



# Heritage Ottawa NEWSLETTER

*Dedicated to Preserving Our Built Heritage*

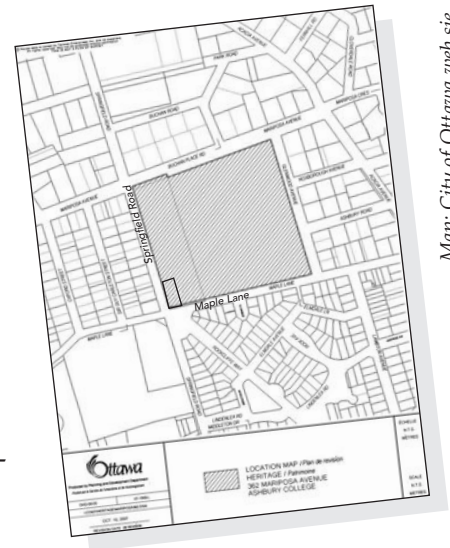
Winter 2008 Volume 35, No. 1

## Proposed Demolition of Historic Rockcliffe Houses Opposed

By Brian Murphy

Ashbury College in Rockcliffe Park intends to demolish two homes at 204 and at 212 Springfield Road and the old Village pump house on Maple Lane to build a new student residence. These buildings, among the earliest houses in the community, form a cohesive and attractive enclave along with a third and as yet unthreatened home at 224 Springfield. Their location in the Village of Rockcliffe Park Heritage Conservation District doesn't appear to offer them the protection they deserve and many friends of heritage, from both Rockcliffe and beyond, have been struggling to preserve them.

Ashbury filed its completed plans with the city 14 August 2007. Then in October, the City of Ottawa began its heritage assessment, which oddly enough, was written by an Ashbury-paid consultant. Not surprisingly, she concluded that the buildings had no



Map: City of Ottawa web site

*Map from the Application under the Ontario Heritage Act to Demolish 204 and 212 Springfield Road (properties shown in black outline). Application for construction of new dormitory, Ashbury college, Rockcliffe Park Heritage Conservation District.*



Photo: Will Murphy

*Two of the oldest houses in the former Village of Rockcliffe Park, now in danger.*

heritage merit. Others disagreed. The issue went to the Local Architectural Conservation Advisory Committee (LACAC) 10 January 2008, where 13 people spoke against the demolitions, against aspects of Ashbury's proposed 52 unit residence, and against the Ashbury heritage report. LACAC unanimously recommended that the

## *Proposed demolition...*

existing Heritage Conservation District provisions not be altered to allow the demolition. The Planning and Environment Committee of City Council received arguments and considered the issue 12 February. In a series of votes, it recommended that 204 Springfield, but not 212, be preserved. At the council meeting on February 27, there were a series of debates and votes that confused almost everyone. A further debate is scheduled to take place on March 26 to resolve the issue.

### **Early History of the Three Houses and their Owners**

Only five families have owned the three houses from the time of their development in the 1890s until they gradually came into the possession of Ashbury. The Samuel Short house at 224 Springfield Road was built in 1892 on land the 22- year-old Short (1867-1963) had bought three years previously. He owned and lived in the house until his death 71 years later. Both 204 and 212 Springfield Rd were built in spring 1899, probably from the same plans, by the Sylvester family of Graham Bros., seedsmen and florists. Like the Short house, they have had long term ownership: 212 was owned and occupied by the Jackson family from c1907 until c1980; 204 was occupied by Henry Schinzel (who also worked for Graham Bros) from 1899 until his death more than 60 years later.

Although Short, Jackson, and Schinzel were among the earliest residents of Rockcliffe, they had even earlier connections to the Village. Thomas

Short, Samuel's father, had brought his family to Canada in 1873. They owned a dairy farm and business, the Rockcliffe Dairy, on Springfield Road until the 1920s. Henry Schinzel's brother, Otto, was a streetcar driver in the early 1890s for the Ottawa City Passenger Railway Co.; the streetcar route ran from Ottawa to Rockcliffe. Otto lived on Lime Kiln Road, now part of the Rockcliffe Park Driveway, in 1889 and probably earlier. Square-timber log houses built by mid-19<sup>th</sup> century loggers could be found along this road. Thus the Short, Jackson and Schinzel families lived in what was to become Rockcliffe when the land was still wilderness and farms. They are among Rockcliffe's pioneering and founding families. It is remarkable that they were all still in the Village in the 1960s, and astonishing that all their houses survived as an enclave until today.

