



Heritage Ottawa NEWSLETTER

Dedicated to Preserving Our Built Heritage

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HERITAGE OTTAWA
MAY 30, 2020
ANNUAL
FIELD TRIP

www.heritageottawa.org

**ANNUAL FIELD TRIP –
SAVE THE DATE!**

**Brockville,
Merrickville, Prescott**

**Saturday,
May 30, 2020**

Following the success of our last three field trips, we are planning a spring coach tour to heritage-rich Brockville with stops along the way in Merrickville and Prescott, including historical museums.



Details will be forthcoming on our website and member communications.

Stay connected!

Visit our website for more details:
heritageottawa.org/annualfieldtrip

Mid-century Modern

By Richard Belliveau



UNAM (the autonomous university of Mexico)

The year 2019 marked the 100th anniversary of Bauhaus, and in various ways Heritage Ottawa drew attention to this in its education and information programs. We mounted a walking tour led by Sarah Gelbard to look at Brutalist architecture in downtown Ottawa. We published articles in this *Newsletter* – one by Barry Padolsky on what has become of “the promise of Bauhaus”; one on the residential jewel of the Qualicum

neighbourhood by Andrew King; and a short piece by Zeynep Ekim covering the Create Heritage workshop at Carleton University.

A number of presentations at our lecture series this past autumn were focused on different aspects of mid-century modern architecture in Ottawa, and from each of them, the lecturers drew attention to interesting mid-century structures arising from these architectural movements and

Photo: Mariana Esponda

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

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Mid-century Modern (contd.)

moments that lovers of built heritage might not have fully appreciated.

Globe & Mail architectural critic, Alex Bozikovic, spoke of preserving Canada's legacy of modernism with a special attention on institutional architecture in the capital since the 1960. Many of these buildings such as the old City Hall on Sussex (now federally owned), the Carling Building (now mostly demolished), Library and Archives Canada on Wellington street, the CBC Building on Bronson, and federal buildings on Confederation Heights, as well as interesting schools like Laurentian High School on Baseline Road (since demolished) can be considered fine architecture. His point was that there is an urgency to identify buildings of that era worthy of preservation that may now have reached their anticipated useful life, so that action may be taken to preserve and adapt them. Many of these buildings are or have been community or city landmarks, but little thought was given to their long-term care.

At the November lecture, Carleton professor Mariana Esponda cast a different eye on revaluating modern sites. She used as examples the research her team conducted on major modernist architectural masterpieces such as the mountaintop *Fundacion Miro* in Barcelona and the magnificent campus of the *Universidad Nacional Autonoma de México* (UNAM) outside Mexico City. They undertook a huge project to restore the iconic sculptured walls of *Fundacion's* concrete walls whose iron rebars were rusting badly and disintegrating the concrete. Early

thinking was that the salt air was the villain causing the rust, but research discovered that during the early stages of its construction, during the transition from the Franco era in Spain, work was halted for up to a year and during that time, uncompleted walls were left exposed.

Similar background research in Mexico revealed that there were a series of important maintenance issues across the monumental campus of UNAM. Built in only two years from 1954, the university campus did not have a comprehensive maintenance plan or program. After the site became a UNESCO World Heritage Site in 2007, the authorities undertook a long-term management plan to ensure that the buildings in the original main campus area would be adequately protected. After the 2017 earthquake, many maintenance issues were discovered, so the struggle continues.

In the course of the discussion, Professor Esponda was asked how modernist institutional structures that she had studied in Canada were making out, especially in the harsh Canadian climate that we combat with liberal applications of salt. She remarked that many of the institutions, like the University of Guelph, have survived well because they were intelligently designed, competently built and suitably managed.

Issues to Confront in identifying and saving mid-century modernist Buildings

Clearly there will be a number of issues to consider when promoting

the conservation and possibly restoration of mid-century modern institutional architecture.

From a heritage point of view, the main questions will be three: what should be saved, what can be saved, and how will they be saved?

In looking at the “what should”, how do we define the value of buildings from a historical point of view, the beauty of the architecture, and the place a building may occupy as a community landmark? The big problem will likely not be agreeing on the criteria, but rather assigning priorities where hundreds of such buildings may be reaching their due dates contemporaneously.

