

NEWSLETTER

ISSN 0808-0506

SPRING 1985 Vol. 13 No. 1

Jennifer Roddick, President
Judy Deegan, Editor (990-6003)

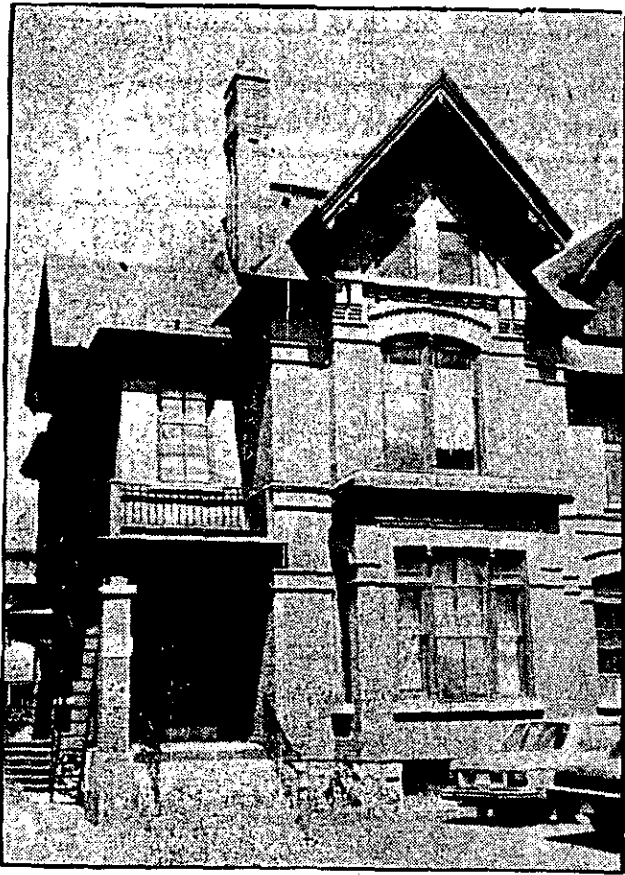
Don't miss Charles Lynch at Heritage Ottawa's
ANNUAL GENERAL MEETING on Monday, May 27
(details on page 3)



191 and 215 Somerset West: demolished in mid-January



503-507 King Edward: next to go?



215 Somerset (left) and 191 Somerset (above) were demolished in mid-January to make way for a 40-unit condominium

A TALE OF TWO UNPROTECTED HOUSES

The Centretown Citizens' Community Association (CCCA) was dismayed to find that, although 191 and 215 Somerset West were on the City's 1981 inventory of buildings of potential heritage significance, they had not yet been officially designated.

Like many people in Ottawa, the CCCA was not aware that many local buildings stand unprotected. About 230 have been declared heritage and another 30 are earmarked. But 3,500 more, considered to be "of heritage interest" or "of contributing heritage value" have yet to be properly assessed. City heritage planner Richard Kilstrom says the lists contain some borderline buildings, but all should be evaluated on a case-by-case basis.

But herein lies the problem. For nearly 2 of the 3½ years since the 1981 list was compiled, the City's Heritage Planning section has been badly understaffed. For a building to be designated a heritage structure, carefully researched reasons for designation must be prepared, to withstand the objections of those opposed to designation. It's a time-consuming process and there is a huge backlog.

When the CCCA protested against plans to demolish the Somerset Street houses and replace them with a 40-unit condominium, it found it had no legal grounds on which to stop the destruction of these century-old Victorian mansions. As it turned out, the City sides with the developer, who contended that the houses weren't unique and were out of place on the block, which now contains highrises on both sides of the street.

The houses were destroyed in mid-January.

The only good thing to come out of this sad tale is that the CCCA was so incensed to find that the houses were unprotected that it wrote to the Mayor demanding that the City redouble its efforts to fill a long-vacant heritage planner position. The Lowertown West Community Association, which also has serious worries about unprotected buildings in its area, wrote a similar letter independently. The two letters brought action. The City dropped its requirement that the candidate be fully bilingual at time of hiring (the City maintained it had had many applicants with heritage planning backgrounds, but none who were bilingual), and soon engaged a unilingual planner whom they hope to train to work in French.

503-507 KING EDWARD: A "PROTECTED" BUILDING

What happens when a building is designated under the Ontario Heritage Act? Well, not as much as one might wish.

If an owner applies to demolish a heritage building, the jurisdiction concerned can stall—but not prevent—demolition for up to 270 days. (In many other provinces and states, demolition of designated heritage buildings is forbidden outright.)

The point of the 270-day waiting period is to give the city and heritage activists time to try to convince the owner to change his mind or to work out an acceptable compromise. Sometimes a compromise is found, but often the owner simply waits out the 270 days and reapplies for the demolition permit.

