President’s Report
by David B. Flemming

The past four months have been busy ones for heritage in Ottawa and for your Board of Directors. The Ontario Government is proposing changes to the Ontario Heritage Act and the City of Ottawa is engaged in a process leading to the production of numerous plans including a Heritage Plan and an Official Plan, and a Downtown Urban Design Strategy, all of which contain directions and policies relating to the City’s build heritage. Heritage Ottawa has been involved in numerous consultation meetings and workshops relating to these plans and we have submitted detailed responses to the various drafts of each. Participation in the planning process is crucial if we are to have an effect on how the City cares for its heritage resources, especially the preservation of its built heritage.

Numerous advocacy issues relating to the Nicholas/Waller/Laurier triangle, the former Caplan’s Department Store building on Rideau Street and high-rise proposals by A shcroft Homes Limited for Centretown have resulted in action by Heritage Ottawa.

The past few months have been a learning experience for your new President. I have been helped in my “education” by Past-President Carolyn Quinn, who despite her five years of work as President, continues to show a keen interest and zeal for the preservation of Ottawa’s built heritage.

As we approach the 2003 Annual General Meeting, we hope to begin implementation of a re-organization and revitalization of Heritage Ottawa. More news on that front at a later date.

The Planning Season
by David B. Flemming

Our response to the Ontario Heritage Act review was to support amendments which: (a) would provide municipalities with the power to prevent demolition of designated heritage properties and (b) provide support for municipalities in cataloguing and documenting their heritage buildings. In the Heritage Plan consultation, we sought to have cultural landscapes included as an integral part of the We advocated having the municipality provide a special category in the plan for the heritage properties under its control and use, and urged that it consider the adaptive re-use of existing heritage buildings for municipal purposes before leasing or building.

We also suggested the establishment of a heritage plaque program to commemorate and interpret buildings and streetscapes, other than those designated under the Ontario Heritage Act. The municipality should also work closely with local school boards in placing more emphasis on using local heritage elements and resources in school curricula.

The City’s draft Official Plan contains much of interest to those concerned with our built heritage. It outlines the planning and development regulations relating to all aspects of zoning and heritage protection. The second draft of the plan incorporated many of the suggestions which H. O. submitted on the first draft. Recent events led Heritage Ottawa to recommend more stringent regulations concerning density transfers, applications for minor variances and the criteria for reviewing development applications.

Heritage Ottawa supports the re-establishment of the Design Review Committee, comprised of professional architects and urban designers, to ensure that design criteria are followed in new developments. The Committee should include members who have professional heritage expertise to ensure that the design of new developments is sensitive to, and compatible with, nearby heritage resources.

Continued on page 2
In view of the sad loss of two historic buildings in the Nicholas/Waller/Laurier triangle, described in the article “Lépine Affair” published in this issue, Heritage Ottawa recommends that in any development which involves the relocation or partial retention of a heritage building, the developer should have to provide a financial security to the City. This security or bond, would be a condition of the Site Plan Control agreement and would be an amount determined by a qualified restoration architect. It should be sufficient to ensure the completion of the agreed upon stabilisation and restoration work.

Planning Continued...

Our response to the Ontario Heritage Act review was to support amendments which would provide municipalities with the power to prevent demolition of designated heritage properties and to provide support for municipalities in cataloguing and documenting their heritage buildings.

The Lépine Affair
by David B. Flemming

For more than a decade, plans were devised for the development of the Nicholas/Waller/Laurier triangle, also known as civic address - 50 Laurier Avenue East. The City of Ottawa, National Capital Commission, Heritage Ottawa and Action Sandy Hill were involved in discussion of how to develop the NCC-owned property and yet retain the five late 19th - early 20th century homes on the site. In the fall of 2001, NCC agreed to sell the site to a Montrean-based development company which agreed to incorporate four of the buildings (one of which has municipal heritage designation) in a 212 unit high rise apartment building. Preservation of the four buildings was made a condition of the Site Plan Approval Agreement. The City waived all permit fees for the developer and the Committee of Adjustment allowed the addition of six more stories after the initial agreement had been signed.