The challenge of the “what can” is complicated by the use of new materials and techniques in modernist architecture that may have not served well. The beautiful Sir John Carling Building at the Central Experimental Farm did not survive the cut because of hazardous materials used in its original construction, and the building is now mostly gone.

The “how” may be the biggest obstacle of all. The magnificent adaptation of the old Union Station into the temporary Senate of Canada cost millions of dollars. As was the case in refocussing the National Arts Centre, and the building of the Bank of Canada atrium. It is likely that even the most beautiful and possibly beloved old office buildings or academic centres from the mid-century boom will have a struggle to find usefulness when their refreshment will cost tens of millions of dollars.

*Richard Belliveau
President, Heritage Ottawa*

Places Saved: Five new designated buildings in 2019

By Cass Sclauzero



Former Royal Bank of Canada, Vars

The December 10, 2019 meeting of the City of Ottawa’s Built Heritage Sub-Committee (BHSC) featured a trio of good-news heritage items. The BHSC unanimously voted in favour of designating the Standard Bread Company Bakery at 951 Gladstone Avenue, the former Traders Bank at 1824 Farwel Street in Vars, and the Ottawa Tennis and Lawn Bowling Club at 176 Cameron Avenue under Part IV of the *Ontario Heritage Act*.

The designation request for the Standard Bread Company Bakery was submitted in 2010 by the Hintonburg Community Association but put on hold pending redevelopment plans for the property. Subsequent negotiations between City staff and the current owner resulted in a plan for the designated building to be rehabilitated and retained as part of a new mixed-use development adjacent to the future Gladstone LRT station. The 3-storey building, constructed in 1924, features a four-storey tower and flared mushroom columns on the interior.

The former Traders Bank branch in Vars was identified in 2019 through

the Heritage Inventory Project. Built as a branch of the Traders Bank of Canada in 1910, when Vars was a prosperous railway village, it became a branch of the Royal Bank of Canada in 1912 and served the community until the 1950s. It is now a private home. The designation request was initiated by the property owner, who shared with City staff their huge personal collection of research about the building, Vars, the Traders Bank, and the Royal Bank. It is the first designated building in Vars, and one of only six designated properties in Cumberland ward.

The Ottawa Tennis and Lawn Bowling Club is a Tudor Revival building designed by John Albert Ewart. Built in 1923, it was modeled after English cottages and manor homes. It is a good example of a recreational building of its time and is associated with the growth of recreational sports in Ottawa. The designation was approved by Council just a day after being presented to the BHSC, to allow the Club to apply for a grant under the Ministry of Canadian Heritage’s Building Communities Through Arts and Heritage Legacy Fund before the December 31, 2019 deadline.

The Booth Street Complex at 552-568 Booth Street and 405 Rochester Street, and the stone building at 1820 St. Joseph Boulevard were also designated earlier in 2019.

Cass Sclauzero is Heritage Register Project Assistant with the Planning, Infrastructure and Economic Development Department, City of Ottawa.

Photo: Cass Sclauzero

Update on the Central Experimental Farm National Historic Site

By **Leslie Maitland**

The Central Experimental Farm National Historic Site (CEF), owned by Agriculture and Agri-Food Canada (AAFC) was all the news a few years ago when the Ottawa Hospital and the Government of Canada announced that the new Civic Campus were to go right on top of the agricultural research fields facing Carling Avenue. Field Number 1 has been - and continues to be - central to the research capacity of Canadian agricultural research, and it is the place where researchers have been studying the impact of climate change on agriculture for 30 years. Heritage Ottawa and its partners in the Coalition to Protect the Central Experimental Farm were instrumental in finding a win-win, in which the Ottawa Hospital and the Farm retained its capacity to do the research that all Canadians need if we are to ensure our own food security, and the welfare of our agricultural industry, while conserving this nationally significant heritage site.

We had a measure of success. After years of wrangling, in December 2016 the decision was finally made to dedicate the northeast corner of the Farm to the new Hospital campus, a site known as the Sir John Carling Building site. This is a triangle of land where Carling, Preston and Prince of Wales converge, beside Dow's Lake. While we would have preferred that the Hospital not be built anywhere on the CEF, this was the compromise we arrived at. At least the Sir John Carling site had never been used for agricultural research while it had been identified as a development site

After years of wrangling, in December 2016 the decision was finally made to dedicate the northeast corner of the Farm to the new Hospital campus, a site known as the Sir John Carling Building site.

for many 20 years. All three levels of government and The Ottawa Hospital agreed on this site.

