number	Address
163	Belmont Avenue
167	Belmont Avenue
171	Belmont Avenue
175	Belmont Avenue
182	Belmont Avenue
187	Belmont Avenue
193	Belmont Avenue
56	Concord Street N
58	Concord Street N
83-85	Concord Street N
90	Concord Street N
91	Concord Street N
117	Concord Street S
21	Downing Street
22	Downing Street
26	Downing Street
141	Drummond Street
151	Drummond Street
133	Echo Drive
451	Echo Drive
555	Echo Drive
581	Echo Drive
643	Echo Drive
657	Echo Drive
661	Echo Drive
692	Echo Drive
696	Echo Drive
698	Echo Drive
706	Echo Drive
708	Echo Drive
712	Echo Drive
718	Echo Drive
720	Echo Drive
722	Echo Drive
724	Echo Drive
728	Echo Drive
730	Echo Drive
9-11	Euclid Avenue
26	Euclid Avenue

Number	Address
922	Colonel By Drive
942	Colonel By Drive
1125	Colonel By Drive - Dunton Tower
1125	Colonel By Drive - Paterson Hall
	Colonel By Drive - School of Architecture
1125	
20-22	Concord Street N
49	Concord Street N
68	Fentiman Avenue
69	Fentiman Avenue
76	Fentiman Avenue
91	Fentiman Avenue
104	Fentiman Avenue
132	Fentiman Avenue
136	Fentiman Avenue
137	Fentiman Avenue
27	Fulton Avenue
14	Galt Street
12	Glen Avenue
18	Glen Avenue
24	Glen Avenue
27	Glen Avenue
32	Glen Avenue
34	Glen Avenue
36	Glen Avenue
38	Glen Avenue
39	Glen Avenue
44	Glen Avenue
49	Glen Avenue
55	Glen Avenue
57	Glen Avenue
63	Glen Avenue
65	Glen Avenue
77	Glen Avenue
95-97	Glen Avenue
24	Glengarry Road
65	Glengarry Road
67	Glengarry Road
109-111	Glenora Street
152	Glenora Street

Number	Address
30	Euclid Avenue
38	Euclid Avenue
46	Euclid Avenue
60	Evelyn Avenue
62	Evelyn Avenue
66	Evelyn Avenue
78	Evelyn Avenue
80-82	Evelyn Avenue
85	Evelyn Avenue
16-18	Fairbairn Street
21	Fentiman Avenue
64	Fentiman Avenue
66	Fentiman Avenue
67	Fentiman Avenue
50	Grove Avenue
60	Grove Avenue
62	Grove Avenue
67	Grove Avenue
69	Grove Avenue
71	Grove Avenue
79	Grove Avenue
81-81.5	Grove Avenue
82	Grove Avenue
83	Grove Avenue
16	Harvard Avenue
47	Harvard Avenue
93	Harvey Street
125	Harvey Street
44-46	Havelock Street
76	Havelock Street
78	Havelock Street
3-5	Hawthorne Avenue
7-9	Hawthorne Avenue
8	Hawthorne Avenue
10	Hawthorne Avenue
12-18	Hawthorne Avenue
15-21	Hawthorne Avenue
20-22	Hawthorne Avenue
94	Hawthorne Avenue
113	Hawthorne Avenue

Number	Address
182	Glenora Street
184	Glenora Street
20	Graham Avenue
111	Greenfield Avenue
166-170	Greenfield Avenue
172	Greenfield Avenue
173	Greenfield Avenue
175	Greenfield Avenue
16	Grosvenor Avenue
39-41	Grosvenor Avenue
56	Grosvenor Avenue
144	Grosvenor Avenue
48	Grove Avenue
50	Grove Avenue
96-98	Hopewell Avenue
102	Hopewell Avenue
132	Hopewell Avenue
168	Hopewell Avenue
44	Lees Avenue
52	Lees Avenue
59	Lees Avenue
63	Lees Avenue
67-71	Lees Avenue
73-77	Lees Avenue
10	Leonard Avenue
44	Leonard Avenue
45	Leonard Avenue
9	Letchworth Road
43	Main Street
62	Main Street
64	Main Street
83	Main Street
88	Main Street
140	Main Street
249	Main Street
310	Main Street
353	Main Street
9	Marlowe Crescent
14	Marlowe Crescent
17	Marlowe Crescent

