



HERITAGE SURVEY AND EVALUATION FORM		Prepared By: MacKenzie Kimm/Lesley Collins	
		Prepared: August 2014/November 2014	
Address	590 Broadview Avenue	Building name	Broadview Public School
Construction date	1927-28	Original owner	School Section No. 2/ Nepean Township



CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE/ INTEREST		
	Yes	No
Design Value	X	
Historical Value	X	
Contextual Value	X	
	A property may be designated under Section 29 of the Ontario Heritage Act if it meets one of more of the above criteria. Ontario Regulation 09/06	

Design or Physical Value	
Architecture Is the property a rare, unique, representative, or early example of a style, type, expression, material or construction method?	YES NO <input checked="checked" type="checkbox"/> <input type="checkbox"/>
<p>The original portion of Broadview Public School (formerly Broadway Avenue Public School) was constructed in 1927. It is a two storey rectangular building with a high basement located on a large property on Broadview Avenue (formerly Broadway Avenue). Over the past 80 years, several additions have been constructed to the school, resulting in a large, rambling, “L-shaped” building.</p> <p>The original 1927-28 section of the building is an example of the Collegiate Gothic style, popular for school construction from 1900-1930. The Collegiate Gothic is a late variation of the Gothic Revival style, inspired by the university campuses of Oxford and Cambridge in England and became popular for universities and schools across North America in the early 20th century. The Collegiate Gothic style was used for a number of schools in Ottawa including Devonshire Public School, Elmdale School, and Grant School.</p> <p>The 1927 school is constructed of red brick with limestone details and a poured concrete foundation. Features typical of the Collegiate Gothic Style include the use of red brick and limestone, the symmetrical facades, stepped parapet, secondary cornice and carved relief panels. The building features a symmetrical front facade with evenly spaced windows and a central entrance bay. This central bay was historically the main entrance to the building but has been converted to a window. The former entrance features a stone door surround with stone quoins above which is a cut stone entablature with ornamental carved stone panels and a recessed central panel inscribed with the words “Public School.” The central bay also features a stepped parapet with a carved relief date stone and stone quoins. The fenestration pattern on the front façade is regular with groups of five windows with stone quoins and continuous stone sills and lintels. The windows units have been replaced. A secondary cornice, comprised of limestone and galvanized sheet metal, is located above the second storey windows. This cornice wraps around all four facades of the original building.</p> <p>The north and south facades of the building are symmetrical, though the south façade was altered to accommodate the 1947 addition to the building. The north façade remains intact, featuring a slightly projecting entrance bay with large stairwell windows, a round arched entranceway with double wooden doors, and a transom window. The</p>	

north entrance bay features a round arched stone door surround, stone coins, and a stepped parapet with carved panel, similar to the front façade. Flanking the entrance are large rectangular panels comprised of horizontal soldier courses and vertical brick courses laid in stacked bond. The corners of the panels are accented with stone.

To accommodate the post-war baby boom, additions were constructed on the building in 1946, 1949, 1951, 1955, 1972 and 1976. These additions have little architectural significance.

Craftsmanship/Artistic merit

Does the property display a high degree of craftsmanship or artistic merit?

YES

NO

☐
☒

The decoration on the building is modest and simple, yet the stone detailing is of interest, particularly on the projecting entrance bay along the parapet and the stone quoins.

Technical/Scientific merit

Does the property demonstrate a high degree of technical or scientific achievement?

YES

NO

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The building was built specifically to be fireproof, as the earlier building on the site had been destroyed by fire. The building was originally heated by steam and the heating and ventilating plant had a tall chimney.

Summary

The original section of Broadview Public School is a representative example of the Collegiate Gothic style featuring well-crafted architectural details.

Sources

Elder, Ken. "Broadview Public School Heritage Value Statement." May 2014.

Ricketts, S, Maitland, L, and Hucker, J. A Guide to Canadian Architectural Styles 2nd Edition. Broadview Press 2004.

Richards and Abra Architects. "Broadway Avenue Public School, S.S. No. 2 Nepean." Architectural Drawings 1927.