The permit to demolish the old building cannot be issued until the owner has been granted a building permit for the new one, and the local LACAC rules on the acceptability of the owner's plans for the replacement structure, but this hardly makes up for the fact that a heritage building will be lost.

ANNUAL GENERAL MEETING OF HERITAGE OTTAWA

The Auditorium - L. B. Pearson Building

Monday, May 27, 1985

7:30 p.m.

All members are cordially invited to attend Heritage Ottawa's 12th Annual General Meeting, to be held in the Auditorium-theatre of the Lester B. Pearson Building, 125 Sussex Drive.

This year's AGM promises to be lively and interesting, with political columnist Charles Lynch, newly appointed to Heritage Canada's Board of Governors, talking about what stimulated his interest in heritage.

We will have capsule reports from representatives of various community groups:

- Lowertown West Community Association
- Action Sandy Hill
- Centretown Citizens' Community Assoc.
- New Edinburgh Community Association

as well as a special update on the Daly Building.

Come join us so that we can share ideas and get to know each other better. The No. 3 and No. 6 buses stop at the door of the Pearson Building. Free parking is available in the Visitors' Parking Lot in the basement or in the NRC lot across the street.

Wine and Cheese

Coffee and Cookies

What about 503-507 King Edward?

The 111-year old building at 503-507 King Edward is an integral part of the King Edward Heritage District, one of the earliest districts to be designated in the Province of Ontario--and certainly one of the most attractive.

The King Edward Heritage District (which also contains the delightful Martin Terrace) is a unique block in Sandy Hill: all the buildings are of similar vintage, size and style, and all sit elegantly back the same distance from the street. Martin Terrace and the double in the centre have beautifully landscaped front lawns.

William Levine, owner of 503-507 King Edward, applied for a demolition permit October 31, 1984, saying the building was in such poor shape he couldn't renovate it and still make a profit by continuing to rent the units. Since he can't renovate and sell the units as condos because of the City's by-law against converting rental units into condominiums, Mr. Levine sees demolition as his only option. He promises the new building will be in a style "compatible" with the other two buildings in the Heritage District.

Action Sandy Hill has recommended that the City expropriate the building to show its commitment to protecting buildings within heritage districts. The newly resurrected Historic Ottawa Development Inc. (HODI) is looking at the possibility of becoming involved. The City is also investigating the option of purchase for sale to the non-profit City Living housing cooperative, to operate on a rental basis.

As mentioned, this building is an integral part of one of the earliest and most attractive heritage districts to be officially designated by the Province of Ontario, and this is the first test of whether such designation means anything in terms of protection of our architectural heritage.

Right now, it means that Mr. Levine has until mid-July before his waiting period runs out.

It is obvious that stronger legislation is needed, legislation which prevents, not just stalls, demolition of heritage buildings. What is the sense of officially recognizing the importance of heritage buildings if all it takes is a little patience on the part of a developer to wait out the 270 days in order to tear them down?

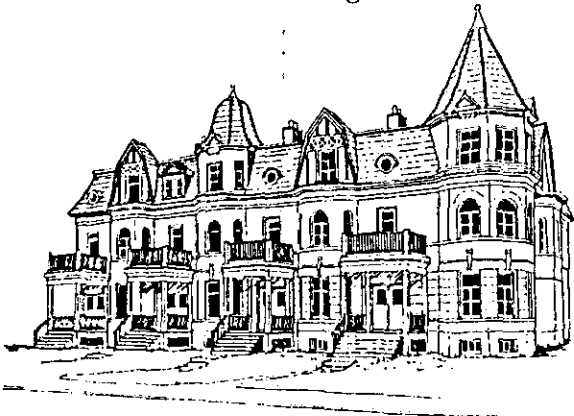
HERITAGE OTTAWA ANNUAL AWARDS TO BE PRESENTED AT ANNUAL GENERAL MEETING

On February 18 (Heritage Day), Heritage Ottawa announced that Judy Burns, former president of the Historical Society of Ottawa, and Bill Keenan, former president and treasurer of Heritage Ottawa, were the recipients of its 1985 awards for outstanding contributions to architectural conservation in the national capital region.

Formal presentation of these awards will take place at the Annual General Meeting, Monday, May 27.

Judy Burns, a founding member of Heritage Ottawa and a board member from 1975 to 1981, worked on numerous committees and spent long hours organizing Heritage Ottawa's archives. As president of the Historical Society of Ottawa from 1981 to 1983 she worked on the celebrations commemorating the 150th anniversary of the Rideau Canal.