### **Architectural Significance**

The age and the relative architectural integrity of the three houses argue for their preservation. Other than the alteration of the front door and front window of 204 during a 1961 renovation and the rear addition and modern covering of 212, the houses probably remain as they were 100 years or more ago. These three buildings in the Rockcliffe Founding enclave are now probably the second, third, and fourth oldest surviving houses in Rockcliffe. Only the 1887 Crichton Lodge at 160 Lisgar Road, now the Norwegian Embassy, is earlier. Certainly, they form the only surviving cluster of nineteenth century houses in Rockcliffe.

### **Historical Significance**

The Short, Jackson, and Schinzel houses, homes of farmers, commercial florists, and vegetable gardeners

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*Heritage Ottawa is a non-profit organization dedicated to the preservation of Ottawa's built heritage.*

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*Heritage Ottawa acknowledges the financial support of the City of Ottawa and the Ontario Ministry of Culture*

for more than 60 years, were also known for the quality of their vegetable and flower gardens. They paved the way for modern ornamental gardening in Rockcliffe. Schinzel, in addition to working for Graham Bros. (whose green houses two blocks away at Rideau Terrace lasted until at least the 1960s), maintained the food and flower gardens of the Wilson Southam family on Crescent Road. These gardens had been laid out by Frederick Todd, a celebrated American landscape architect. Until the 1940s, a part of the Southam gardens was what is now the public Rokeries off Acacia Ave. Schinzel was also a famous builder of purple-martin bird houses. Indeed, Mackenzie King recorded in his diary 16 April 1932 that he "... drove out to Rockcliffe to visit Schinzel to see some of his bird-houses for Kingsmere, for the purple martins ...".

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*Then in October, the City of Ottawa began its heritage assessment, which oddly enough, was written by an Ashbury-paid consultant. Not surprisingly, she concluded that the buildings had no heritage merit.*

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In addition to their farms and gardens, Short and Jackson were well known for their municipal employment. Samuel Short was an early Village trustee. He lived to be 96 years old and was often interviewed about his long life. His recollections appeared in various newspapers and elsewhere. Thomas Jackson served as the Village constable and also provided various forms of public works, such as road clearing, for the community. This type of municipal employment – like professional gardening – was part of the service trade. Workers moved to Rockcliffe and provided the services needed to run the estates of the Village. Without their services many of the large properties, even the Village administration itself, could not have been maintained. The Keefer family, who controlled

the community until 1908, never banned servants or members of the service trade from living in the Village. Thomas C Keefer placed no restriction on race, income, class, or occupation – which cannot be said of other planned communities, including one that provided a model for Rockcliffe – Llewellyn Park in New Jersey. Because the origins of these early residents differ from those of present day Rockcliffe, it has been – and still is – easy to be oblivious to or dismissive of the community’s social heritage.

There are those who believe that Rockcliffe is, and should be, the preserve of the present and future corporate, professional, and social leaders of Canada. Most people, whether from Rockcliffe or not, will pause at such a perspective. This little heritage enclave, both surrounded and isolated by Ashbury, should be preserved because it is a witness to an unknown part of the origins of Rockcliffe Park. The existing Village of Rockcliffe Park Heritage Conservation District protecting these three houses, the pump house, Ashbury’s c1910 – 1912 buildings designed by Allan Keefer, and the rest of Rockcliffe must be respected. Given the extensive property owned by Ashbury, the new residence could be built in an area other than the one currently proposed. In this way, the older heritage buildings can be preserved for generations to come. Ashbury, Rockcliffe and all of Ottawa should protect and cherish this founding cluster of buildings. ♦

*Brian Murphy is an archivist with Library and Archives Canada. His parents owned 204 Springfield, 1961-2002. In the 1960s he and his family heard about early farming and gardening from Gordon Jackson and Samuel Short. Brian’s mother always referred to 204 as her “farmhouse”.*

**Sources:** Land ownership & transfer records, City of Ottawa Archives (used here as from Ashbury heritage consultant Laurie Smith); annual City of Ottawa Directories, 1885 to 1900; anecdotes received in the 1960s from the Short & Jackson families; Hamilton Southam, unpublished reminiscences, c1995; Mackenzie King Diaries (LAC MG 26 J13) online; Rockcliffe Park LACAC, *Walking in the Village of Rockcliffe Park*, Ottawa, 1982; and Martha Edmond, *Rockcliffe Park: a History of the Village*, Ottawa, 2005.



