

*Established in 1967  
Celebrating our 26<sup>th</sup> year*



*Volume 19, No. 2,  
Spring 1993*

*Dedicated to Preserving Our Built Heritage*

## President's Message

*Louise Coates*

Since our newsletter last fall, Heritage Ottawa has participated in a number of events in the heritage field. We held three public lectures, kept the media abreast of changes to heritage sites and met with government officials on behalf of threatened buildings. March 3, architects, restorers and the business community met at an afternoon symposium on interiors. Not only is the heritage community interested in saving the walls of an old structure, but its heart and soul, as well.

At this time of year, we ask you to continue supporting our work by taking out or renewing your 1993 tax-deductible membership! We're proud of our members: you have shown you believe buildings from the past have an important place in today's cities. Why not come out and volunteer? We always need people to help with exhibits, sort our photo collection, or write a letter on behalf of a threatened building. We encourage and depend on public support and participation. One hour a month may mean preserving the Institute Jeanne D'Arc on Sussex, or saving the cluster of heritage houses bordered by Nicholas, Waller and Laurier. Our letter writing has already been effective in staying demolition of Wallis House. Your help counts!

*Paul Stumes*

During the "Roaring Twenties" and the "Dirty Thirties", Miami Beach was the favoured wintering spot for those who could afford it. During this period, glamorous and elegant art deco style hotels in all sizes were built, ranging from 10 to 100 rooms. Miami Beach was known as the Golden Coast. A few wealthy families had flashy residences in the area. Everything was "modern", which in those years meant that it was built in the Art Deco style.

However, in the late 1940's, masses of middle class people began to frequent the area and more affordable hotels were erected. The old Art Deco buildings were abandoned for the novelty of the modern glass towers. The buildings were left to deteriorate and rented out at cheap rates as housing for the poor. The result was that the showpieces of the

## Hey Miami, Here I Come!



20's and 30's became dilapidated slums. Developers started to demolish, replacing the Roaring Twenties hotels with concrete structures. The largest concentration of Art Deco buildings in North America began to disappear.

Luckily, in 1976 the American Society of Interior Designers held their meeting in Miami Beach and, under the grimy Art Deco exteriors, discovered a treasure cove of beauty. With the help of local citizens, public pressure was exerted on federal authorities and the Golden Coast, containing some 400 (continued on page 3)

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## Heritage Information Updates

### Jeanne D'Arc Update • 489 Sussex Street

The National Capital Commission (NCC) received three proposals from developers to revamp the Jeanne D'Arc building on Sussex Drive. One of these proposals was submitted by the Centretown Citizens (Ottawa) Corporation (CCOC), a provincial body that builds low-income housing. Dennis Carr says the group submitted a plan in March proposing the former women's residence and hotel be converted to residential units. This would include an addition on Clarence Street. The ground floor would be used for commercial purposes. Carr says he expects to hear from the NCC in June as to whether or not his group's proposal has been accepted.

Last November, after suggestions from Heritage Ottawa, an architect from Parks Canada toured Jeanne D'Arc to study the interior's architectural significance. Lyette Fortin noted that the decorative woodwork of the reception and dining rooms, the main staircase, the pressed metal ceilings and the doors and windows all date from the period of occupancy by the Sisters. It was recommended that these features be incorporated in future interior refurbishing. We hope that the NCC holds its chosen developer to these recommendations.

### Wallis House Update • 589 Rideau Street

The City of Ottawa is still considering buying the former Protestant hospital and surrounding property, at Rideau and Charlotte Streets, from the department of Public Works. A recent offer was rejected because it didn't meet the approximately \$3 million price tag. The city is considering a new offer that will buy the entire site and "mothball" the building until funds can be found for its restoration. Please stay tuned, and be prepared to voice your support for this important heritage building. (See *Wallis House's history* in our fall 1992 newsletter.)

### A Lowertown Loss

A charming house in Lowertown, dating back to the mid-1800's, is slated for demolition. The south Korean embassy recently bought the property at 171-173 Bolton for \$250,000. The sale is conditional to demolition being permitted.