Bill Keenan, until last year a restoration architect with Parks Canada, worked on the Nicholas Street Jail and on many historic buildings along the Canal. As president of Heritage Ottawa from 1977-79 and treasurer from 1980-84 he was a strong voice at City Hall for the conservation of local buildings.



Martin Terrace: part of the King Edward Heritage District, and included in the Sandy Hill walking tour

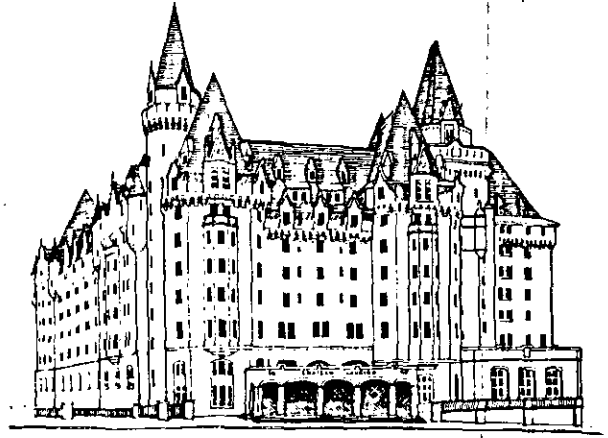
WALKING TOURS

About 60 people turned out on a brisk Sunday, February 17, for the walking tour of Sandy Hill organized by Action Sandy Hill and Heritage Ottawa as a special salute to Heritage Day.

Thanks to Heritage Ottawa member Jennifer Rosebrugh for conducting one of the tours and for turning up some interesting tidbits about the area during her research.

Regularly scheduled Sunday tours of both Sandy Hill and New Edinburgh are planned to begin in late May. More information will be available at the Annual General Meeting and in future newsletters.

WHAT'S GOING ON AT THE CHATEAU?



If you're wondering what's happening behind the hoarding at the Chateau Laurier these days, they've demolished the old porte-cochère at the front entrance and are reconstructing an extended version of it, in the same style and using the same materials, to allow cars to drive through it and discharge their passengers with some protection from the elements.

As well, a conservatory, "designed to reflect design characteristics commonly found on conservatories of the same era as the Chateau", is being built at the ground floor level on the right front facade. The structural openings behind the conservatory (i.e., the large windows or French doors) will not be altered and will be visible from the street.

LACAC felt that the proposed alterations would "respect and complement the unique architectural character of this hotel", and recommended that the application to alter be approved.



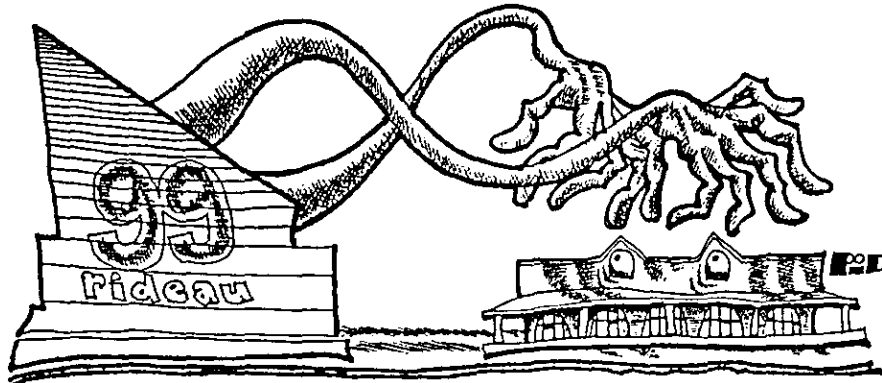
BANK OF NOVA SCOTIA BUILDING ON SPARKS

Congratulations are in order for the Bank of Nova Scotia's sensitive restoration of the former Simpson's (Murphy Gamble) department store to its original appearance. Congratulations should more properly be directed to Alderman Diane Holmes, without whose efforts the restoration of this 75-year-old building would never have taken place. The Bank had originally planned to put modern fronts on both facades of its new headquarters.

SAVE THE MARKET

A developer wants to build a 17 storey gold reflective glass office tower in the heart of the Market. It will contain 80 stores and 14 stories of offices. There will be no underground parking. The building, roughly the height of the Peace Tower will block out the sun. Traffic and parking will become a nightmare. This monolith, to be called "99 Rideau" will be built near the corner of William and George.

THE MARKET IS IN DANGER



HELP SAVE IT

The developer, a numbered company from Toronto, does not seem to know that the market is for the people, not highrise buildings.