# From the President....



The winter 2008 issue reflects the variety of matters undertaken by Heritage Ottawa since the last issue. It chronicles the progression of a number of development applications which have been making their way through the City's approval system.

Although we "won" the struggle to save 456 Lansdowne Road after much effort on the part of a number of individuals, the Rockcliffe Park Residents Association and Heritage Ottawa, it is likely that the proponent will appeal Council's decision to the Ontario Municipal Board (OMB) where the original staff recommendation to demolish the building may work to the disadvantage of those seeking to preserve the house.

Clearly, Council "compromised" in the case of 330 Gilmour Street in spite of the restrictions on new development provided for by the Heritage Overlay for the area. A seven-storey building is still too large for the area and will adversely affect the neighbours, many of whom chose to live across from 330 Gilmour thinking that the Heritage Overlay would limit the size of development on the property. In this case it is likely that some of the neighbours will appeal Council's decision to the OMB.

Planning and Environment Committee's recommendation of Ashbury College's application to demolish 204 and 212 Springfield Road seems to have pleased no one. The Committee decided to permit the demolition of 212 Springfield but recommended that Council not approve the application to demolish 204 Springfield. As we go to press, both the proponents

and the community are strongly lobbying the Mayor and Council to support their respective positions. Although we recognize the right of Ashbury College to expand, Heritage Ottawa has opposed the development unless the proponent agrees to preserve the three late 19<sup>th</sup> century buildings on Springfield Road.

The struggle to save 352 Somerset Street West (Somerset House) has shown the need for the City of have an emergency protocol to deal with at-risk buildings. If such a procedure had been in effect it is likely that the original collapse of a portion of the building in October might have been averted. Despite the intervention of the City, supported by Heritage Ottawa and Historic Ottawa Developments Inc., work to repair the damage could only be done after first demolishing a portion of the building to provide for a safe work environment. Although the building has been stabilized enough to recommence the preservation of the building, the owner has yet to do so.

And for the good news, we congratulate the winners of the 2008 Architectural Conservation Awards with knowledge that not all infill and intensification requires the demolition of existing buildings.



456 Lansdowne Road.

On June 7<sup>th</sup> and 8<sup>th</sup>, Doors Open Ottawa will provide us with another opportunity to celebrate our built heritage and to become involved as a Doors Open volunteer.

Our 2008 walking tours will begin in mid-June.

Finally, I am please to announce that the guest speaker at this year's Annual General Meeting will be Marie Lemay, recently appointed Chief Executive Officer of the National Capital Commission.

*David B. Flemming,*  
President

## Heritage Ottawa Asks Province to Increase Aid to Heritage

Submission to The Honourable Dwight Duncan, Ontario Minister of Finance by David B. Flemming, President, Heritage Ottawa Tuesday, January 15, 2008.

My name is David Flemming and I am president of Heritage Ottawa. Heritage Ottawa is a not-for-profit volunteer organization which has, for over 30 years, worked to preserve Ottawa's built heritage. Through advocacy, walking tours, lectures and publications, we inform and educate residents and visitors on the importance of preserving Ottawa's heritage buildings and streetscapes. The recent increase in attendance at our public programs reflects a growing public interest in heritage preservation.

The Provincial government plays a crucial role in heritage preservation in both indirect and direct ways. Municipal support programs such as the much-welcomed \$300 million Municipal Infrastructure Investment Program will not only assist municipalities in preserving their heritage infrastructure but it will also free-up much-needed municipal funds which can be redirected to heritage preservation.