Number	Address
120	Hawthorne Avenue
125	Hawthorne Avenue
128	Hawthorne Avenue
130	Hawthorne Avenue
135	Hawthorne Avenue
137	Hawthorne Avenue
142-144	Hawthorne Avenue
149	Hawthorne Avenue
159-161	Hawthorne Avenue
163-165	Hawthorne Avenue
167-169	Hawthorne Avenue
8	Hazel Street
51	Hazel Street
24	Herridge Street
16	Hopewell Avenue
17	Hopewell Avenue
34	Hopewell Avenue
41	Hopewell Avenue
45	Hopewell Avenue
88	Hopewell Avenue
18	Ossington Avenue
19	Ossington Avenue
20	Ossington Avenue
21	Ossington Avenue
23	Ossington Avenue
24	Ossington Avenue
25	Ossington Avenue
36	Ossington Avenue
66	Ossington Avenue
74	Ossington Avenue
75-77	Ossington Avenue
12-14	Pansy Avenue
1886	Rideau Garden Drive
1903	Rideau Garden Drive
1912	Rideau Garden Drive
39	Riverdale Avenue
66	Riverdale Avenue
68	Riverdale Avenue
70	Riverdale Avenue
72	Riverdale Avenue

Number	Address
20	Marlowe Crescent
47	Marlowe Crescent
82	Marlowe Crescent
84	Marlowe Crescent
85	Marlowe Crescent
7	Mason Terrace
17	Mason Terrace
17	Montcalm Street
7	Mutchmor Road
9	Mutchmor Road
11	Mutchmor Road
14	Mutchmor Road
16	Mutchmor Road
3	Ossington Avenue
5	Ossington Avenue
7	Ossington Avenue
9	Ossington Avenue
12	Ossington Avenue
15	Ossington Avenue
16	Ossington Avenue
17	Seneca Street
36	Seneca Street
42	Seneca Street
47	Seneca Street
82	Seneca Street
61	Springhurst Avenue
73	Springhurst Avenue
102	Springhurst Avenue
103-105	Springhurst Avenue
85	Sunnyside Avenue
110	Sunnyside Avenue
117	Sunnyside Avenue
118	Sunnyside Avenue
143	Sunnyside Avenue
167-169	Sunnyside Avenue
177	Sunnyside Avenue
187	Sunnyside Avenue
193	Sunnyside Avenue
219	Sunnyside Avenue
271	Sunnyside Avenue

Number	Address
305	Riverdale Avenue
307	Riverdale Avenue
309	Riverdale Avenue
335	Riverdale Avenue
339	Riverdale Avenue
380	Riverdale Avenue
384	Riverdale Avenue
392	Riverdale Avenue
402-410	Riverdale Avenue
409	Riverdale Avenue
413-415	Riverdale Avenue
439	Riverdale Avenue
448	Riverdale Avenue
450-452	Riverdale Avenue
454-456	Riverdale Avenue
505	Riverdale Avenue
15	Rosedale Avenue
17	Rosedale Avenue
65	Rosedale Avenue
193-195	Rosemere Avenue
2	Roslyn Avenue
12	Roslyn Avenue
1	Seneca Street
2	Seneca Street
5	Seneca Street
8	Seneca Street

Number	Address
278-280	Sunnyside Avenue
390	Sunnyside Avenue
399	Sunnyside Avenue
409	Sunnyside Avenue
423	Sunnyside Avenue
431	Sunnyside Avenue
432	Sunnyside Avenue
442	Sunnyside Avenue
451-455	Sunnyside Avenue
3	Warrington Drive
5	Warrington Drive
24	Wendover Avenue
3	Willard Street
14	Willard Street
31	Willard Street
33	Willard Street
35	Willard Street
50	Willard Street
66	Willard Street
68	Willard Street

Document 2 – Heritage Inventory Project Information Sheet / Fiche de projet d'inventaire patrimonial



Heritage Inventory Project

The project will create an online map-based inventory of Ottawa's heritage structures available to all.