VOICE YOUR CONCERN
CALL MAYOR DEWAR AT 563-3251

Lower Town West Community Association

THE 99 RIDEAU TOWER

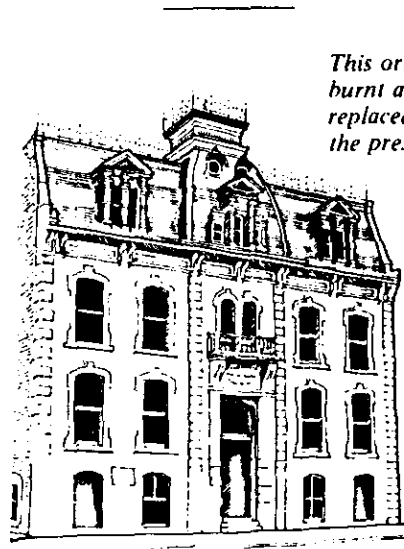
The nameless developers of 99 Rideau have come up against formidable opposition to their proposed 17-storey reflective glass tower beside the Bay--opposition in the form of the Lowertown West Community Association and the 3,500 Ottawa residents who signed its petition indicating that they don't want this kind of development overshadowing the Market. The Lowertown West group has mounted an impressive campaign, well covered by both print and electronic media.

The City itself had objected to the 17-storey height, countering with a 9-storey proposal instead. The Lowertown West group rejects the 9-storey compromise as well. "Our real concern is for a development plan that is sensitive to the Byward Market. The 99 Rideau proposal is not compatible with what we feel is sensitive development", said Lin Baxter, spokesman for the Lowertown group's Save the Market Committee.

The Committee would like new development in the area to "maintain the current scale" of buildings in the Market, and has petitioned aldermen to reject both the 17- and 9-storey plans.

The Mayor is reported to be very concerned about the effects this development will have on the Market, and has asked that any consideration of it by Council take place when she is able to take part in the discussions personally.

Richard Cannings, another Save the Market Committee spokesman, reported that a very high percentage of the Market merchants were against the development.



This original roof burnt and was replaced by the present roof

*Institut Canadien Français d'Ottawa
14-18 York Street
Constructed in 1876
J. Bowes, Architect*

(now Guadalaharry's)

LOWERTOWN: Bolton Street Double
Recommended for Heritage Designation



163-165 Bolton Street
(built 1898)

Ottawa Planning Committee has recommended that the 1½-storey clapboard double at 163-165 Bolton Street be designated a heritage building because it is a good example of simple, working-class housing.

Council had planned to designate the building in 1980, but the proposal was referred to the Ontario Conservation Review Board because of objections by Geoffrey Wasteney of the Ottawa Property Owners Association.

Wasteney argued heritage legislation was meant to preserve the best examples of an architectural period. Lawyers for the City said heritage regulations permitted the designation of properties that exemplified building styles once important in a neighbourhood.

The Review Board ruled in favour of designation, noting that the Bolton St. building is the only remaining example of a house style once common in Lowertown.

LOWERTOWN: City Repeals Heritage Tag
on Ghost Buildings

Ottawa Council has repealed the heritage designation on the sites of three heritage buildings on Murray that were torn down five years ago.

Council had tried for years to persuade owner Ralph Sternberg to restore the three vacant wooden houses at 94 to 104 Murray, as typical examples of working-class Georgian-style housing in Ottawa. City staff even tried to find someone to restore them. The

houses, built between 1865 and 1885, were demolished in 1980, with Council's reluctant permission, after the fire department warned that vagrants were setting fires in them.

Once a property is designated heritage, however, the designation remains even though the original building disappears. This is to allow the City to have some control over new development on the site (see last paragraph of page 2 article on 503-507 King Edward).

Aldermen finally relented this February to Mr. Sternberg's request to remove the designation because he claimed he couldn't do anything with the three vacant lots until the tag was removed. Mr. Sternberg said he had no plans to build anything at the moment, but had leased the land to Johnson's Furniture, which planned to "develop" a parking lot on the site.

[This is taken from a report in The Citizen, but something tells me it's not the whole story. Ed.]



179 Murray Street: an 1870s Lowertown house that was restored, just down the street from the proposed parking lot.

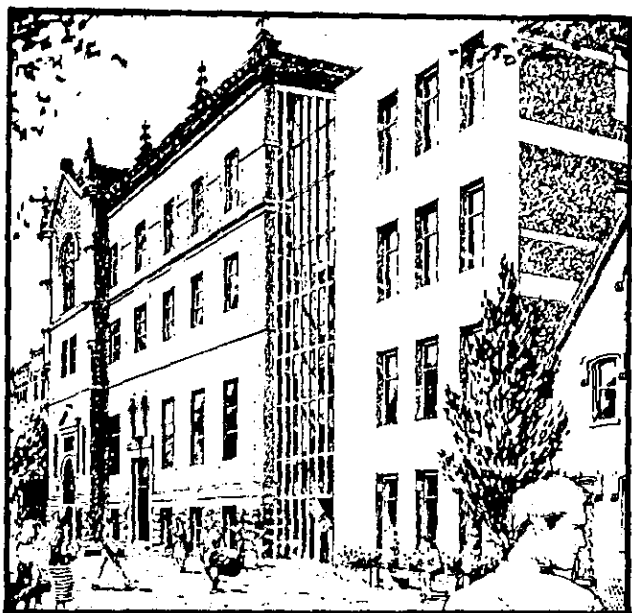
LOWERTOWN: Work to begin on Condo
at Nelson and Rideau

Construction will begin in May on a 36-unit, 11-storey condominium apartment building at 154 Nelson street, with occupancy slated for September.