The four buildings were moved from their original foundations to permit construction of portions of the modern building and were moved back onto the site in October 2002. During the evening of November 13-14, one of the buildings suddenly collapsed and the next day the developer demolished another, having deemed it in imminent danger of collapse. Before City development officials had time to examine the site, the developer has removed all remnants of the two buildings.

Heritage Ottawa immediately called for the City to issue a stop-work order on the site while this matter was investigated. Your President and Past-President were interviewed extensively in both the electronic and print media, calling upon the City to take quick and decisive action against the developer for neglect and destruction of the buildings. Nearly three months later, the City has yet to recommend a course of action to Council although it is expected that such a recommendation will be forthcoming by early March of this year.

Although Ottawa's Development Services Department has stated its intent to fine the developer for the destruction of the two buildings without a demolition permit, the maximum fine permissible represents only an insignificant fraction of the total value of the development. Heritage Ottawa has written to the General Manager of Development Services and the Mayor and Councillors urging that the developer be fined in accordance with the value of the loss of the two buildings and to include in the new Official Plan, a clause which would require developers in similar situations to post a significant financial security as a condition of the Site Plan Control agreement.

Heritage Ottawa Newsletter

Heritage Ottawa is a non-profit organization dedicated to advocating the preservation, restoration, and adaptive re-use of the National Capital's built and natural heritage.

Editor: James D. Georgules
Graphic Designer: Jan Soetermans
Printing: Tina & Company

Annual General Meeting
Thursday, May 29, 2003 at 7:30 p.m.
Guest Speaker – Stuart Lazear
Senior Heritage Planner, City of Ottawa
Rockcliffe Park Community Centre 380 Springfield Road
(Free parking available on site)
Caplan Building Update
by David B. Flemming

The on-again/off-again plans to develop 135 Rideau Street, the former Caplan’s Department Store has been well chronicled in these pages (Heritage Ottawa Newsletter, Winter 200, Vol. 27, No. 2, pp. 1-3). After lying empty for many years, in January 2003, the owner Canril Corporation applied for a demolition permit for the building as a result of a repair or demolish order by the Fire Marshall. City staff and LAAC recommended that the application be refused. Planning and Development Committee considered the matter on February 13 and after along debate and the defeat of three amendments which would have approved the demolition permit, the Committee supported the staff decision to refuse the application and directed that City staff work with the property owner to find ways to comply with the Fire Marshall’s order. City Council was scheduled to consider the recommendation of Planning and Development Committee at its February 26 meeting, however the matter was deferred so that City staff could investigate the practicality of stabilizing the Rideau Street facade. In the meantime, a minor fire of suspicious origin broke out in the building on February 19 making the need to resolve the issue even more crucial. City staff’s recommendation on the facade stabilisation will be considered along the with recommendation from Planning and Development Committee at the City Council meeting scheduled for March 26. Heritage Ottawa’s presentation to the Committee is reprinted below:

Remarks by Heritage Ottawa
President, David B. Flemming to the City of Ottawa’s Planning and Development Committee on Thursday, February 13, 2003.

Thank you Mr. Chairman.
I am here today to express Heritage Ottawa’s support for the recommendations of the Local Architectural Conservation Advisory Committee contained in Item 6 of the Agenda for today’s meeting.

Heritage Ottawa supports the staff recommendation that the application to demolish 135 Rideau Street be refused based on the historical significance of the building as an integral part of the Byward Market Heritage Conservation District and as one of the last remaining vestiges of the historic retail/commercial tradition of Rideau Street. The former location of Caplan’s Department Store, this building represents the history of retail business in Ottawa and the expansion of smaller dry goods shops to larger department stores during the first decades of the 20th century. Despite it deteriorated condition, the Caplan building is also a very good example of the architectural style which was popular for commercial architecture during the last third of the 19th century. Its demolition would diminish the historical streetscape of Rideau Street. For these reasons, we also support the designation of the building under Part IV of the Ontario Heritage Act.