Historical and Associative Value	
Date of Construction (Factual/Estimated)	1927-28
Historical Associations Does the property have direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community?	YES NO <input checked="" type="checkbox"/> <input type="checkbox"/>
<p>Broadview Public School is associated with the development of public schools in Nepean Township in the early 20th century. The Common School Act of 1841 created school sections within each Ontario Township and dictated how school construction and operation would be funded. The trustees of the school section would, after consultation with the local community, petition the township council to enact a special levy to raise funds for the school construction. Broadview Public School is one of three public schools constructed by School Section No. 2 of Nepean Township in the early decades of the 20th century. The others, Churchill Avenue Public School (1910) and Hilson Avenue Public School (1914) have both been demolished and replaced.</p> <p>The current Broadview Public School is the second school on this property. The first school, constructed in 1916, was destroyed by fire on December 31, 1926. In March 1927, the ratepayers of School Section No. 2 in Nepean Township voted to approve the construction of a new eight room school on the old foundation, at a cost of \$75,000. This building remains today. When Westboro was annexed by Ottawa, the street and school name were changed from Broadway to Broadview to avoid confusion with Broadway Avenue in Ottawa.</p> <p>Broadview Public School is also associated with the growth of Westboro through the 20th century; the school was expanded to accommodate increased enrollment, particularly after the Second World War when the population grew rapidly, resulting in severe overcrowding. In 1946-47 six classrooms, a principal's office, staffroom, and gymnasium were added. A second section was added to the school between 1949 and 1951. In 1950 the district around Broadview School was annexed by the City of Ottawa. At that time it became the first intermediate school in west Ottawa. In 1951 Broadview was so overcrowded that two intermediate classes had to be placed in Nepean High School. A third section of classrooms was added in 1953 and school enrolment reached 1,460 students. In 1975 a new library was opened and a second gymnasium was completed.</p> <p>The history of Broadview Public School is closely associated with the history of Nepean High School located immediately to the north. In 1916, the first classes of Nepean High School took over one room of the recently completed Broadview Public</p>	

<p>School. In 1922, a new high school district was created and the building was officially opened in 1923</p>		
<p>Community History</p> <p>Does the property yield, or have the potential to yield, information that contributes to an understanding of a community or culture?</p>		<p>YES NO</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>
<p>Broadview Public School is located in the Highland Park neighbourhood of the former Village of Westboro and is associated with the growth of the west end in the early decades of the 20th century.</p> <p>Westboro, a small settlement that developed in the 1870s along the Ottawa River near James Skead's sawmill, was originally known as Skead's Mills. By 1900, Westboro was little more than a ribbon of development along Richmond Road. Richmond Road, built originally in 1818 to connect the military settlement at Richmond with Richmond Landing near the Chaudière Falls in Bytown, was integral to the development of the small, rural villages west of Bytown. The arrival of the streetcar in 1900 prompted development of the area, as it ran along Byron Avenue. Westboro became a Police Village in 1905 with the power to elect a village board of trustees to be responsible for sidewalks, street lighting and garbage.</p> <p>In the early decades of the 20th century, after the completion of the streetcar line, growth was rapid in Westboro, fuelled primarily by speculators purchasing land and registering plans for subdivision. Between 1906 and 1916, the number of houses in Westboro grew from 70 to 681. The Highland Park neighbourhood was one of the earliest to experience development. John E. Cole, a local blacksmith turned land developer, purchased land and subdivided it gradually through the early 20th century. A wide range of lots were available, with premium lots along Golden and Broadview Avenues. Cole was also important in the early development of schools, churches and fraternal organizations in the neighbourhood and throughout Westboro.</p>		
<p>Representative Work</p> <p>Does the property demonstrate or reflect the work or ideas of an architect, artist, building, designer or theorist who is significant to a community?</p>		<p>YES NO</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>
<p>Broadview Public School was designed by the Ottawa architectural firm of Richards and Abra in 1927. The firm was commissioned to design a fireproof building heated by steam, on the foundation of the previous school.</p> <p>The firm of William Abra and Hugh Richards was formed in May 1913 and continued for 30 years until Richards death in 1944. Hugh Archibald Richards was an Ottawa</p>		