Eighty per cent of the condominiums have already been sold for about \$110,000. The building will have 9 floors of apartments above a 2-level garage.

Architects for the project are Miska, Gale and Ling.

SANDY HILL: Addition to Music Department
at the University of Ottawa



Artist's conception of Ottawa U.'s new Music complex

The Music Department of the University of Ottawa has outgrown its quarters at 135 Wilbrod (above left), the oldest building on campus and the one which houses Academic Hall.

The University has committed \$1.2 million to the renovation of 135 Wilbrod and to the construction of an adjoining annex to provide the necessary space. A glass-paneled atrium, suitable for exhibitions and as a foyer for concerts, will link the elegant turn-of-the century building with the new annex, whose surface textures have been designed to harmonize with those of the older building.

The completed Music complex will consist of the four levels of 135 Wilbrod, the linking glass atrium, and the four levels of the new annex. For concerts, the Department will have at its disposal Academic Hall, the oldest theatre in continuous use in Ottawa.

The entire project is expected to cost \$2.7 million, and the University is appealing to music lovers and all areas of the private sector for the additional \$1.5 million needed to complete the funding.

SANDY HILL: New Street Landscaping
Guidelines approved by the City

Ottawa Planning Committee approved street landscaping guidelines for Sandy Hill's five heritage districts in early April.

The guidelines, developed by Hal Kalman's firm, Commonwealth Historic Resource Management Ltd., recommend:

- planting of trees to improve the appearance of the streets

- distinctive street signs
- benches
- reduction of traffic volume
- construction of a bicycle and pedestrian path to link the five districts.

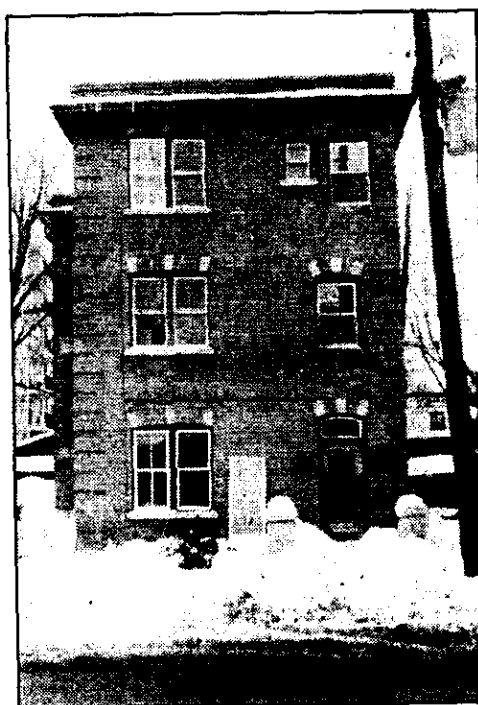
Starting date for the project depends on how soon the Ontario government can provide grant money. The province will contribute \$1.20 for every \$1.00 spent by the City on the project.

SANDY HILL: City approves renovations
to Robert Kaplan's Sweetland Avenue
apartment building

Former Solicitor General Robert Kaplan received preliminary approval from the City in March for renovations to his 3-storey apartment house on Sweetland.

Mr. Kaplan had originally intended to have a 2-bedroom and a 1-bedroom apartment on each of the building's three floors, but revised his plans to include a 3-bedroom unit to comply with the City's policy which requires 3-bedroom apartments in renovated buildings in Sandy Hill (to encourage families to live in the community). The addition of a 3-bedroom unit, which Mr. Kaplan has decided to live in himself, necessitated the building of a fourth storey to the building, but part of the new floor will include two rooftop terraces, one for his own apartment and the other for the neighbouring unit.

Mr. Kaplan will rebuild a rear staircase and install porches and balconies similar to those that used to exist on the building.



Robert Kaplan's apartment building on Sweetland

NEW EDINBURGH: Park Improvements Slated

Ottawa will spend about \$18,000 this summer on improvements to New Edinburgh Park (off Stanley Ave. near Dufferin Road).

Last year, the New Edinburgh Community Association cleaned up part of the 8.6 acre park, installed benches, planted trees and filled in a disused swimming pool.