Direct assistance involves those programs supported by the Ontario Ministry of Culture such as the Heritage Operational & Development Grants and the Community Museums Operational Grant (CMOG) programs. We applaud the long-awaited \$2.3 million increase in the CMOG funding included in the 2007-2008 budget and we urge you to increase it by a further \$2.7 million as proposed by the Ontario Museum Association. We also thank your Government for the increase in funding to the Ontario Trillium Foundation, a grant program which funds many worthwhile heritage projects, such as Doors Open Ottawa. Heritage Ottawa is proud to have been actively involved in Doors Open Ottawa since its inception nearly six years ago.

The current emphasis on intensification and infill developments in municipalities offers both opportunities and challenges to those advocating the preservation of our heritage resources. Development and planning initiatives are often in conflict with the protection afforded heritage conservation districts under the *Ontario Heritage Act (OHA)*. Numerous provincial and national studies testify to the importance of heritage preservation both as a way of preserving important vestiges of our past and providing Canadians with a sense of our past.

Specific ways in which the Ontario Government can assist the heritage community include:

- Increased encouragement and administrative support for municipalities in the implementation and operation of Heritage Property Tax Relief programs
- Taking advantage of recent amendments to the *OHA* by identifying and designating sites of Provincial heritage significance
- Reinstating the popular and effective Heritage Property Grant Program
- Instituting a Provincial program for low-interest renovation loans for owners of buildings designated under both Parts IV and V of the *OHA*
- Further increasing the role of the Ontario Heritage Trust in providing heritage easements and in developing and administering a program similar to Quebec's Religious Heritage Foundation
- Encouragement of housing developments which provide low-cost rental accommodations as a component of intensification and infill developments in heritage conservation districts
- Providing financial assistance for non-profit and community groups in presenting or challenging appeals at the Ontario Municipal Board
- Lobbying the Federal Government to reinstate the Commercial Heritage Properties Incentive Fund (CHPIF)

Thank you for your attention and good luck in preparing a budget that will benefit all Ontario's residents.

# Advocacy Update!

In the Fall 2007 issue, we published photos of some buildings at risk. Here are some examples of Heritage Ottawa's advocacy activities over the past three months in trying to save buildings in Heritage Conservation Districts:

## 456 Lansdowne Road North:



456 Lansdowne Road North.

- On November 8, 2007 the Local Architectural Conservation Advisory Committee (LACAC) rejected a staff proposal to demolish and to allow new construction.
- Planning and Environment Committee (PEC) on November 27 upheld the LACAC recommendation by a vote of 5 to 2. Eight delegations spoke in support of the LACAC recommendation while three speakers supported the applicant.
- City Council on December 7 upheld both the LACAC and PEC decisions with only one dissent.
- The owner has indicated a determination to appeal Council's decision to the Ontario Municipal Board (OMB).

## 330 Gilmour Street:



330 Gilmour Street.

- On November 8, LACAC supported a staff recommendation not to approve demolition and reconstruction of the 9-storey building.
- At the PEC meeting on December 18, 14 delegations supported the LACAC recommendation; three from the applicant spoke against it. The Committee voted 2-6 for a four-storey building, 4-4 for nine storeys (lost) and 6-2 for seven storeys.
- When votes were counted at the City Council meeting on January 9, the tally for the four-storey plan was 10-1; for the nine-storey building, 7-14. A vote for a seven-storey structure carried.
- The developer says he can't afford to build a seven-storey seniors' residence and now plans to build a seven-storey condominium development

- Neighbours are considering whether to appeal to OMB on the basis that the heritage overlay, which would have allowed four-storeys, was ignored.
- The owner could also appeal Council's re-zoning decision in an attempt to get approval for nine-storeys.