born architect, trained at the McGill School of Architecture. Prior to his training as an architect, he worked as a draftsman with several Ottawa architects including Moses Edey and C.P. Meredith. After graduating in 1912, he worked briefly for Ross and MacDonald before returning to Ottawa in 1913. William James Abra was born in Ayr, Ontario in 1882 and attended public and high school in Toronto. After high school, Abra took courses in architecture and became a draftsman in 1903. Abra moved in Ottawa in 1907 and worked briefly for the architecture firms of Horwood and Taylor and Weeks and Keefer before beginning his long term partnership with Hugh Richards in 1913.

Richards and Abra were a prolific firm in Ottawa, designing churches, hotels and apartment buildings including the Duncannon Apartments and the Mayfair Apartments on Metcalfe Street. The firm specialized in educational buildings and is responsible for the design of more than 50 schools in eastern Ontario including : Arnprior Public School (1925), St. John's Roman Catholic School, Perth (1926) and nearby Nepean High School (1922).

Summary

Broadview Public School is one of the last remaining schools built by Nepean Township in the former Village of Westboro. The building was designed by the well-known architectural firm of Richards and Abra.

Sources

"Broadview Public School." <http://www.broadviewps.ocdsb.ca/index.php?id=15>

Elliott, Bruce. The City Beyond: A History of Nepean, Birthplace of Canada's Capital, 1792-1990. 1991.

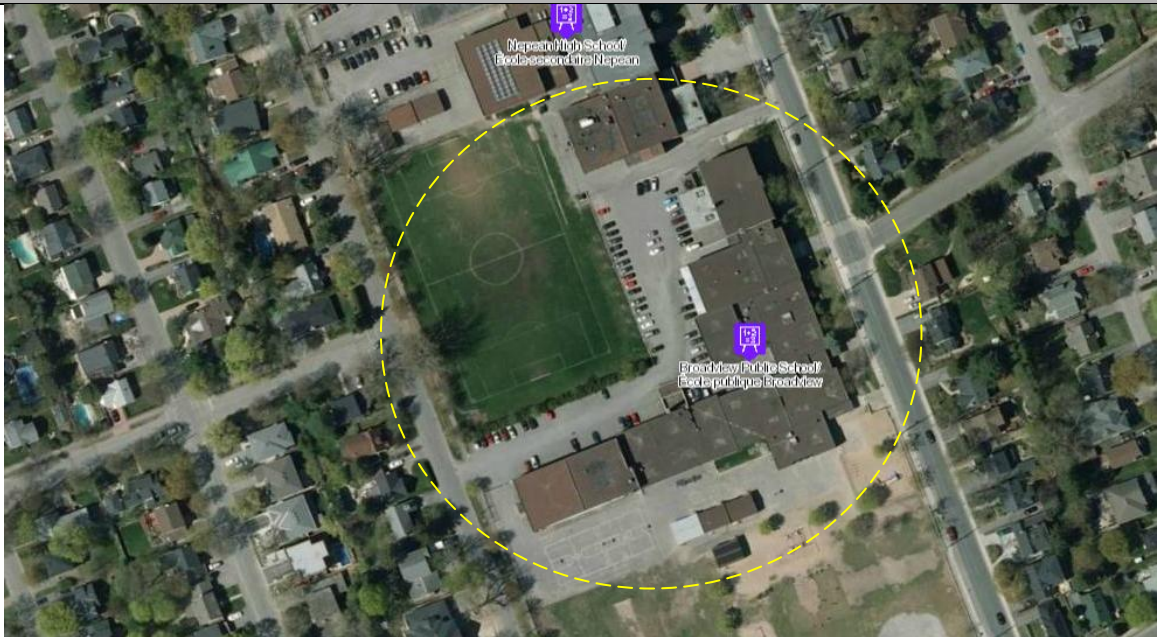
Ministry of Education. "Education and Society." Royal Commission on Learning 1994.