The embassy wants to demolish the house to square off their adjacent lot and make way for their new embassy, a security annex and a proper oriental garden.

However, Ottawa stands to lose a rare piece of heritage if this building is demolished. The square-timber building was common throughout Ontario, Quebec and the Maritimes in the 1800's because it was cheap to build. But there aren't many of these structures left, especially in the urban core.

According to the Federal Heritage Building Review Office (FHBRO), there are approximately five other similar dwellings in Lowertown. One house at St. Patrick and Sussex Drive, is representative of a more sophisticated version of the square-timber framing technique. Horizontal timbers are slotted into vertical upright timbers in what is known as the *pièce-sur-pièce* style. This creates a very stable building frame. The St. Patrick Street building has been designated a federal treasure.

The double house on Bolton is thought to have been built by a man named McEwen. He probably lived in one house and rented out the other half to a tenant. This was a common practice at that time.

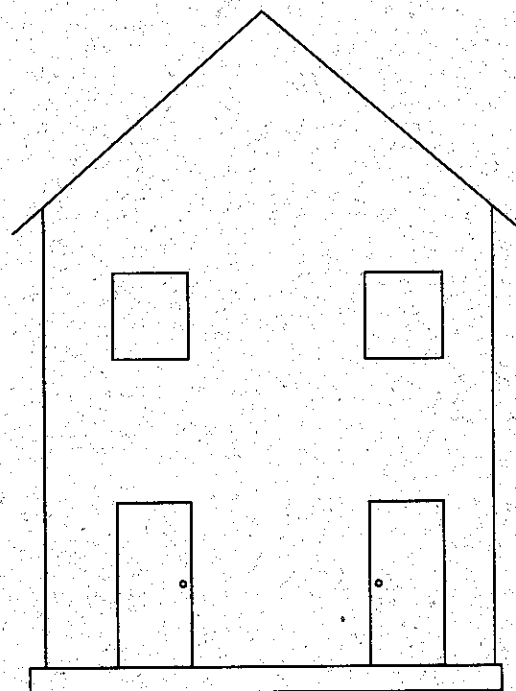
Heritage Ottawa met with officials from the South Korean Embassy on March 19 to discuss ways of saving the building. John Leaning, an architect and Heritage Ottawa member, says one option is to incorporate the house into the embassy's design plan. Not only

would this make the site more interesting but it would have the added advantage of starting community relations off on a good note for the embassy. The embassy doesn't yet have an architect or a plan for the site.

Ironically, this is occurring at a time when the city is considering designating the Lowertown West area as a heritage district. Unfortunately, that process will take at least another year to complete; as well, Bolton Street is considered too far north to be included in the district.

Although the Catholic church was the previous owner of the large lot the South Korean embassy purchased, the NCC has already demolished buildings on that street and has a long term goal of making Bolton Street "Embassy Row".

If this process continues, Ottawa will be deprived of a significant heritage landmark.



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## Somerset Street's McCord Apartments

*Peter Irwin*

A demolition application has been filed with the city to demolish the McCord Apartment Building at 374-380 Somerset Street West. Owner Larry Hartman, of Hartman's Your Independent Grocer, on Bank Street, wants to use the site to provide additional parking for his store.

Heritage Ottawa is concerned about the demise of heritage buildings in this portion of Centretown. Tenants are concerned about the loss of affordable housing provided by the 22 units. The November loss to fire of a heritage duplex across the street emphasizes the problem. While 374-380 Somerset is not a particularly glamorous building, it is an integral part of the streetscape and should be saved.

Tenants are concerned about the loss of affordable housing provided by the 22 units. According to old city directories, in 1928 the building housed Russell McCord's furniture store. In 1929, it was still a furniture store but it had been expanded and three apartments had been added. Now the building is made up of spacious bachelor and one bedroom apartments, with most units containing skylights, hardwood floors and old-fashioned tiles on the bathroom floors. Unfortunately, the building is falling into a state of disrepair

after several years of neglect. Often, owners allow a building to deteriorate to the point that the building must be torn down.