Approval of the application to demolish would also set a dangerous precedent and could lead to the further loss of historically significant examples of our City’s built heritage. We have seen recently in the case of the loss of the two 19th century buildings on the Groupe Lépine construction site at 50 Laurier Avenue East, that even an approved Site Plan Control Agreement cannot protect our built heritage from neglect by the owner. The deterioration of the Caplan building since its sale to the current owner has not led to the collapse or demolition of the structure as in the Lépine case but has resulted in a Fire Marshall’s notice being issued to either repair or demolish it. Approval of this owner’s request to demolish would encourage owners of other buildings of historical and architectural interest to allow their structures to deteriorate to the point where the Fire Marshall and City Council could see fit to order demolition.

Next Monday evening, the City Council will present Ottawa Architectural Conservation Awards to 15 deserving individuals, companies and organizations in recognition of excellence in restoration, adaptive re-use and infill as it relates to our built heritage. By rejecting the application for demolition of the Caplan building, the Committee and Council will be making a bold assertion of the priority of heritage preservation in our new “smart” City; a statement more meaningful than words in an Official Plan or a replica of a facade of a long demolished building. Perhaps on some future Heritage Day, Council will present an award for the imaginative, adaptive re-use of the Caplan building, a preserved element of our City’s proud built heritage. Thank you for your attention.
Our pleasure at welcoming our new President David Flemming is tempered only by the event that caused it to happen. That was the resignation of Carolyn Quinn, a resignation that appealed only to her and then perhaps not wholeheartedly. We'll miss her name at the bottom of the “President's Report,” on the Agenda and on the Minutes. But not, I bet, on Letters to the Editor, and on those radio and television interviews in which she so signally advanced our cause. For Carolyn is stepping down only from an office, not from a devotion. In fact, the event that precipitated her official departure was itself a heritage assignment as Editor of the Heritage Canada Foundation’s magazine Heritage. So Carolyn Quinn isn't going to be far away.

Carolyn addressed the “Annual Meeting” of the NCC last year, and concluded with this eloquent injunction “Please, don’t destroy the shrine to make way for the pilgrims.”

She leaves behind a robust organisation, finely tuned to its purposes and able to respond swiftly to heritage emergencies and to effectively mount campaigns and develop programs. Carolyn came along as President in 1997 following Jennifer Rosebrugh’s posting to Moscow. She was well prepared for heritage activism, having studied Canadian History at Queen’s and Carleton, and later taking Julian Smith’s Heritage Preservation Program in Carleton’s School of Canadian Studies. This was followed by freelance research work for the Ontario Heritage Foundation, the Department of Indian and Northern Affairs and others. During this period Carolyn Quinn married Rob Austen and produced two children, Connor and Hilary, now aged eleven and eight. Not all her passions were for old heritage buildings.

After almost six years as President, Carolyn must have some memories, memories of all kinds. I talked to her about this, and tapped some of that lode. What, for instance, is she most proud of. Well, that turns out to be, surprisingly, some corporate events. There is the new powerful Board of Directors, a healthy financial condition, the introduction of computer capabilities into the office, the establishment of our Web Site. She is proud of her maternity of Michael Potter’s sponsorship of the Walking Tour program, of the season of Armchair Tours in 1999 and of her involvement in the triumphant and lasting Walking Tours and in the Trolley Tour of 1998. On the preservation side, her salvation of the Collins House is a testament, as well as the retention of most of the Ogilvy facade. The Nicholas Waller Triangle was another preoccupying undertaking for a while, but with not the same satisfying results. Also on the disappointing side would be the Union Mission Annex (53 Daly), the Woolworth’s and Kresge’s buildings on Sparks Street, the Standard Life-owned buildings on Bank Street south of Slater. All now gone, but remembered as painful lessons in not overestimating the value of designation under the existing Ontario Heritage Act. A nother sad disappearance during those years was the Church of St. Vincent de Paul on Stanley Street in New Edinburgh, most particularly its remarkable murals throughout the interior of the church as well as the attached monastery plus the exterior. Only the mocking tower remains. And lots of ongoing unease, unease over the on-again, off-again Caplan’s fate, over the Lépine penalty, and above all, over the NCC’s urban cowboy antics.

