



Volume 18, No. 4

Winter, 1991

## HORTICULTURE BUILDING

Heritage interest in Lansdowne Park usually centers around the Aberdeen Pavillion. But just a stone's throw away is another architectural gem.

Built in 1914, the Horticulture Building was designed by Francis C. Sullivan, whose contribution to Ontario's architectural heritage is an important one. After apprenticing with Frank Lloyd Wright, he set up practice in Ottawa, thereby bringing the Prairie Style north. Sullivan, who contributed to the development in Canada of modern architecture as a whole,



*The Horticulture Building in 1964. (Stop! Don't paint the brick.)*

worked as a draughtsman on the Daly Building, one of the first concrete and steel office structures in the country. To many, however, one of the finest examples of his craft is the Horticulture Building at Lansdowne Park.

The Horticulture Building, which was designated a heritage structure just this year, features wide, unsupported eaves, a square cornice, and a flat roof. As such, it holds true to the strong horizontal character of the Prairie Style, which is said to resemble the prairies of the American Mid-West, from where the style takes its name. The two extensions on either side of the central block make the building look somewhat like an airplane, a characteristic of many Prairie buildings.

*cont'd on page two*

## CONTROVERSY SURROUNDS ONTARIO HERITAGE POLICY

The new Ontario minister responsible for heritage, Rosario Marchese, will have his hands full. At the very time Ontario had expected to be producing the new Heritage Act, Marchese, the minister of Culture and Communications, inherited a full-scale controversy over the direction of the new statute.

In September, various prominent heritage organizations based in Toronto joined the call for the mass resignation (or firing) of the upper echelon of heritage administration in the province. This extends from people involved in the direction of the Ontario Heritage Policy Review up to the deputy minister himself.

The debate has been over both the substance and procedure of legislative reform. Unlike some other provinces, Ontario had decided that before reworking its legislation, it would devise a comprehensive philosophy for all heritage resources, movable and immovable, tangible and intangible.

Critics argue that this "holistic" philosophy opened Pandora's box, committing the Heritage Policy Review to interminable debate. Many object to the strange brew of archaeology, archives, folk dancing, oral history, ethnology, cemeteries, etc., and old buildings.

Of equal importance, according to critics, is the fact that despite over three years of effort, there is still no draft legislation to analyze. Other provinces have proceeded more quickly by *starting* with an attempt at draft legislation, and addressing the philosophical issues as they come up. The Ontario government replies, however, that its

attempt is the most comprehensive ever. Furthermore, the Province argues that it is strategically preferable to lump these various heritage interests together, the critical mass assuring their importance on the government agenda. These officials argue that for political purposes the whole is greater than the sum of its parts.

Mr. Marchese is not unfamiliar with disputes: he is a former trustee of the Toronto Board of Education and was also Toronto Vice-President of the National Congress of Italian Canadians. He is a rookie MP.

What remains to be seen is whether Marchese has the desire and the resources to stick to the timetable set by his

*cont'd on page four*

courtesy City of Ottawa Archives

# OTTAWA'S INDUSTRIAL HERITAGE

The availability of an abundant water supply and suitable terrain for running turbines resulted in the Ottawa Valley's early economic growth as an industrial region. Originally, water power was transformed directly into mechanical power via turbines and a series of camshafts, sheaves, and belts. Industrial equipment at this time was all belt-driven, and a constant danger for those who worked nearby.

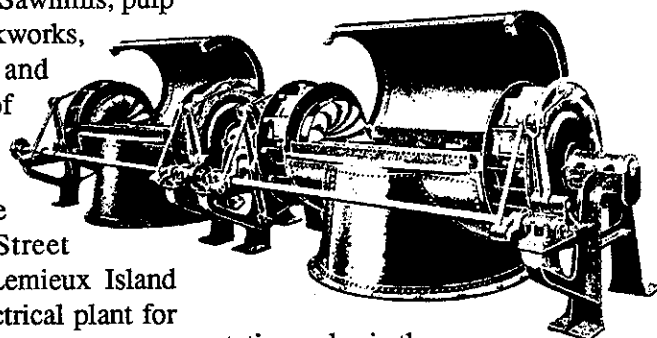
Eventually, hydro-electric power became dominant, transforming mechanical power to electricity, which then ran machinery. Consequently, electric lighting began replacing natural lighting, thereby changing the form of industrial buildings from long, narrow structures with clerestories and repetitive exterior windows to the large, flat-roofed, box-like structures which are the standard today.