## 352 Somerset Street West (Somerset House):



352 Somerset Street West.

- The building suffered a partial collapse on October 19.
- The City issued an order to Remedy an Unsafe Building on November 2.
- Heritage Ottawa provided the building owner with names of structural engineers that have heritage conservation experience.
- The Ontario Ministry of Labour issued an unsafe site order and prohibited anyone from entering the site.
- City of Ottawa's Chief Building Official, Arlene Grégoire, issued an emergency demolition order for the building.
- On November 27, David Flemming and Heather McArthur (LACAC) appeared before the PEC requesting that the City take all measures necessary to save the building.
- David Flemming stressed the need for the City to have an emergency protocol to deal with buildings at risk. Councillors requested that a written protocol be submitted to them.
- November 27-29, David Flemming and Louisa Coates developed a plan to contact media and City building staff to urge preservation of building.
- Sandy Smallwood, president of Historic Ottawa Developments Inc. (HODI), contacted the Chief Building Official with an offer of assistance.
- David Flemming informed the Chief Building Official that HODI's president will represent Heritage Ottawa's interest in this matter.
- December 3-7, Mr. Smallwood met with the owner and the building officer; the owner agreed



to hire John Cooke to develop and implement a plan for stabilizing the building.

- December 9, Heritage Ottawa’s president sent a letter to the Mayor and Councillors outlining the proposed emergency protocol.
- December 11-14, John Cooke oversaw the controlled demolition of a portion of the building to permit sufficient safe access to stabilize the structure
- December 12, David Flemming was interviewed by CBC Television on the problems associated with the property.
- December 14, the structure was declared safe enough for work to begin on enclosing and heating it to permit further work.
- December 19, Bank and Somerset Streets were re-opened two months after the initial collapse of a portion of the building.



204 & 212 Springfield Road.

### 204 & 212 Springfield Road:

- LACAC on January 10 rejected a staff recommendation to permit the demolition of both buildings and new construction. Six delegations opposed proposal.
- At the PEC meeting January 22, the item was withdrawn at the request of the applicant and consideration was deferred to a February 12 meeting.
- Despite numerous presentations in support of the LACAC recommendation, the PEC voted to recommend demolition of 212 Springfield but agreed to preserve 204 Springfield.
- On November 27 a motion to preserve both buildings lost on a 10-10 tie. After much confusion and many motions, Council agreed to reconsider the PEC recommendation on March 26.
- Rockcliffe and Lindenlea residents and Heritage Ottawa continue lobbying activities to retain the buildings. ( See Brian Murphy’s article, page 1.) ♦

## Doors Open 2008

Mark your calendars! Doors Open Ottawa will take place Saturday and Sunday June 7 – 8 from 10:00 a.m. to 4:00 p.m. The annual Doors Open Ottawa weekend is a Signature Event for the City of Ottawa that invites the public to visit buildings that define our communities. From heritage landmarks to modern structures, buildings open their doors for free. Most buildings are not normally open to the public and many venues feature behind-the-scenes tours, exhibits, activities and/or talks. The 2008 event will highlight the growing number of new and renovated “green” buildings that are becoming an important part of Ottawa’s cityscape.

If you have a special love of Ottawa and its historical or architecturally significant buildings, or if you just enjoy interacting with interesting people, join us and volunteer for Doors Open Ottawa! Want the latest news about Doors Open? **Get your Foot in the Door:** Visit [ottawa.ca/doorsopen](http://ottawa.ca/doorsopen) to subscribe to Doors Open Ottawa’s official e-newsletter. Doors Open

Ottawa, your once-a-year chance to fully explore your city literally from the ground up!



*The Embassy of the Republic of Armenia is new to Doors Open and it is housed in a beautiful Spanish Colonial Revival style mansion at 7 Delaware Avenue in Ottawa. W. E. Noffke remodelled the mansion in 1922 and the exterior walls were redone in honey-beige stucco. It’s quite impressive, inside and out.*

## Heritage Ottawa Opposes Demolition of 456 Lansdowne Road

David Flemming, President of Heritage Ottawa, sent the following letter to LACAC on November 7, 2007

I wish to reiterate Heritage Ottawa's opposition to the recommendation of Development Approvals staff to demolish 456 Lansdowne Road and the application for new construction on the site and I urge LACAC to recommend against the staff report.

As one of the oldest buildings in the McKay Lake section of the Rockcliffe Park Heritage Conservation District (RPHCD), 456 Lansdowne Road provides an important link with the initial settlement period of Rockcliffe Park and its early inhabitants. The discussion document makes a good case for its preservation and I am surprised at the conclusion and subsequent recommendation of Development Approvals staff.