There are still implications for heritage as hospital planning goes forward, and so Heritage Ottawa and others remain vigilant for the welfare of the CEF and neighbouring heritage properties. A hospital is not a small thing, and there will be continuing implications for the Farm, for the nearby Rideau Canal World Heritage Site, and for the federally-designated historic structures that abut the site of the new hospital.

Going forward, the 50-acre site at the northeast corner of the CEF will remain the property of the Government of Canada, on a long-term lease to the Hospital, and it will remain part of the designated place of the national historic site. Planning for the new hospital proceeds apace. The hospital is in year two of about an eight-year planning process, before spades go in the ground.

Community Engagement Group

After the Sir John Carling Site was identified as a site for the new hospital, the Ottawa Hospital

reached out to those groups which had been most engaged in the discussions about the location of the hospital, with an invitation to found a Community Engagement Group (CEG) to provide outside commentary on the planning for the hospital. HO was invited and accepted, and this group meets once a month to discuss hospital planning issues.

The CEG consists of neighbouring community associations, patient advocacy groups, and heritage and greenspace groups.¹ The City of Ottawa and the National Capital Commission (NCC) also have representatives on this board. Private sector facilitators are PACE Public Affairs & Community Engagement, and Middle Ground Research.

To date, the CEG has provided input on: the City's re-zoning of the site to "institutional"; preliminary transportation studies; the fate of the Sir John Carling Annex; the Request for Proposals for the planning studies; TOH CEO Dr. Kitts' replacement; and most substantially, the vision statement Healthy Ottawa, which is the CEG's response to the City of Ottawa's Official Plan (OP) review and where the hospital fits into the new OP. <https://heritageottawa.org/news/ottawas-central-experimental-farm-research-climate-change>

Going forward, the CEG will respond to the planning studies now underway (for transportation, infrastructure, environmental impact studies, and cultural heritage impact studies). These will probably



Photo: TVO website

Ottawa's Central Experimental Farm, established in 1886, is a designated national historic site of Canada.

appear in 2020. HO's role on the CEG has been focussed on heritage conservation, looking to mitigate impacts to the Farm, to the Canal, and to the nearby heritage buildings, the former Observatory, the Azimuth building, and others.

Central Experimental Farm Advisory Council (CEFAC)

CEFAC is an advisory body which provides commentary to Agriculture and Agri-Food Canada (AAFC) on the management of the Farm as a national historic site (but not its management as a research station). The groups that sit on CEFAC include Agriculture and Agri-Food Canada, the Friends of the Farm, the Canadian Society of Landscape Architects, 4-H Canada, the National Farmers' Union, the National Trust, the Canadian Institute of Planners, the Federation of Citizen's Associations of Ottawa, the Canada

Agriculture and Food Museum, Fletcher Wildlife Garden, and Heritage Ottawa. CEFAC meets twice a year.

CEFAC has been quiescent for many years but has recently revived and has useful projects which should contribute to the wise management of the CEF as a cultural and recreational destination. CEFAC is launching a visitor survey shortly, the first for the CEF. Both the NCC and Parks Canada have assisted in developing this survey, which will be launched online through the websites of the CEFAC member organisations. It is hoped this visitor survey will help inform public activities and awareness on the Farm, and feed into the work of the Community Engagement Group, discussed above.

AAFC is looking at updating the management plan for the Farm (now some 20 years old), and CEFAC – and Heritage Ottawa – will be asked to provide input.

Continuing Threats

There remains considerable public misunderstanding of the purpose of the CEF both as an agricultural research institution vital to Canada's food security; and lack of appreciation of the CEF as a heritage and recreational facility important to Ottawa and to the nation. Pressures to develop the site – it's "empty", right? – continue. Issues to watch out for include the impact of transportation in and around the CEF; a proposal to create a botanical garden on a site between Prince of Wales Drive and the Canal; and the ongoing concerns for appropriate use.

Heritage Ottawa remains engaged and vigilant, and we appreciate the public support we have received in our efforts to protect the Central Experimental Farm.