The need for additional parking at the grocery store is debatable. Perhaps Hartman's recent expansion into the Bank of Montreal building has led to an increase in business. However, most of the shoppers live in the area and can walk or bus to the store. Increasing the size of the parking lot only encourages shoppers to drive to the store, rather than using environmentally friendly modes of transportation. Perhaps an improvement in the grocery delivery service could encourage shoppers to leave their vehicles at home.

Before demolition occurs, Hartman must pass several legislative hurdles, including the Rental Housing Protection Act. City officials say it will be another few weeks before the City's Economic Affairs Committee votes on the McCord's fate. There is still time for heritage groups and tenant associations to save this building. Mr. Hartman should feel some heritage heat on this issue! Make your opinions known by calling your councillor and through the suggestion box of the Hartman's Your Independent Grocery store on Bank Street!

## The Experimental Farm's Dairy Barn

Started in 1886, the 500-hectare Experimental Farm houses a number of turn-of-the century buildings. These include the Arboretum along Highway 16, the Planetarium along Carling Avenue, and cattle and poultry barns.

The Animal Showcase — featuring live animals for the public to enjoy — was begun in 1967 by Harry Hayes, then Minister of Agriculture, and is one of the Farm's prime attractions, especially for children.

Last fall, the interior of the federally-designated calf barn was altered in order to provide new lodgings for the horses. Some of the calves were sold and the remaining ones moved in with the cows. Alterations involved the barn's early 20th

century "board and batten" walls — a style of woodwork common in the early part of this century — which were torn out and replaced with metal sheeting for the horse stalls. The character of this sunny and unique building was dramatically changed by the abrupt transformation into a horse stable. The goal was to reduce the number of animals at the farm to save money on heating, maintenance and staff.

Upon urging from Heritage Ottawa, the Federal Heritage Building Review Office (FHBRO), which oversees the treatment of federally protected heritage buildings, has asked Farm administrators to let it know in advance the next time major changes to a building are considered. A pity FHBRO wasn't notified of this earlier.

*Hey Miami, Here I Come! continued*

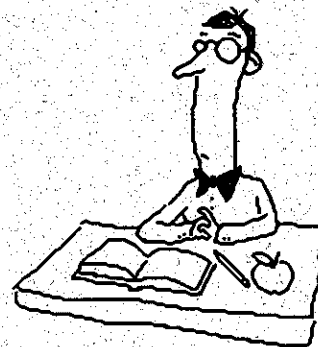
Art Deco buildings, was designated heritage by the U.S. National Register of Historic Places in 1978.

The restoration movement began to snowball in Miami. The City of Miami Beach provided a substantial grant for surveying the district. The U.S. Government removed aluminum siding and other disfiguring "improvements" from the Miami Post Office and other buildings it owned. Several government office buildings were restored to their Art Deco splendour.

During the early 1980's, the relentless pressure of the conservation movement forced developers to restore the interior and exterior of some smaller Art Deco Hotels. These renovated Art Deco hotels are now usually full, their patrons apparently preferring the nostalgic beauty to modern concrete-and-glass. Instead of tax shelters, the renovated buildings became profit makers. Following this success, more and more properties were rehabilitated. Today, nearly 75 per cent of the buildings are restored and the remaining building stock is under renovation.

This Miami Beach heritage district is not a lifeless museum piece. Hotel rooms are occupied, holiday-makers throng the streets and restaurants and night clubs are perched at every corner. While most of Miami is suffering from the recession, business is booming in the restored Art Deco district.

Ottawa developers might learn something from their American colleagues!



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## International Conference in Ottawa

The Association for Preservation Technology is a worldwide interdisciplinary organization dedicated to the preservation and wise utilization of the world's built environment. Its international membership includes architects, engineers, conservators, historians, landscape architects, curators and educators.



APT had its headquarters in Ottawa for the first 20 years of its existence. To recognize Ottawa's contribution to the organization, the 25<sup>th</sup> Anniversary Conference of APT will be held at the Chateau Laurier from September 30 to October 2, 1993.