The project will be completed by:

- Analyzing architectural style, construction materials, and integrity of buildings in neighbourhoods throughout the City;
- Undertaking archival research, photo documentation, and oral history interviews;
- Consulting with community associations, councillors, historians and residents;
- Using GIS technology to locate and identify buildings of cultural heritage value in all communities of the City, and assess their contribution to historic fabric of neighbourhood.



Work is currently underway in Lowertown and Sandy Hill, and will expand outwards to other neighbourhoods inside the greenbelt, the outer suburbs, villages and rural settlement areas. Our aim is to provide the public, developers, City staff, elected officials, etc. with a clear understanding of heritage assets within our City.



Please direct comments and questions to the project coordinators below:

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TTY/ATS 613-580-2401

Ce projet permettra de créer un inventaire cartographique des structures patrimoniales d'Ottawa qui sera accessible en ligne pour tous.

- Procéder à l'analyse du style architectural, des matériaux de construction et de l'intégrité des bâtiments dans tous les quartiers de la ville;
- Entreprendre des recherches d'archives, effectuer un travail de documentation photographique et recueillir des témoignages oraux par des entretiens;
- Consulter les associations communautaires, les conseillers municipaux, les historiens et des résidents;
- Utiliser un système d'information géographique (GIS) pour localiser et identifier les bâtiments possédant une valeur en tant que patrimoine culturel dans toutes les communautés de la ville, et évaluer leur rôle dans le tissu historique du quartier.



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CA 2677

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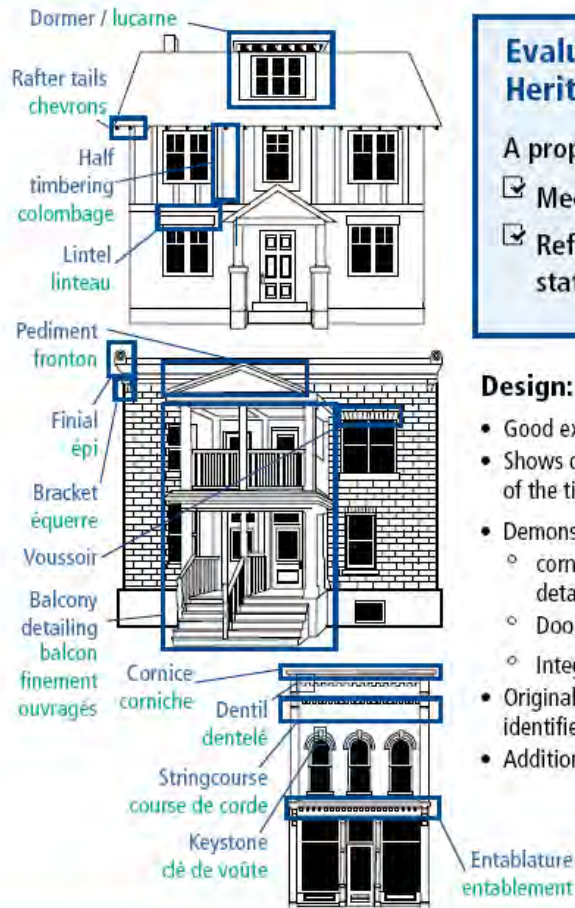
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Document 3 – Evaluating Heritage – Design / L'évaluation du patrimoine – esthétique



Heritage Inventory Project | Projet d'inventaire patrimonial



Evaluating Heritage Value – Heritage Inventory Project

A property must:

- ☒ Meet the design test
- ☒ Reflect the neighbourhood heritage statement attributes