The fact that its current size does not suit the new owner is no reason to approve its demolition. The owner should have been aware of the restrictions placed on buildings located in Heritage Conservation Districts (HCD) and the protection afforded them under Part V of the Ontario Heritage Act. We disagree with the conclusions of the Cultural Heritage Impact Statement that this building has only "moderate historical significance" and support the July 26 comments of Julian Smith on the intent of the Rockcliffe Heritage District Study in dealing with homes such as this.

As for the extraordinary findings and recommendations of the engineering studies commissioned by the applicant, I urge you not to accept them at face value and to question both their findings and the circumstances under which they were carried out.

Did Mr. Singhal have an inspection of the building done prior to purchasing it and if so, did this inspection reveal the structural problems outlined in the recent engineering studies?

In September, the previous owner asserted that the cracks in the foundation and walls were there well before he purchased the building 25 years ago

If the settlement caused by the lowering of the groundwater is so serious to recommend the demolition of this house, why has the City not ordered an immediate and comprehensive examination of all properties backing onto the north-west corner of McKay Lake?

Is the applicant seriously considering the enormous expense of setting any new building on piles carried down to bedrock (nearly 80 feet)? Was this done when the two adjacent buildings were built?

If "cracking of the foundation will allow water penetration which will contribute to mould growth in the building," why not just repair the cracks? This is the same type of argument proposed by Mr. Lahey who claimed the only option to not being able to design a suitable addition to the house was to tear it down!

Should the City issue a demolition approval on a building based on data collected over a 20-day period? Surely, one would need data provided by tell-tale crack monitors or gauges over a period of at least a year before making such a decision. Who is to say that many of the cracks in the foundation and brick façade have not been there since the building was ten years old, the time it normally takes for a new house to settle under these conditions?

I suspect that if the strict criteria used by the applicant's engineers to justify demolition of this building (the floors are not level and the door frames are not square) was used on other century-old buildings throughout the City, we would lose much of our built heritage.

I urge you to stand by your July 26 decision and recommend against the demolition of this building.



# Ottawa Architectural Conservation Awards

On Heritage Day, February 19, 2008, the City of Ottawa recognized a number of citizens at its annual awards ceremony for their work in restoring or adapting buildings of heritage value. Mayor Larry O'Brien opened the event at City Hall which was attended by a large crowd of enthusiastic heritage supporters.

The annual Ottawa Architectural Conservation Awards recognize excellence in the preservation of the City'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 a 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. Certificates of Merit are also presented to projects and contributors deserving recognition in the three categories.

Nancy Schepers, Deputy City Manager, Planning, Transit and the Environment Department and Jay Baltz, Chair, and Louise Lalande, City of Ottawa Local Architectural Conservation Advisory Committee (LACAC) spoke briefly before the presentation of the 2007/08 Architectural Conservation Awards and Certificates.

## AWARD OF EXCELLENCE – Restoration

Rideau Hall Façade  
Ward 13 - Rideau-Rockcliffe  
Councillor Jacques Legendre

The project involved the restoration of the 1913 Mappin Wing of Rideau Hall, official residence of the Governor General. The deterioration of the limestone façade due to the erosion of clay deposits



Rideau Hall Façade.

within the stone itself required the filling in/consolidation of the voids in the stone, structural reinforcement/ pinning of the stones and in some cases, the sculpting and replacement of

new decorative stone elements. In addition to the façade restoration, a new copper roof was installed and air conditioning was introduced to the building interior in the Mappin Wing, Ballroom and Tentroom in an inconspicuous manner. The Award of Excellence recognizes the significant effort from an extensive team of architects, engineers, masons and project managers in carrying out the restoration of the Rideau Hall façade.