Immediately preceding the conference, concurrent training courses on September 26-29, deliver intensive, high-level instruction in three areas: Historic Roofing surveys a number of traditional roofing materials and assemblies and explores maintenance, repair and upgrading strategies. Masonry emphasizes hands-on sitework to impart good conservation theory and practice in the repointing and cleaning

of historic brick and stone. A colloquium on conservation Management addresses real and perceived constraints associated with the management and development of heritage properties within political and corporate frameworks. For additional information, contact Robert Hunter, APT CAN Conference Chair, by telephone at (819)-997-6974 or FAX (819)-953-4909.

About 400 professional preservationists will gather from every corner of the globe to exchange information and present lectures on scientific, cultural and technical developments in heritage conservation.

Heritage Ottawa was invited to participate in this conference. Our program will include a presentation about the interaction between city administration and citizens' advocacy groups. Heritage Ottawa will also conduct a guided tour in the Byward Market to demonstrate the feasibility of investors preserving older buildings.

Several members of Heritage Ottawa are helping to organize the A.P.T. conference.

If you would like to get involved, please call our office! This should be an exciting conference!

## Moving a Mansion

A handsome brick mansion at 576 Laurier Avenue West may be saved from demolition.

The house, located between Bronson and Bay Avenues, and sandwiched between high-rises, may be demolished to make way for part two of a neighbouring apartment complex. The owner, S.Y. Lee, sees an apartment complex as a bigger income generator than the three-story house. However, there are more things to consider than just money:

Heritage buildings add charm and character to our neighbourhoods and recycling heritage buildings can make financial sense in the long run. The buildings are well-crafted and last longer than modern structures. Heritage buildings are the result of many more human-hours of work. Modern structures tend

to be erected quickly and use cheaper materials than those used in older buildings. In fact, it is hard to reproduce a heritage building because the materials and craftsmanship required are expensive. It is wiser to maintain the treasures we still have on hand. The fate of the mansion on Laurier is a typical example of choosing economic gain over heritage value. One day, we hope building owners in Canada will have financial and cultural incentives to preserve and restore old buildings, as is the case in the United States. There, repairs to historic structures can be written off from personal taxes.

Ottawa City Councilor, Peter Harris, wants to save the house by moving it to a strip of vacant land nearby. The land, owned by the regional government, is at the corner of Laurier West and Bronson Avenues. Stay tuned for more news!

## Cathedral Hill

Cathedral Hill, is an area of land bounded by Bronson, Sparks, Bay and Queen Streets. Many changes are slated for this area which contains a number of historic buildings.

Last fall, its owner, the Anglican Diocese (which administers Christ Church Cathedral), got permission from the city to redevelop the site. A new building complex is planned that includes apartments and office space. Unfortunately, the church has decided to demolish the lovely Canterbury House at 412 Sparks Street, and a charming double house at 441-443 Queen Street. The Roper Mansion will be saved.

Heritage Ottawa wrote Ottawa City Council and asked that an architect review Canterbury House before any decision on demolition was taken. The building sustained a bad fire last fall. In response, Councillor Tim Kehoe of the Planning Committee passed a motion that staff meet with church officials, including lay canon Michael Iveson, to discuss retaining the building. Last fall Council agreed that the Queen Street house could be demolished to make way for housing.

For six weeks this spring, Heritage Ottawa attempted to negotiate with Iveson to be allowed to look at the house on 412 Sparks Street. Councillor Peter Harris wanted to move Canterbury House, as well as 576 Laurier, to the strip of regionally owned land at Bronson and Laurier Avenue West. Finally, on April 14, architect Julian Smith and heritage restorer, Sandy Smallwood, were allowed to tour the building. Unfortunately, the day before Iveson had invited an architectural salvage dealer in to remove the building's interior treasures, including two marble fireplaces. This occurred despite repeated requests by Heritage Ottawa for more time and for the chance to be allowed to look inside the building before anything was removed. Smith and Smallwood reported that due to the fire and the removal of interior features, the *(continued on page 5)*