Sometimes the object of Carolyn’s energy was to prevent construction. A memorable example was our organised attempt to stop the erection of the CHUM television transmitting tower on a rooftop in the Market. After strenuous efforts we failed. And now we look on the amiable result with some amusement; it is the Market.

But for Carolyn Quinn, for most of us, the big issue of the past six years has been the National Capital Commission, and its repeatedly asserted and withdrawn threats to commandeer Ottawa’s prime historic retail street (Sparks), and to sever it mercilessly by the gargantuan widening of Metcalfe to all serve a cause of federal aggrandisement and tourist wooing. Carolyn addressed the “Annual Meeting” of the NCC last year, and concluded with this eloquent injunction “Please, don’t destroy the shrine to make way for the pilgrims.”
**History of Barns in Canada**

**Historical Perspective on Agricultural Structures (part two)**


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**General History of Engineering in Agriculture in Canada**

In Canada, engineering of agricultural structures did not really begin until the 20th century. It began to be realised that there could be engineering solutions to the problems farmers faced. Research into engineering of farm structures began to be performed by agricultural colleges, provincial agricultural departments, and by the federal government Department of Agriculture.

Plans for agricultural structures were beginning to be drafted across Canada, but there was no consistency in procedure and there was duplication of work. There was also no method for national distribution of recent innovations and solutions from the research centres to those who would apply the information.

In 1944, the National Committee on Agricultural Engineering (NCAE) was formed and its inaugural meeting was held in the Chateau Laurier Hotel in Ottawa. The establishment of a coordinated building plan service covering farm buildings and facilities was first recommended at this meeting. The original idea was to coordinate the cooperative exchange of farm housing and service building plans among federal and provincial institutions. At the 1944 NCAE meeting, a sub-committee on Farm Buildings was set up to study the problem. The sub-committee considered available plans and accepted some. A small number of plans were redrafted, but by 1949 there were not yet enough to start a plan service and no funds were available for distribution of plans.

In the early 1950s, access to farm housing plans was no longer a problem due to the efforts of provincial housing committees and the Central Mortgage and Housing Corporation. At the Second Conference of the NCAE in 1952 (3), it was reported that 446 plans had been collected, 243 of which related to barns. By the following year the outline of a program for plan exchange and distribution was submitted to the Executive of the National Advisory Committee on Agricultural Services, which was made up of representatives from all the governmental departments of agriculture and the agricultural colleges. Collaboration with representative animal specialists and other groups in compiling data for the proposed building plan service began. The Federal Government decided to finance the editing, revising and publishing of the National Building Code of Canada (NBCC) in 1950.

This multi-use barn is located in the Ottawa Valley, Ontario. It was probably constructed in the late 1800s. The exterior wall columns rest on beams that are resting on a short stone foundation. The interior columns each rest directly on a single stone embedded in the earth floor. This structure complies with the "low human occupancy load" requirement of the Canadian Farm Building Code 1990.

The National Research Council of Canada (NRC) is responsible for the editing, revising and publishing of the National Building Code of Canada (NBCC). It has been providing this service since the late 1930's, and the first edition was published in 1941. By the late 1950's, discussion of the requirement for building standards that were specific to farm buildings was coming to the forefront. The NRC sponsored a special meeting under the aegis of the Chairman of the Associate Committee on the National Building Code, with representation from provincial departments of agriculture, universities, and commercial wood and steel associations to discuss the advisability of assembling a set of standards or code for farm structures. A recommendation was made to establish a code for farm buildings that addressed design, fire, safety and health standards, as a supplement to the NBCC. The Farm Building Standards Committee was formed and its members were engineers and specialists from universities, government, and related industries and services.