Design:

- Good expression of a particular architectural style
- Shows off distinctive local design skills and materials of the time
- Demonstrates architectural elements such as:
 - cornice, cladding, bargeboard, porch or balcony detailing
 - Doors, carvings, rooflines
 - Integration with natural landscaping
- Original building massing, shape and volume are identified
- Additions/modifications respect the original form

L'évaluation du patrimoine – Projet d'inventaire patrimonial

L'édifice doit :

- ☒ respecter le critère de la valeur esthétique;
- ☒ reprendre les caractéristiques de la Déclaration de patrimoine de quartier.

Valeur esthétique :

- L'édifice exprime bien un style d'architecture particulier.
- Il témoigne du savoir-faire esthétique et des matériaux caractéristiques de l'époque pour la localité.
- Il est doté d'éléments architecturaux :
 - corniche, parement, bordure du pignon, porche ou balcon finement ouvragés;
 - portes, ouvrages d'ébénisterie ou de maçonnerie et toiture;
 - intégration dans le paysage naturel.
- La volumétrie, la forme et l'ampleur de l'édifice d'origine sont répertoriées.
- Les annexes et les modifications sont fidèles à la forme d'origine.

Document 4 – Evaluating Heritage – Neighbourhood Context / L'évaluation du patrimoine – caractéristique du quartier

Heritage Inventory Project | Projet d'inventaire patrimonial

Evaluating Heritage Value – Heritage Inventory Project

A property must:

- ☒ Meet the design test
- ☒ Reflect the neighbourhood heritage statement attributes

L'évaluation du patrimoine – Projet d'inventaire patrimonial

L'édifice doit :

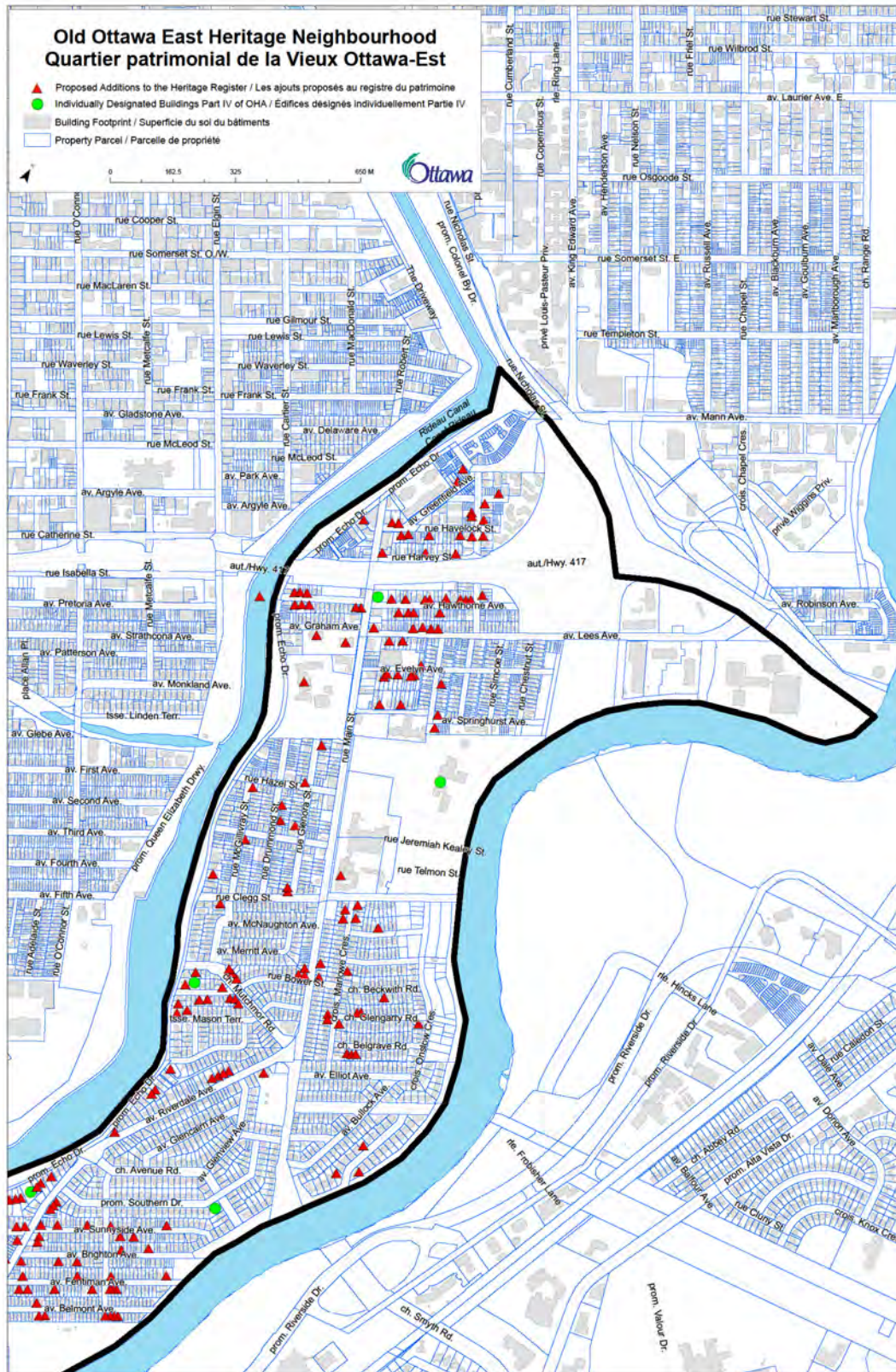
- ☒ respecter le critère de la valeur esthétique;
- ☒ reprendre les caractéristiques de la Déclaration de patrimoine de quartier.