"Nepean High School, 574 Broadview Avenue". City of Ottawa Heritage Files. D09-01-BROA574

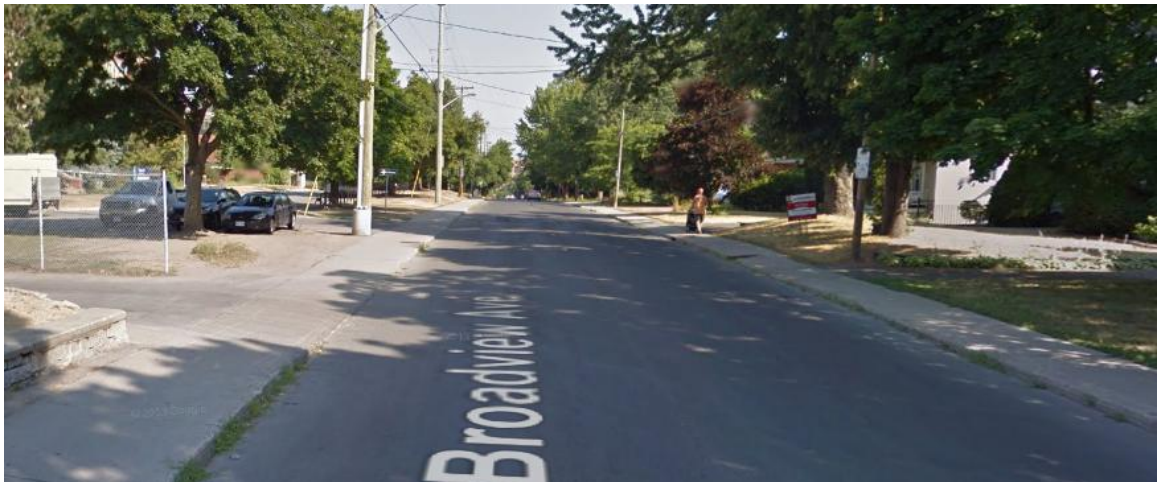
Ottawa Journal. "Will Construct \$75000 School Broadway Avenue" March 7, 1927.

"Richards and Abra." Biographical Dictionary of Architects in Canada, 1850-1900."

Contextual Value



Aerial view of Broadview Public School showing Nepean High School on the next lot. Source: geoOttawa.ca



Streetscape looking towards Nepean High School (left). Source: Google Maps 2012.

Community Character

Is the property important in defining, maintaining, or supporting the character of the area?

YES

NO



Broadview Public School is located in Westboro, in the neighbourhood of Highland Park. A residential neighbourhood, with a commercial core centred around Richmond Road, today, Westboro is a thriving neighbourhood, with a mix of housing types from architect-designed houses near Richmond Road to low rise apartment buildings closer to Carling Avenue.

<p>Broadview Public School and neighbouring Nepean High School are important in defining the historic character of Broadview Avenue and the Highland Park neighbourhood. Together, they are a dominant feature in the neighbourhood. The age, style, and construction materials of both of these buildings support the early 20th century residential character of the neighbourhood.</p>		
<p>Context Is the property physically, functionally, visually or historically linked to its surroundings?</p>	<p>YES <input checked="" type="checkbox"/></p>	<p>NO <input type="checkbox"/></p>
<p>Broadview Public School is linked to its surrounding as a neighbourhood school. It is physically connected to its surroundings next to the Nepean High School, which began as one classroom within Broadview Public School. Its location beside Nepean High School creates a large educational node in the heart of the neighbourhood.</p>		
<p>Landmark Is the property a landmark?</p>	<p>YES <input checked="" type="checkbox"/></p>	<p>NO <input type="checkbox"/></p>
<p>Together, Broadview Public School and Nepean High School are a local landmark in the Highland Park neighbourhood as a large educational campus.</p>		
<p>Summary</p>		
<p>Broadview Public School is contextually linked to neighbouring Nepean High School through their age, architectural style and use of materials. Both buildings are also important in defining the early 20th century character of the Highland Park neighbourhood. In addition, as a large campus in Highland Park, the two schools are a landmark in the local community.</p>		