# Le musée du Canton de Cumberland

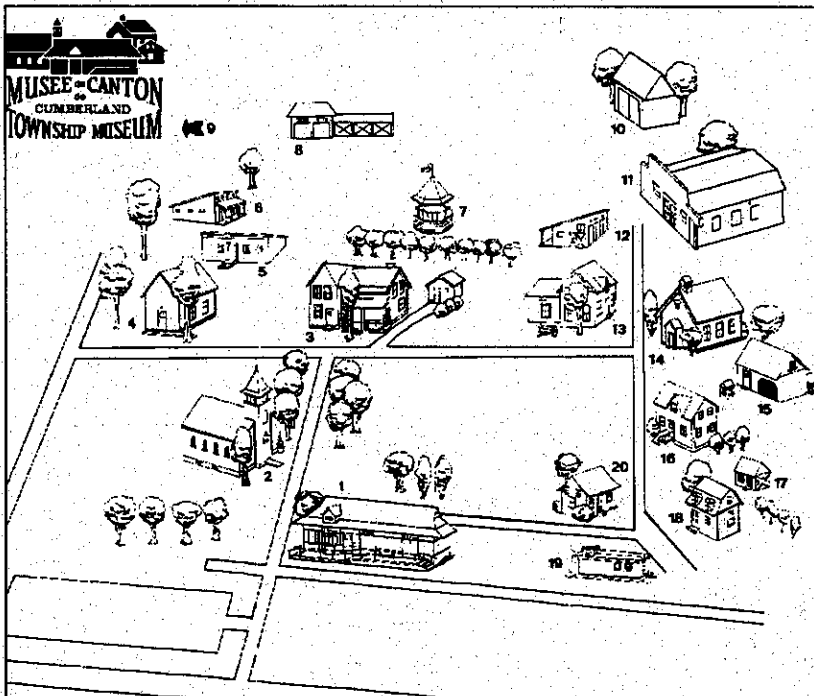
par Jean-François Beaulieu

Une agréable promenade de vingt minutes en auto d'Ottawa peut vous conduire au Musée du Canton de Cumberland. Situé dans une paisible banlieue à l'est du village de Cumberland, le musée est un mini village composé de bâtiments rappelant l'époque se situant entre 1890 et 1935.

la cabane Robinson de Navan, la maison Spratt du village de Cumberland (1857), l'école de French Hill (1900), l'église Unie Knox de Vars (1904), Live Steamers ancienne caserne de pompier de Vars (1920), le Fourgon de Queue de Grand Trunk de Vars (1910), la maison Mainville de Sarsfield (1880), la

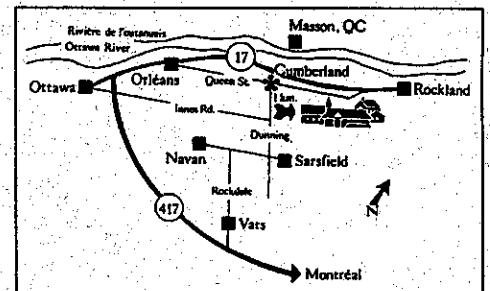
fait revivre les Noël d'hier avec la dégustation de biscuits faits sur place, promenades en traineau et plusieurs autres activités.

Le Musée attire chaque année de nombreux visiteurs et si ce n'est déjà fait, n'oubliez pas d'inscrire une visite au Musée de Canton de Cumberland à votre agenda, vous ne le regretterez pas!



maison Dupuis d'Orléans (1820), la salle des Orangistes du village de Cumberland (1900), la grange à foin sise au chemin Boundary (1900), la grange Taylor de Taylor Creek Orléans (1900) et le garage Watson Esso du village de Cumberland (1900).

Ces édifices ont été transportés sur le site

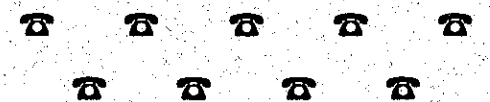


## Cathedral Hill continued

house was in a state of disarray. Those attempting to save the building have finally given up.

We, at Heritage Ottawa, thought that it was the 1960's and 70's that were the decades of wide-scale demolition of heritage properties! Here we are in the Spring of 1993 and already several new demolitions are planned. With heritage properties at less than .5 per cent of Canada's building stock, this is hard to understand. The brick double on Queen Street is solid, in good shape and is currently being uses for housing. Why tear it down and replace it with a modern complex?