Neighbourhood heritage statement attributes:

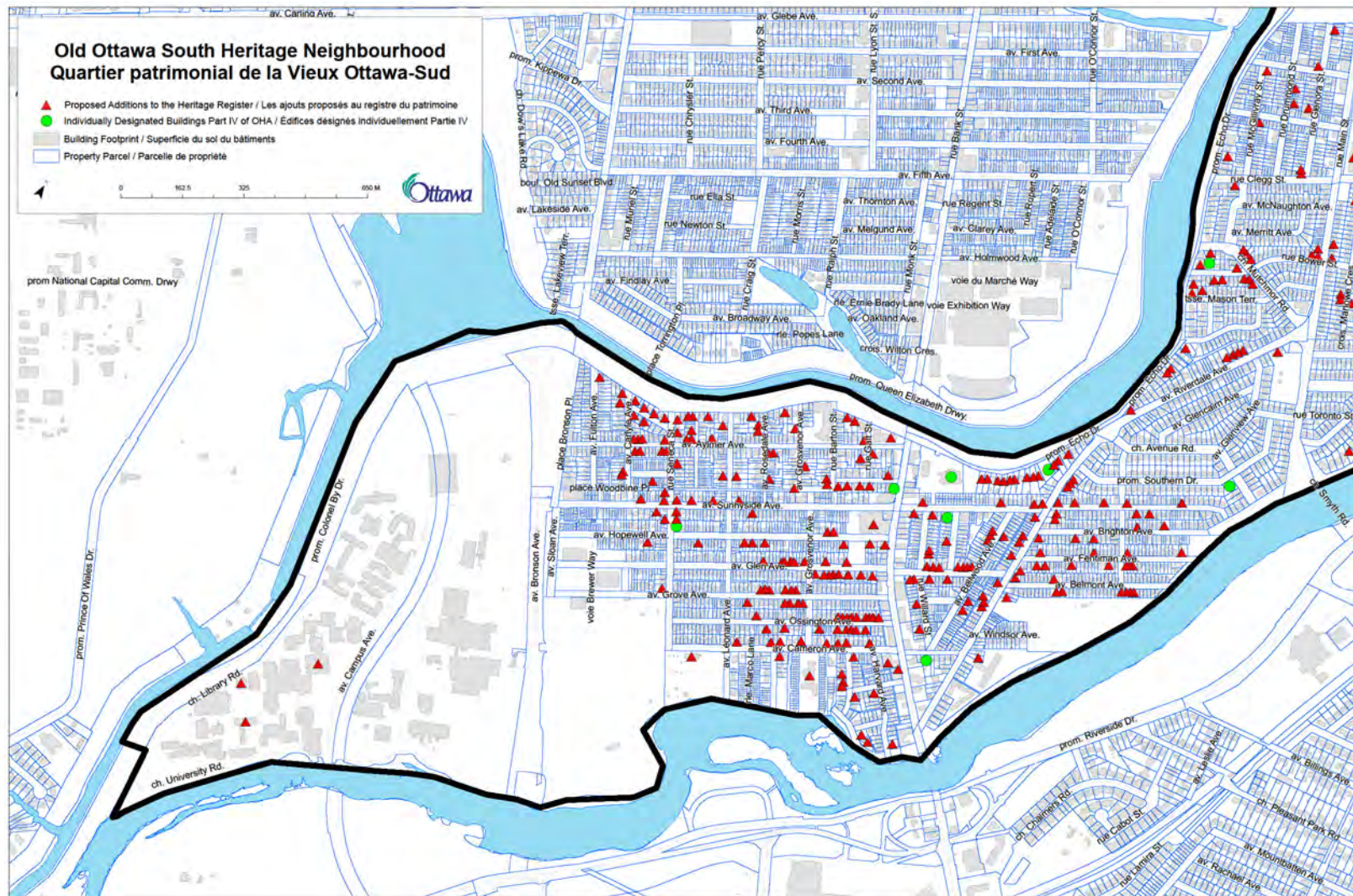
- Reflects a distinctive theme or cultural reference
- Contributes to the heritage fabric of the street or neighbourhood
- Linkage to a natural landscape or geographic features, story, involvement of a well-known architect, or associates with the lives from Ottawa's past.
- Forms part of a cluster which add to the cultural identity of a place such as:
 - Unique patterns of bargeboard motif
 - Small grouping of houses sharing specific elements of architectural style
 - Historic Land use role within the neighbourhood

Caractéristiques de la Déclaration de patrimoine de quartier

- L'édifice rappelle un thème distinctif ou une référence culturelle précise.
- Il contribue au tissu patrimonial de la rue ou du quartier.
- Il est lié à un paysage naturel ou à des caractéristiques géographiques, aux annales, à la participation d'un architecte bien connu ou à des personnalités qui ont marqué l'histoire d'Ottawa.
- Il fait partie d'un groupement qui enrichit l'identité culturelle du lieu; par exemple :
 - la bordure du pignon est dotée de motifs exceptionnels;
 - de petits groupes de maisons sont tous caractérisés par les éléments particuliers d'un style d'architecture;
 - l'édifice a un rôle historique dans l'aménagement du territoire du quartier.



Map of Old Ottawa East and South / Carte de Vieil Ottawa-Est et Vieil Ottawa-Sud



Document 6 – Neighbourhood Heritage Statement – Old Ottawa East and South

Heritage Attributes

Old Ottawa South

- turn of the century front gable houses with intact decorative bargeboard on Belmont Avenue;
- early 20th century all brick three storey semi-detached houses with wide hipped three-window dormers on Bellwood Avenue;
- few remaining mixed-use traditional brick buildings with commercial uses at grade along Bank Street between the Rideau Canal and the Rideau River;
- mature trees along residential streets enhanced by extensive landscaping on private property;
- Interaction between NCC parkland and residential streets situated within close proximity to the Rideau Canal;
- historically commercial character of the intersection of Sunnyside Avenue and Seneca Avenue;
- Notable designated heritage buildings including Mayfair Theatre and Graham Fire Station, both designed by John P. MacLaren and W.E. Noffke respectively;
- south side of Belmont Avenue between Willard Street and Bellwood Avenue - series of middle class homes on narrow lots featuring 1920s Prairie Style architecture built between 1916 and 1930;
- large redbrick centre hall plan houses on Aylmer Avenue, between Roslyn Street and Carlyle Avenue, with alternating stone voussoirs and prominent keystones. Some with semi-circular windows in centre bay on second storey;