For areas away from a water source, steam-driven power produced from burning coal was similarly used, either to power belt-driven or electrical machinery. Smaller operations, such as blacksmithing forges and brick or lime works, used the heat of wood or coal directly in the production of their goods.

The Ottawa region has a rich legacy of these early industrial structures, some with machinery intact. Sawmills, pulp and paper factories, brickworks, mining installations, and warehouses are some of the many types of early industrial structures that can still be found in the region. The Fleet Street Pumping House, the Lemieux Island Filtration Plant, an electrical plant for Ottawa's early streetcar system, several hydro-electric generating stations, as well as train facilities, roads, bridges, and of course the canal, are examples of municipal services and regional transportation networks based on the industrial technology of the time.

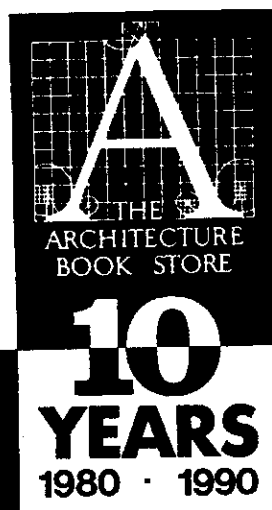
Although many of these structures have been converted into residential, commercial, or museum facilities, some are still in use as industrial buildings. Dating from the 1870's onward, many of the E.B. Eddy buildings, which straddle the Chaudière Falls in the Ottawa River, are still generating the hydro-electricity that powers their operations. Hydro Quebec and Ontario Hydro own several of the small, electric generating

American Turbine designed by Dayton Globe Ironworks, circa 1909.



stations, also in the Chaudière, that supply power to Ottawa-Hull.

Such machinery and buildings, often collectively referred to as industrial archaeology, are receiving increased public attention as valuable artifacts of engineering history and important landmarks in the built environment. Because of the functional nature of these complexes, however, their value is often overlooked or simply not noticed when they face demolition. Heritage Ottawa will be organizing an exhibit in May of 1991 to increase awareness of these industrial structures and the role they played in Ottawa's early economic development.



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## *Horticulture cont'd.*

The Horticulture Building's heritage designation will not prevent it from being altered. Just as its function has changed from a show place for produce to a curling facility, so has the Horticulture Building undergone structural changes. And more are slated.

According to Warren McCaully, project manager for the Lansdowne Park Redevelopment Project, only the facade of the building will be incorporated into the new exhibit show complex planned for the site. "If you envision the building as an airplane," he explained, "we will be using the wings and engine." Because the back portion was a later addition, and therefore has no heritage value, it will not be spared.

McCaully also stated that the exact use and position of the Horticulture Building in the redevelopment plan has yet to be decided. "We have a concept plan but no site plan as yet... We are just now looking at architects."

Returning the building to its natural brick finish will be a particularly challenging aspect of the work. "It's soft brick with many coats of paint," explains McCaully, "and although the most efficient means of removing the paint is sandblasting, that won't leave much brick when the job is done."

And so it seems that although Sullivan's creation has been spared demolition, its ultimate fate is uncertain.

by Richard Cannings

# PRESIDENT'S MESSAGE

The Byward Market Heritage Conservation District Study has finally been released, rewarding months of lobbying and years of waiting.

The original report, prepared by Julian Smith and Associates, was 1300 pages long. The published version is 130 pages, accompanied by a convenient, five-page executive summary. It is doubtful that the \$80,000 municipal grant covered expenses. Clearly, the project became a labour of love for Smith. At our annual general meeting on September 19th, Heritage Ottawa presented Smith and his team of Cecelia Paine, Margaret Carter, Marilyn Hart, and Helmut Schade with an award for their efforts.

The report recommends the designation of the central Market area as a Heritage Conservation District, under Part V of the Ontario Heritage Act. It also calls for the establishment of a Byward Market Advisory Committee that would encourage heritage conservation.

The report explains that in the proposed district there would be "greater control over demolition and

more assistance for conservation. Design review would become a more significant part of development. Streetscape development would be designed to protect a commercial and mixed-use environment. Height for new buildings would be set according to the existing heritage stock."

Heritage Ottawa solidly endorses the Smith study's call for a Heritage Conservation District, as well as its other recommendations. We question, however, the proposed make-up of the Market Advisory Committee, which includes three planners from the City, RMOC and the NCC, the local alderman, a Merchant's Association representative, a LACAC representative, and one member from the community.