In 1964, the "Farm Building Standards, Supplement No. 6 to the NBCC" was published. It was a guide for the design, construction, remodelling and evaluation of a wide variety of farm buildings, excluding the farm house. It provided general recommendations and detailed specifications to serve as references. It covered basic standards, which dealt primarily with specifications related to design and construction of new farm buildings, and the alteration of existing buildings; good practice and performance, which related primarily to the functional requirements of farm buildings and to good construction practices; and, the appendices, which included technical data and information as reference material for the various sections to the code. The specifications referred primarily to structural sufficiency, fire prevention, safety, and health and sanitation.

The first five editions, from 1964 to 1977, of the Canadian Farm Building Code (CFBC) contained a considerable amount of useful farm information. But it was decided that much of the material was outside the scope of

Continued on page 8
The City of Ottawa through its annual Ottawa Architectural Conservation Awards recognizes excellence in the preservation of Ottawa's architectural heritage.

Submissions were received in the following categories: Restoration (returning a heritage resource to its original form, material and integrity); Adaptive Use (modification of a heritage resource to contemporary functional standards while retaining its heritage character); and Infill (an addition to an historic building, or all-new construction within a historic context). Bronze plaques are mounted on Award of Excellence award-winning projects, and major contributors to each project receive framed certificates.

**Award of Excellence - Restoration**

Dominion-Chalmers United Church Sanctuary Restoration

Over the years a series of renovations and a disastrous fire diminished the character of the Dominion-Chalmers United Church Sanctuary. A comprehensive program of restoration was undertaken to restore the sanctuary to its original form and colour. The restoration program included the stabilization of plaster ceilings and restoration of plaster decorations, the restoration of painted surfaces to original finishes and colours, the re-installation of dome skylights and the correction of structural problems in the balconies.

Certificate recipients:
- Dominion Chalmers United Church
- Robertson Architects and Associates
- Martin Conboy Lighting Design
- Gerrard, Hossack and Associates

**Certificate of Merit - Restoration**

Watson's Mill Restoration and Rehabilitation

Built in 1860, Watson's Mill is a working gristmill constructed of limestone cut directly from the banks of the Rideau River. Restoration work included repointing of the foundation and walls and the repair of stone lintels and sills. Watson's Mill continues to be the focal point in a cultural landscape that expresses the industrial heritage of the village of Manotick and of the Rideau River.

Certificate recipients:
- Rideau Valley Conservation Authority
- Watson's Mill Manotick Inc.
- Restoration Engineering of Brockville
- Morley Construction Inc.
- National Capital Engineering Ltd.
- Hubbard & Company
- D & G Landscaping Inc.

**Certificate of Merit - Restoration (Landscape)**

Maplelawn Garden & Wall Restoration

The walled garden at Maplelawn was constructed between 1831 and 1834 and is one of the few walled gardens remaining in Canada. The garden was first established as a vegetable garden and gradually evolved to become a floral showcase. In the 1930s, Warren Oliver, senior horticulturalist at the Central Experimental Farm, was commissioned to prepare a design for the garden. This plan was used to guide the extensive replanting of the gardens for this project. Restoration of the garden walls included replacement of wall foundations, repointing of masonry, rebuilding of some portions of the wall and replacement of some copingstones. The garden beds have been extensively replanted to follow the Warren Oliver plan.

Certificate recipients:
- National Capital Commission
- Keystone Masonry
- The Friends of Maplelawn Garden

To recreate the porch, scale drawings were produced using an historic photo of the original. Construction of the porch required more than 1,000 pieces of wood and more than 4,000 stainless steel fasteners. A handrail was added to the first floor in order to meet the requirements of the Building Code. It was built of glass and stainless steel to minimize its visual impact.