Fig. 12 - Mayfair Theatre [City of Ottawa Archives CA18896]

- two and a half storey front gable houses on Aylmer Avenue between Seneca Street and Carlyle Avenue, with unique matching curvilinear bargeboard framing semicircular windows in gable end;
- Tudor Revival and English Cottage inspired houses on Seneca Street, Downing Street and Colonel By Drive, within close proximity to the NCC parkland adjacent to Rideau Canal, featuring leaded glass windows and intricate stone work around arched entrance.
- intact grid street pattern reflective of original Rideauville, Wyoming Park, and Oakland Heights subdivisions;
- contemporary and early 20th century houses fronting the Rideau Canal on Echo Drive and Colonel By Drive, some with entirely landscaped front yards and access at rear;
- pedestrian and cycling linkages from Windsor Park, Brewer Park, and Brighton Beach Park into the adjacent residential neighbourhoods;
- waterfront parkland along Rideau River shoreline including Brewer Park, Ottawa Tennis and Lawn Bowling Club, Osborne Park, Linda Thom Park (including gold medal replica monument), Windsor Park and Brighton Beach Park;
- Boyd block houses including 21, 63, and 67-69 Fentiman Avenue;
- distinctive natural stucco porches with trapezoid shaped drains along the front wall of porch, some containing decorative arches, located in the Spring Lake Property Company subdivision (east of Bank Street and south of Sunnyside Avenue);
- Carleton University School of Architecture, brutalist structure built in 1969, designed by J. Stinson and C. Corneil, Architects.

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- cottage style houses on west side of Belgrave Road in a natural setting with mature trees and landscaping;
- cluster of educational institutions near the north end of Main Street, namely Lady Evelyn Elementary School, St. Patrick's College (Immaculata High School), Canadian Martyr's School (St. Nicholas' Adult High School) and Mazenod School (Riverside Montessori);

- two and a half storey redbrick commercial structure at corner of Main Street and Harvey Street reminiscent of the areas historic commercial and industrial character;
- large religious institutional buildings situated on a park like setting along the Rideau River, encompassing the Oblate Lands and St.Paul University campus;
- green space between Deshatelets Building and Main Street, adjacent to the grande allée;
- late 19th and early 20th century red brick houses along Hawthorne and Lees Avenue, featuring decorative brickwork, ornate porches or bargeboard;



Fig. 13 - Seventh Street, now Hawthorne Avenue c. 1906 [Library and Archives Canada PA133673]

- “Plain Air” on Hawthorne Avenue, the home of W.A.D. Lees, constructed prior to 1894;
- Williams and Bower farm houses, constructed in 19th century, reminiscent of the early rural character of the area;
- small clusters of commercial oriented activity on Hawthorne Avenue near the intersection of Echo Drive as well as at Main Street;

- early 20th century semi-detached and row houses characterized by flat roofs, brick cladding, some facades enhanced by brick stringcourses, voussoirs, and cornices with decorative finials;
- low-rise residential character along Echo Drive, oriented towards Rideau Canal, with a mix of contemporary and older detached and multi-dwelling housing stock;
- Brantwood Park, providing direct waterfront access to adjacent low-density residential Brantwood Park subdivision;
- stone gates to Brantwood Park subdivision at Main Street and Beckwith Road;
- commercial character on Main Street, across from St. Paul University campus, established in the 1950s and anchored by the Green Door Restaurant;
- mix of contemporary and early 20th century houses fronting the Rideau Canal on Echo Drive;
- Pretoria Bridge which replicates original bridge constructed in 1915.