This summer, the City plans to install fitness stations near a jogging path through the park, and add a spray post so that children can cool off in the water on hot summer days.

The project is expected to be completed by early summer.

AYLMER: Inventory of Historic Buildings

Aylmer Council has hired PLURAM Ltd., a Montreal consulting firm, to compile a list of historic buildings in the central part of the city. Planning director Jeannot Gagnon said he expected the consultants to find some 500-600 houses built before 1935. PLURAM will photograph the houses, find out who built them, and list their owners.

To preserve historic buildings in the downtown area, after the list is completed the city will pass a bylaw under which owners will not be allowed to demolish historic buildings and will need permission of the building inspection department before making any alterations.

AYLMER: Grant to Revitalize Downtown Core

Aylmer was given a \$500,000 Quebec government grant on April 10 to spruce up its downtown area. It will receive \$125,000 immediately and the rest when detailed plans for renovations are completed. Among the improvements being considered are new sidewalks, lamp posts and benches.

The city is the 61st Quebec municipality to qualify for the province's \$57 million, 3-year program to revitalize main streets in towns and cities, to make them attractive to shoppers.

Under the program, the municipality must match the provincial grant. Aylmer major Constance Provost says she hopes \$1 million can be raised from local business for the renovations, thus bringing the total budget up to \$2 million.

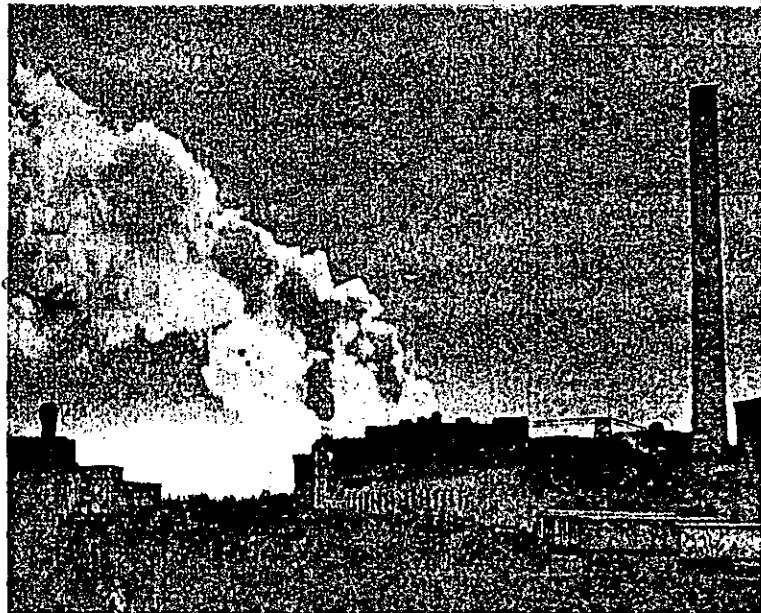
The area being considered for renovations is bounded by the Ottawa River, rue Albert, Wilfred Lavigne Boulevard, and rue Charles.

HULL: E. B. Eddy Plant eyed as a Tourist Attraction

Long considered an eyesore, the E. B. Eddy plant in Hull may soon be fixed up for tourists.

"Hull owes much of its development to the Eddy paper mill," said Hull mayor Michel Légère, and the city intends to do everything it can to help the company maintain its factories on the Ottawa River. "We'd like people to recognize that E. B. Eddy is part of the heart of Hull. It's an important part of the region's economy."

Hull is asking the federal and Quebec governments for about \$1 million to beautify the mill and turn it into a major tourist attraction. Légère acknowledges that the mill has often been described as a blight on the Ottawa-Hull landscape, but changes to the factory could include resurfacing the facade, planting trees and flowers, building a walkway to allow visitors to tour the plant, and placing large pipes underground.



PAID-UP MEMBERS OF HERITAGE OTTAWA

JANUARY 31, 1985

PATRONS: Miss Elizabeth Gordon Edwards
Mr. Robert Soulard, Soulard Enterprises Ltd.