### Receiving certificates:

*Daniel Miron, Director, Jerome Muller, Mike Mallof, Gilles Senechal, David Scarlett, Design and Construction Division, National Capital Commission*  
*Christiane Bauer, Director, Official Residences Division, National Capital Commission*  
*Robert Martin, Robertson Martin Architects*  
*John Diodati, architecte, Fournier, Gersovitz, Moss et associés architectes*  
*Doug Walker, PCL Constructors (Canada) Inc.*  
*Robert J. Watt, Danny Barber, RJW Stonemason*

## AWARD OF EXCELLENCE - Adaptive Use

The Spa Day Retreat, 26 Castlefrank Drive  
Ward 23 - Kanata South  
Councillor Peggy Feltmate

This project adapted an historic stone residence in former Kanata to a modern spa with an extensive range of facilities. The stone house was built c.1824 for William Hodgins and in 1912



26 Castlefrank Drive.

it was purchased by George Henry Sparks. The Sparks family lived here until 2001. The building was gutted as part of an effort to convert it to a school and later damaged by fire. The Spa project involved restoration of the front porch, repointing of the stone walls which are exposed in select interior spaces, interior millwork reproduced based on the 1920 period of the house and a sensitive addition at the south end.

### Receiving certificates:

*Shane & Christine Cohen*  
*Georgia A. Pezoulas, Architect*  
*GAP Architect*

## **AWARD OF EXCELLENCE – Infill/Adaptive Use/Restoration**

131 Queen/132 Sparks Streets  
Ward 14 – Somerset Ward  
Councillor Diane Holmes

This new mixed-use office development is located within the Sparks Street Heritage Conservation District. It has carefully restored and integrated five historic building facades along Sparks Street and Queen Street into a unique, mixed-use retail, residential and commercial development that steps back to protect views and provide access to sunlight on the Sparks Street Mall. All facades were stabilized and restored in-situ using creative engineering solutions. The glazed terra cotta used in the Bowles Lunch façade was restored and missing elements were ordered from Boston where the material is still manufactured. The historic Hardy Arcade which runs from Sparks to Queen could not be retained in-situ because of the extensive new construction around it, but key architectural elements were removed, replicated and reintroduced so that the Arcade functions again in its original location but with additional spaces for stores. The project overall blends into the historic and architecturally unique commercial streetscape of Sparks Street with a transition from the lower scale of Sparks Street to the higher structures on Queen.

### **Receiving certificates:**

*Art Tallis, 131 Queen Street Limited and Morguard Corporation Dan McAlister, David Stavros, Alex Stanichevsky, Bill Van Loon, Bregman + Hamman Architects Robert Martin, James Maddiga, Robertson Martin Architects Inc. Paul Pasqualini, Robert Schippke, Halcrow Yolles Structural Engineers Ian Mackay, Matt Fry, Ted Kucharski, Art Ivantchouk, EllisDon Corporation Pierre Lariviere, Ken Auger, Camillo Mattioli, Lari Construction Design and Construction Division, National Capital Commission William Greer, William Greer Heritage Consultant*

### **The following properties were awarded Certificates of Merit**

#### **Restoration**

97-101 Rideau Street  
208-212 Bolton Street  
217 First Avenue, St. Matthew's Anglican Church

#### **Adaptive Use**

123 Metcalfe Street, The Indigo Hotel

#### **Infill**

700 Sussex

#### **Infill/Addition**

137 Stanley Street

#### **Heritage Designation Plaques**

The installation of interpretive plaques on buildings designated under Part IV of the *Ontario Heritage Act* demonstrates the City of Ottawa's commitment to preserving and interpreting its historic building stock. Bronze plaques provide a short bilingual description of the heritage significance of each property and are attached to the designated building. Framed letters of appreciation are presented to owners of these designated buildings or properties:

Embassy of the Republic of Armenia in Canada,  
7 Delaware

La Maison Jeanne D'Arc, 360 Kenwood

École Sacre-Coeur, 19 Melrose

The Butler House, 1445 St. Joseph Boulevard

The March House, 806 March Road

#### **Heritage Conservation District Plaques**

Heritage Conservation Districts are areas within the City of Ottawa designated under Part V of the *Ontario Heritage Act*. These areas are interpreted and commemorated through freestanding plaques. This year two heritage conservation districts will receive plaques:

The New Edinburgh Heritage Conservation District

The Sparks Street Heritage Conservation District

The evening ended with the following closing remarks by Carolyn Quinn, Director of Communications, Heritage Canada Foundation, "There are so many wonderful projects being celebrated here tonight. But pursuing these kinds of projects... is not always easy. There are often barriers that have to be overcome before restoration and rehabilitation projects can move forward. Sometimes it's simpler to tear down and move on. If it was easy, we wouldn't be celebrating these great achievements tonight. Together we can continue to make landmarks, not landfill." ♦