Leslie Maitland is a member of the Heritage Ottawa Board

¹ Carlington Community Association, Civic Hospital Neighbourhood Association, Dalhousie Community Association, Dow's Lake Residents Association, Glebe Annex Community Association, Liveable Bayswater, Ottawa-Carleton Standard Condominium Corporation 837, Council on Aging of Ottawa, Ottawa Disability Coalition, TOH Patient and Family Advisory Council, Central Experimental Farm Advisory Council, Friends of the Farm, the Greenspace Alliance, Heritage Ottawa.

L'Observatoire fédéral, le Greenwich du Canada

Par Robert Moreau

Photo: Wilder, Wikimedia Commons



L'Observatoire fédérale en 2007

Au tournant du 20^e siècle, le Canada se dote d'un observatoire national afin de faciliter le travail de la cartographie au pays. Modelé sur l'Observatoire royal de Greenwich, l'Observatoire fédéral d'Ottawa joue un rôle important dans le progrès de la recherche scientifique au Canada.

Initialement, l'emplacement envisagé pour l'observatoire est la Colline du Parlement. Mais ce choix ne fait pas le consensus et l'édifice est finalement érigé sur les terres de la Ferme expérimentale centrale, loin de la fumée et des lumières d'Ottawa. L'architecte en chef David Ewart, la future superstar de l'architecture fédérale, réalise les plans du bâtiment.

L'édifice est construit de 1902 à 1904 et ouvre ses portes en avril 1905. Ewart donne un éclat particulier au bâtiment. De style néo-roman, sa conception marie des éléments d'établissements de haut savoir avec ceux de bâtiments classiques. Le produit final est une imposante structure symétrique de deux étages en pierres comportant une tour centrale octogonale de quatre étages, qui est surmontée d'un dôme escamotable en cuivre.

La fonction principale de l'observatoire est de marquer la longitude primaire du Canada et de calculer et de transmettre l'heure exacte à partir d'observations astronomiques. Pour ce faire, il comporte une lunette astronomique de 35 centimètres, la plus grande de

son genre au Canada à l'époque. À partir des années 1930, l'observatoire devient la source du signal horaire diffusé quotidiennement sur les ondes de Radio Canada.

L'Observatoire fédéral continue à opérer à titre d'important centre de recherche jusqu'à 1970. À ce moment, il cesse ses fonctions et ses responsabilités sont confiées au Conseil national de recherches. L'édifice passe alors au travers d'une longue période d'incertitude. Finalement, le bâtiment connaît une seconde vie et sert, jusqu'à présent, d'espaces de bureaux pour le ministère des Ressources naturelles.

En 1992, le gouvernement canadien désigne l'observatoire à titre « d'édifice classé » du patrimoine fédéral en raison de son importance historique et de sa valeur architecturale. L'observatoire demeure aujourd'hui largement reconnu comme un chef-d'œuvre de l'architecture fédérale.

Récemment, la décision de construire le nouvel Hôpital d'Ottawa sur un lieu de la Ferme expérimentale adjacent à l'observatoire a soulevé la controverse. Notamment, la Société royale d'astronomie du Canada, qui veut transformer l'observatoire en un musée scientifique, a fait appel à la protection de l'édifice et de son emplacement. En réponse, les responsables du projet ont affirmé qu'ils prendraient au sérieux l'impact possible du nouvel hôpital sur les sites historiques adjacents dans leur planification. Les adhérents de Patrimoine Ottawa devront continuer à suivre de près ce dossier.

Robert Moreau est membre du conseil d'administration de Patrimoine Ottawa

Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District

City Council recently approved the Built Heritage Sub-Committee's motion supporting the creation of the Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District (HCD) under Part V of the *Ontario Heritage Act*. Located in the Glebe, the district includes properties adjacent to Clemow Avenue (between Bank and Bronson), Monkland Avenue and Linden Terrace (between O'Connor and Rideau Canal), as well as Patterson Creek and its associated park, pavilion and bridges.

The decision wraps up a process begun in 2004 when Council recommended a multi-phased heritage conservation study of the area. Phase I of the study resulted in the designation in 2011 of the Clemow Estate East HCD (between Bank and O'Connor). It also revealed the historical and physical association of the named streets with the city's driveway network. The Glebe Community Association was eager to add them to Phase II of the study, and city staff agreed.



Clemow Avenue streetscape.