HONOURARY LIFE MEMBERS: Dr. Lucien Brault
Mr. Robert Haig
Mr. William Keenan
Mr. Edgar Noffke
Mr. Barry Padolsky
Mr. R.A.J. Phillips
Mr. Martin Weil

ADAMS, Eve
ALEXANDER, Mr. & Mrs. A. M.
ALGONQUIN COLLEGE, Resource Centre
ALLEN, Shirley
ARMSTRONG, Margaret
AUDETTE, L. C., Q.C.
AIRD, Suzie

BANK STREET PROMENADE/BIA
BARNETT, Doris
BARR, Mrs. E.
BARRIGAR, Mrs. J. W.
BENNETT, Mr. & Mrs. R. M.
BERUBE, Louise M.
BILLINGS, Barbara A.
BROOKES, B. R.
BRYAN, Mr. & Mrs. H. S.
BUCKLEY, D. M.
BURNS, Mr. & Mrs. John C.
BUGGEY, Susan

CALDATO, Remo & Cherry
CAMPBELL, Miss B. M.
CAMPBELL, Vera & Duncan
CHARETTE, Mme Ovila
CHENIER, Jocelyne
CHIBUK, Susan
CORNETT, D. M.
CRAIG, Mrs. Pauline
CRYSDALE, John & Barbara
CULLINGHAM, Gordon
COHEN, Judge Maxwell
CURRY, Miss Effie
CANADIAN HOUSING INFORMATION CENTRE
CANNINGS, Richard

DAVIDSON, Mr. & Mrs. E.
DAVISON, Arthur
DEEGAN, Judy
DENHEZ, Marc
DINGLE, Allison
DESJARDINS, Mr. & Mrs. John B.
DOBBING, Peter
DAHL, N.
DUCHESNE, Doreen
DECLARE, Mrs. D. A.

EARNSHAW, Mrs. G. W.
EDWARDS, Miss E. G.
EDWARDS, Nelson
ELLIOTT, Elizabeth
ELIOT, Ruth

FALKNER, Ann
FOERSTEL, Hans
FORSEY, John
FRASER, Barbara
FOWLER, Linda

GILMAN, Mrs. Helen
GALE, C. A.
GILSTORF, Mrs. E.
GLEGG, Olga
GREFFE, Mme Rhéa
GREEN, Mrs. J. E.
GRANT, Mrs. W. H.

HAAR, Eric
HADAYA, H.
HAYES, Ella Maude
HAYES, Mrs. Margaret
HICKS, Dr. & Mrs. F. H.
HIRSCH, Dorene
HOARE, Valerie
HOBIN, Barry J. & Associates
HERINGER, Dr. & Mrs. R.
HOWELL, Mrs. S. L.
HUMPHREYS, Barbara
HICKS, Caroline B.

INGMAN, Toni D.

JACKSON, Christine
JACKSON, Constance
JOHNSTON, Lois

KALMAN, Harold D.
KEALEY, John E.
KIDD, Mrs. E. L.
KNIGHT, Mrs. Ethel
KUHNS, James

LATTE, Rolf
LEDBETTER, Margaret
LEGGETT, Dr. R. F.
LAWSON, Tom
LYNCH, M. L.
LOWERTOWN WEST COMMUNITY ASSOCIATION

MACELUCH, Walter
MACKENZIE, Hazel
MACKENZIE, Mr. A. B.
MAHON, M. & C.
MARTIN, V.
MATTHEWS, J. E.
McDONALD, Florence
McEWING, M.
McJANET, Mr. & Mrs. D.
McKENZIE, Miss Ruth
McLEOD, John & Ellen
MARUNA, O. Z.
MERRIAM, Aileen
MOENCK, P. A.
MONETTE, Mr. & Mrs. C.
MACKAY, A. B.
McPHAIL, Dr. J.E.B.
MORGAN, Mrs. Janet B.
MORRISON, Mrs. Norma
MURCHISON, Mrs. J. T.

FRANCE

NAQI, Sylvia S.
NICOL, Mr. & Mrs. M.
NORTHGRAVE, Mr. & Mrs. Brian

OYEN, Judith M., Q.C.

PACE, Mrs. F.
PALEN, Mary
PEAREN, Shelley
PEARSON, Anthony
PEPALL, Mrs. Esmé
PHILLIPS, Jennifer
PHILLIPS, S. D.
PIGGOTT, Mr. & Mrs. Arthur
PONTIROLI, Alfred

RAPP, Mrs. F. J.
RAVEN, Catherine
REEKIE, D. Hugh M.
RESCORLA, R.
RILEY, Barbara
RIVE, H.
ROBERTSON, A.W.J.
ROBERTSON, J. R.
ROBINSON, Vicki & Glen
RODDICK, Mrs. Jennifer - President
ROSEBRUGH, Jennifer L. O.
ROSEWARNE, Robert
RUCKERBAUER, Gerda M.
RYAN, Miss E.
RUSSELL, L. F.
SALLMEN, Mrs. Helen
SAWFORD, Stephen
SIMPSON, E. T.
SIMPSON, Mr. & Mrs. D.
SMITH, Eileen
SMITH, Julian
SMITH, Nancy
SOLMAN, Mr. & Mrs. V. E.
SOULARD, Robert
STOREY, Merle S.
SURTEES, Charles D.
SUTHERLAND, Ruth I.