# Heritage Ottawa Calls for Emergency Protocol to Deal with Buildings at Risk

December 9, 2007

Dear Mayor O'Brien and Members of Council:

In my remarks at last Monday's Committee of the Whole Meeting I suggested the need for the City to have an efficient and timely emergency protocol to permit the direct intervention by the City in the preservation of heritage buildings at risk. After some questions from Committee members, Councillors McRae and Jellett asked me to elaborate on this matter for possible discussion during the upcoming budget debate.

## Background

The Chief Building Official's office and the Property Standards Branch have the responsibility to require an owner to undertake the remediation of an unsafe building by securing the site, providing an engineering report as to how to repair it and to undertake the repairs as outlined in a permit authorizing the repairs. Unfortunately, there are many occasions when such repairs are not forthcoming and the City fails to engage an engineer to develop the remediation plan and arrange for the repairs. In many instances, this failure to act results in further deterioration of the building often resulting in a Fire Marshall's order to repair or demolish. All too often this results in the demolition of the building. This was the case a few years ago with the loss of former Caplan building on Rideau Street.

In the case of 31 Sweetland Avenue, a building designated under Part IV of the *Ontario Heritage Act*, repeated repair orders have gone unheeded by the owner. The situation has become so serious that City Property Standards staff is finally attempting to do the work but the need for coordination among three City departments has further delayed the work.

In the Lowertown Heritage Conservation District, there are examples of vacant heritage buildings (207-209 Murray Street, 281-283 Cumberland Street and 52-54 Bolton Street) which have been neglected by their owner and the City seems unwilling or unable to step in and do the work. In Sandy Hill, the University of Ottawa has shown the same cavalier disregard for buildings under its care.

What do we need?

## Protocol

The City needs an emergency heritage preservation protocol that involves fast response and cooperation between the Chief Building Official, Building Services Branch, Property Standards Branch, Fire Marshall and the Planning Transit and the Environment Department. This should also include the involvement of the community through the City's LACAC, Heritage Ottawa and other non-profit groups like Historic Ottawa Developments Inc. (HODI). Provincial organizations and departments such as the Ontario Heritage Trust, the Architectural Conservancy of Ontario and the Ontario Ministry of Culture should be consulted and called upon for expertise where appropriate.

If such a protocol had already been in existence, it is possible that direct City intervention in the restoration of 352 Somerset Street West (Somerset House) could have happened much sooner than it did, thus avoiding the partial collapse of the building or at least preventing the site from being the subject of an Ontario Ministry of Labour stop-work order.

*continued on page 12*



## Database

The City should establish a database of qualified heritage consultants in a variety of disciplines. At least two consultants should be retained to provide the City with workable preservation options for each situation.

## Funding

A budget item should be established to permit the City to act on emergency studies, protection and stabilization. The costs incurred in such interventions would be added to the taxes due on the property, thus eventually making these interventions revenue neutral. The threat of having a lien or easement on the property for recouping the cost of such work would also act as a deterrent to those property owners who would allow their properties to deteriorate.

## Incentives

The City needs to actively lobby the federal and provincial governments to reinstate their programs to encourage heritage preservation such as the provincial Designated Property Grant Program and the federal Commercial Heritage Property Incentive Fund (CHPIF) Prior to its cancellation in October 2006, CHPIF had allocated \$30 million for the restoration of heritage properties across Canada.

A motion by Council instructing City staff to establish a program as outlined above and providing them with a budget and authority to implement it wherever necessary would be a major step in saving our City's at-risk heritage buildings.

Yours sincerely,  
David B. Flemming,  
President

## Mark Your Calendar!

### Heritage Ottawa 2008 AGM

7:00 PM Wednesday,  
May 21, 2008

Army Officer's Mess  
149 Somerset Street West, Ottawa

Guest Speaker  
Marie Lemay, Chief Executive Officer  
of the National Capital Commission

## HERITAGE OTTAWA NEEDS YOUR SUPPORT - BECOME A MEMBER

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### HERITAGE OTTAWA

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