Certificate recipients:
- Paul Denys
- Jean Claude Bergeron

**Certificate of Merit - Restoration (Landscape)**

Maplelawn Garden & Wall Restoration

In 1898 father and son Flavien and Alphonse Rochon, principal wood carvers of Notre Dame Cathedral, constructed an exuberantly carved porch for this Lowertown house which belonged to Alphonse. The original porch was removed in the mid 1900's.

Certificate recipients:
- National Capital Commission
- Keystone Masonry
- The Friends of Maplelawn Garden
An important and increasingly rare element of Ottawa’s historic architecture will soon achieve greater prominence and recognition by Ottawa citizens and visitors to the National Capital, thanks to a $9,700 grant recently awarded to Heritage Ottawa by the Ontario Trillium Foundation.

The grant will fund Heritage Ottawa’s publication of a self-guided walking tour booklet about Ottawa’s terra cotta architecture, authored by urban planner and heritage consultant Barbara McMullen.

Available in early Fall, 2003, the bilingual booklet will identify not only Ottawa’s remaining terra cotta decorated buildings, but also those that have, in the name of progress, disappeared from downtown and centretown Ottawa. The booklet will also discuss the manufacture of terra cotta and its unique advantages as a late 19th and early 20th century building material.

Architectural terra cotta is a glazed or unglazed fired clay product used during the late 19th and early 20th centuries to decorate or face building surfaces. Little noticed or appreciated, most of Ottawa’s terra cotta buildings were constructed between 1890 and 1918. Trillium’s funding of the publication of the bilingual booklet will help bring to public attention a little known, but important part of Ottawa’s built heritage. The booklet will complement the Toronto Region Architectural Conservancy’s 1990 Ontario terra cotta survey, which owing to the lack of a local architectural conservancy branch, did not address Ottawa.

Heritage Ottawa, of which Ms. McMullen is a Committee Member, is a registered non-profit organisation dedicated to the preservation of Ottawa’s historic built fabric. Among its other heritage advocacy activities in 2002, Heritage Ottawa conducted eight architectural heritage walking tours and partnered with the City in its popular first “Doors Open Ottawa” event.

The Ontario Trillium Foundation, an agency of the Ministry of Culture, receives annually $100 million of government funding generated through Ontario’s charity casino initiative. The Foundation provides grants to eligible charitable and not-for-profit organisations in the arts, culture, sports, recreation, environment and social service sectors.
Barns continued...

traditional building code requirements. So, the 1983 edition was completely re-written by a special task force that concentrated on traditional building code requirements of fire safety, health and structural sufficiency. All subsequent CFBCs have followed this format. The material from the 1977 edition of the code that did not relate to health, fire safety or structural sufficiency was made available in the Canadian Farm Buildings Handbook, published by the Canadian Government Publishing Centre.

The code only applies to those farm buildings (“...a building or any part thereof which does not contain a residential occupancy and which is associated with and located on land devoted to the practice of farming, and used essentially for the housing of equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds.”)(6), that have “low human occupancy”, that is, an occupant load of not more than one person for each 40 square metres. Otherwise, the National Building Code must be adhered to. The rationale for having special requirements for farm structures is based on their low human occupancy load and the remote location of typical farm structures.(7)

Bibliography


* Taken from a paper written by the author as part of an assigned undergraduate project leading to a B.Eng. degree.

Corrigendum

The article “The Alexandra Interprovincial Bridge” which appeared in the autumn 2002 issue of this Newsletter, incorrectly stated that King Edward VII and Queen Alexandra visited Ottawa in September 1901. Not so. It was their son The Duke of Cornwall and York and the Duchess Mary (later King George V and Queen Mary) who visited Ottawa. The bridge was named in honour of Queen Alexandra. (Editor)

Acknowledgement of Support

Heritage Ottawa gratefully acknowledges the financial support of the City of Ottawa in the publication of this Newsletter.

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