Given that the movement to save the Market was the work of local citizens, they should not hold a minority position on the committee. We would add to it one representative from each of the following groups: the Lowertown West Community Association, Heritage Ottawa, Save the Byward Market Inc., as well as a member at large from any one of the communities whose residents use the market.

The report's second recommendation is that the area east of Dalhousie St. to King Edward Ave. be designated a Heritage-Residential Zone. This would reinforce the commitment to housing in Ottawa, but ensure low-rise and small-lot development. The third recommendation is that the north side of Rideau St., from Sussex Dr. to Dalhousie St., be zoned so as to protect the Market from high-rise development on its southern periphery.

The final recommendation is to give a high-density zoning to the southeast corner of the area bounded by Dalhousie St., King Edward Ave., York St., and Rideau St., with allowable levels decreasing toward the Market centre.

So far, Market lovers have enjoyed the enthusiastic support of City Council. Examples of this support include the rejection of 99 Rideau — a proposed 17-storey hotel, the establishment of an interim control on demolition, and in particular the decision to finance the Byward Market Heritage Conservation District Study. All will have been for nothing, however, unless the Smith report's guidelines are followed. Once this is done the Market will finally be saved — something that should have occurred 25 years ago.



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### Heritage Policy cont'd.

Liberal predecessors for the introduction of a new Heritage Act. Both of the previous ministers of Culture and Communications had affirmed that a new act would be ready for presentation to Queen's Park by the end of 1990. Furthermore, in view of Bob Rae's personal interest in heritage issues, the premier himself might influence the strategy and timing of the new bill.

U	Cattle Castle:	Restoration of the exterior is expected to start in the spring.
P	Bank Street Bridge:	Regional Council has approved the rehabilitation option.
D	Wallis House:	The City has designated it a heritage structure.
A	Daly Building:	Work will not begin until developer Bill Tresham finds a tenant. The building has been boarded up for the winter.
T		
E	Patterson House:	Credits Desjardins has accepted an offer and the sale should close Dec. 3rd.
S		

## FLORAL ARRANGEMENT

Sometime this fall, construction will start on a renovation and infill development on Flora Street that caps a year-long fight to preserve a unique heritage feature of Centretown.

In late 1989, one of a distinctive group of three turn-of-the-century wood houses on Flora St. was bought by developer Carmen Argentina, who planned to demolish it and construct an apartment building. Inappropriate zoning by-laws would have allowed such a project. Alarmed at the possible loss of a favourite piece of heritage, the neighbourhood banded together to save 90 Flora. Among them was architect Anthony Leaning, owner of 94 Flora, one of the distinctive group of houses.

An interim control by-law, sponsored by alderman Diane Holmes, helped delay demolition, although this was later overturned by a city council that remains largely indifferent to heritage concerns. Fortunately, the fight against the project found wide support. Community groups, sympathetic reporting in the local media, and a very visible campaign mounted with the help of Heritage Ottawa President Richard Cannings

set the stage for a negotiated settlement with the developer. In the meantime, Anthony Leaning was preparing plans for an alternative development that would preserve the group.

After several weeks of discussions with Argentina, he accepted a compromise that would preserve and enhance all three of the houses, while adding new, attached houses in-between. This solution required collaboration between the neighbours and the developer as they sought special planning permission from the City. Mistrust between the parties was eventually overcome as progress on each stage of approval demonstrated a general desire to see the infill development work.

Argentina's two-bedroom house will undergo a renovation that will include the installation of new kitchen and bathroom facilities, and the addition of a sunroom at the rear. The infill units will be built between and set back from the front of the existing houses, in order to maintain the prominence of the older facades and preserve the large, shared front gardens and mature maples. The new two-storey houses will be in the

same spirit as the old ones, with matching roof gables, wood siding, detail, and window style. Individual colour schemes for each of the houses will result in a diverse streetscape. All City permissions have now been received and a building permit has been issued for the development.

Communities must rally against undesirable projects and against by-laws that provide insufficient protection for a neighbourhood. Partly because of the above episode, the City has begun a much-delayed re-assessment of its heritage inventory. Many residents in the Flora St. area hope that local zoning, which now permits development to five times the current density, will be changed. Although the Flora St. area is low-rise, and for the most part houses families, its allowable density is among Centretown's highest.

Often, creative solutions must be found in order to preserve heritage properties and neighbourhoods. On Flora St., consultation between the developer and the community produced such a solution. The City must also demonstrate flexibility in the planning approval process.

### Membership Application

standard membership .....	\$20.00
senior citizen or student .....	\$10.00
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ISSN 0808-0506

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