The cultural heritage value of the new district is tied to its evolution as a highly intact example of an early 20th century streetcar suburb, beginning with Clemow Avenue in 1906, Monkland Avenue in 1910 and Linden Terrace in 1911. The developments are associated with a number of key individuals and trends in Ottawa's suburban development history, people like Henrietta Clemow, William Powell, Henry Monk and George Patterson, for whom Patterson Creek is named. The district is also one of the only residential extensions of the Ottawa

Improvement Commission's (OIC) 1903 driveway plan designed by Canadian landscape architect Frederick Todd as part of its "beautification" plan.

The area is notable for its sense of "civic grandeur at a residential scale" evident in its wide streets, mature canopy trees, and distinctive lamp standards in the 1916 OIC design. The house designs reflect an eclectic mix of architectural styles, including Arts and Crafts, Edwardian Classicism, Queen Anne and Tudor Revival and Prairie style that share deep set-backs and open green front yards. High quality workmanship can be seen in such decorative details as stained or leaded glass windows, elaborate entryways, ornamental brick and stone work, and wood detailing.

Heritage Ottawa submitted written support for this initiative to city staff and encourages the next phase of the study which will focus on the heritage character of a section of Bank Street, the traditional main street in the Glebe.

The designation includes the *Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District Plan*, January, 2020. (See Ottawa.ca/clemow2).



Home on Clemow Avenue.

Re-use, not demolition

By **Toon Dreessen**

Last fall the City of Ottawa, like many other cities, declared a #ClimateEmergency. We've also declared a #HousingEmergency. We need to restore, conserve, adapt and renovate our existing buildings, including abandoned and derelict ones, to provide more housing. It can take years to get a project through planning approval and construction, so any action we take on either front must be measured, careful and, at the same time, driven by a sense of urgency.

The most sustainable building is the one that already exists:

- the concrete used to build it is already manufactured;
- the steel extracted from the earth is already processed; and,
- the trees are already harvested.

Crushing the building and throwing it the landfill, even if we recycle what we can, only to replace it with more of the same, has a huge environmental footprint. Worse, we tear down something that is part of our community, representing the cultural values of the community both in its original design and construction, and the community that has grown around it.

Underlying this discussion is a failure to realize that heritage conservation is all about sustainability. And this isn't just for those buildings that we think of as "heritage." The overall cultural context of buildings that form the collective backdrop to our cities is as important as the ones that we honor with a plaque or designate as "official heritage."



Former Our Lady's School, Cumberland and Murray, Ottawa

How can we, as a society, help incentivize reuse?

Some older buildings contain dangerous materials like lead paint or asbestos, or they were not built to meet modern building codes for fire ratings or seismic activity. Removing contaminants and upgrading the building can be both expensive and disruptive. We need to take collective action to support renovation of buildings including:

- Faster planning approvals for changes of use, waivers on parking requirements and rezoning that result in lengthy carrying costs for owners where the building is part of our heritage fabric;
- Provide grant programs for hazardous material removal and disposal that defer the cost over several years, not unlike a brownfield grant for remediation of contaminated soil; and,
- Energy efficiency grants or loans to support building envelope restoration, repair and upgrades to conserve the building and reduce energy demand; that pays for itself in reduced operating costs that can be used to fund other projects or repay deep energy retrofit loans.

Building quality housing at affordable rental rates within the core of the

city is important for many reasons. Not only does it provide housing in areas where there are existing transit networks, community supports and essentials (like grocery stores, parks and public spaces), building in our core also incentivizes adaptive reuse of our existing buildings. Renovating, or adding to existing abandoned buildings can help revitalize a community. In this, we need to look to the owners of these buildings.

When owners can hang on to derelict buildings, letting them negatively impact our communities, we allow them to hold our cultural memories hostage, while their buildings decay to the point where they can no longer be salvaged. At best, we preserve a façade, at worst we're forced to accept demolition of what remains. We lose on both counts. We need to take more aggressive action and bring these owners to the table, encourage action on their part or expropriate their buildings for a fair price if they aren't willing. Where that is the outcome, we the citizens, become the owners and developers and can incentivize change. As a city, we can invest smartly, planning a long-term investment to pay off and fund innovative, creative, changes that build new homes, create places for businesses to thrive and establish community anchors.

Our built heritage matters. Investing in renovation, deep energy retrofits, conservation of heritage elements and adapting our older buildings to new uses creates places for people. It rehabilitates communities and provides an important anchor for communities.

Toon Dreessen is President of Architects DCA. The views expressed are his own.

Photo: Miro Gacic, Xactly Design