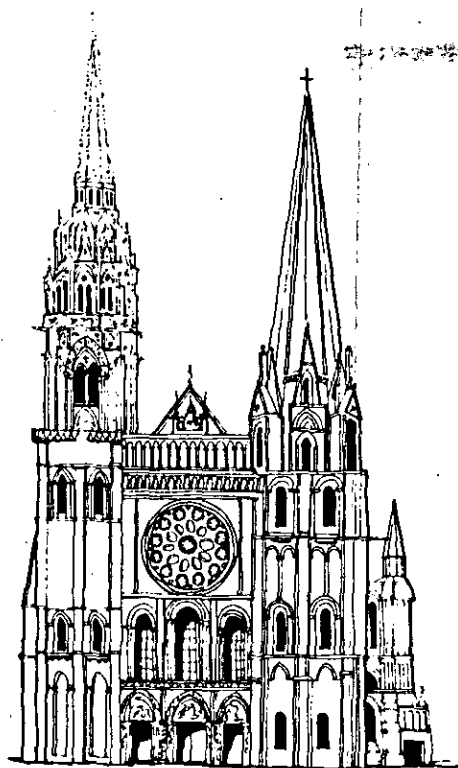
TELFORD, Mr. & Mrs. J.
THIBAUT, Jeanne
THIESSEN, Isabel
THOMAS, Jeannie
THOMPSON, F. D.
TRUEMAN, Dr. & Mrs. H. L.

UNIVERSITY WOMEN'S CLUB OF OTTAWA

VAILLANCOURT, Veronica
VALLIANT, Mrs. H. J.
VOCKEROTH, J. A.

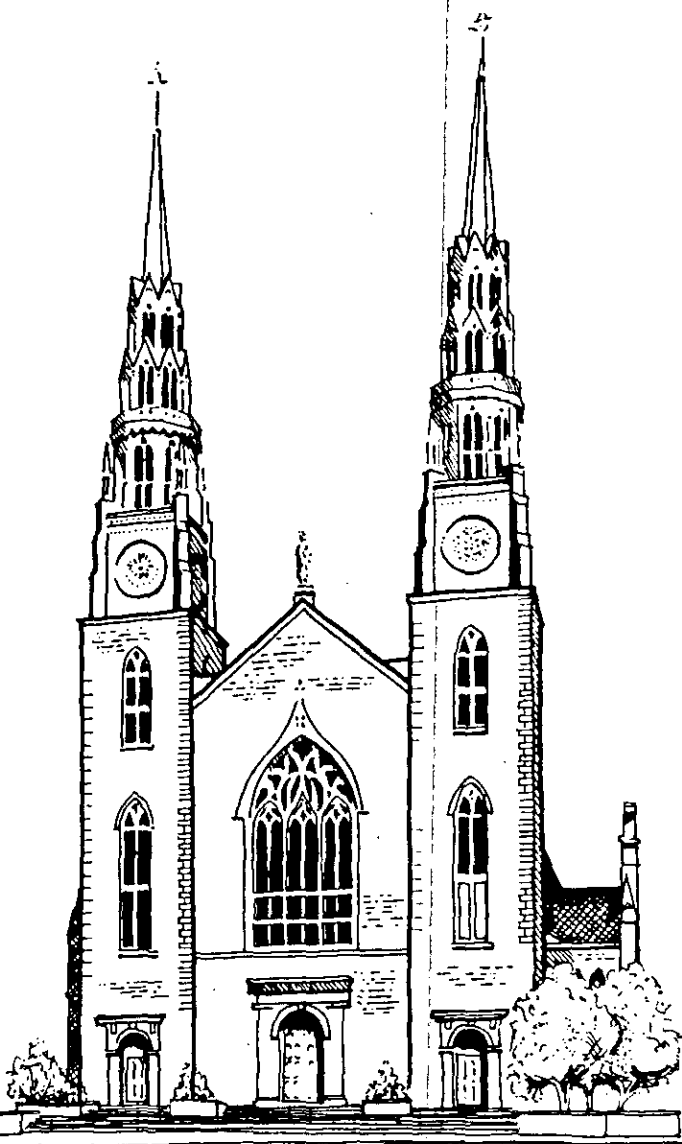
WAMBERA, Judith
WILKES, George
WRIGHT, Barbara I.

YUAR, Annette



*Chartres Cathedral
Construction
began in 1134*

Ottawa



*Notre-Dame Basilica
375 Sussex Drive
1841-53
Designed by
Father John Cannon
and
Father Pierre Adrien
Telmon*

These attractive sketches illustrating the link between French and French-Canadian architecture are from OUR ARCHITECTURAL ANCESTRY, by John Leaning and Lyette Fortin (available at \$19.95 from Heritage Ottawa)