Councilor Harris would like to move Canterbury House, as well as 576 Laurier, to the strip of regionally owned land at Bronson and Laurier Avenue West. But our first goal is to save the buildings themselves. Please call your city councilor today – It is surprising what a positive influence a phone call can have on city council! Call now!



- |   |  |
|---|--|
| 1. The Station/La gare (1908)                     | 11. Watson's Garage/Garage Watson (c. 1900)    |
| 2. The Church/L'église (1904)                     | 12. Workshop/Atelier                           |
| 3. Foubert House/Maison Foubert (1915)            | 13. Spratt House/Maison Spratt (c. 1857)       |
| 4. Community Hall/Salle communautaire (1900)      | 14. The School/L'école (1900)                  |
| 5. Drive Shed/Hangar                              | 15. Taylor Barn/Grange Taylor (c. 1900)        |
| 6. Washrooms/Salles de toilette                   | 16. Duford House/Maison Duford (c. 1825)       |
| 7. Bandshell/Kiosque à musique                    | 17. Settlers Cabin/Cabane de colons            |
| 8. Saw/shingle Mills/Scierie et usine de bardeaux | 18. Dupuis House/Maison Dupuis (c. 1820)       |
| 9. Live Steamers/"Live Steamers"                  | 19. Caboose/Le fourgon de queue (c. 1910)      |
| 10. Hay Barn/Grange pour foin (c. 1900)           | 20. Mainville House/Maison Mainville (c. 1880) |

Le Musée a été fondé en 1976 par la Société Historique d'Ouest Carleton-Russell qui, à l'origine, cherchait un endroit afin d'exposer ses collections. Informée du projet de destruction de la gare de Vars, la Société acheta 100 acres du Canton de Cumberland et y installa son premier bâtiment, la gare du Grand Trunk, datant de 1908.

Au cours des années un véritable village prit racine et aujourd'hui 20 édifices dont 4 reconstitutions se trouvent sur le site: la maison Foubert du village de Cumberland (1915), la maison Duford d'Orléans (1825),

du Musée dans le bût de préservation mais aussi en tant que témoins du patrimoine architectural de cette époque charnière marquée par la fin de l'ère victorienne, la première guerre mondiale, et la dépression, sans oublier les changements technologiques.

Chaque édifice présente une collection d'artefacts suscitant l'intérêt des jeunes et les souvenirs des aînés. Sur ce site d'histoire, travaillent, des interprètes costumés qui font revivre les activités et les coutumes d'antan. Des programmes éducatifs plongent les petits et les grands dans l'atmosphère du tournant du siècle. L'hiver un programme spécial



## Strathcona Apartments Annual General Meeting

Louise Coates

The Strathcona, a gorgeous old rambling 100-unit apartment building at 404 Laurier Avenue East, was bought in December by heritage restorer and businessman, Sandy Smallwood. Sandy is well known for convincing City Council to preserve other heritage buildings, such as Panet House and Senator Patterson's mansion.

The Strathcona was built in 1927 and is being considered for heritage designation. Sitting on an acre of land, it has been neglected for decades. Smallwood first tackled the aging heating, wiring and plumbing systems and has turned his attention to roof leaks. As tenants move out, other repairs will be carried out and the apartments leased again.

"It was an extremely well built building, and it's a testament to the fine workmanship that after many years it is still functioning so well," Sandy Smallwood says.

Among the dignitaries housed at Strathcona: John Diefenbaker, Tommy Douglas, Dr. Shirley Thompson and Mayor Jacqueline Holtzman.

Louise Coates

At our annual general meeting last November, the National Capital Commission's chairman Marcel Beaudry told participants that it is cheaper for government departments to move into new buildings than to fix up heritage properties. "The taxpayer wouldn't want us renting a renovated building at \$50 a square foot when we could get office space in a new structure at \$22," he said.

This is still a major challenge for the heritage field: getting governments to believe that heritage properties are worthwhile investments. Government support may mean the survival of entire neighborhoods. In fact, restoration isn't expensive if it's done in time; it's when landlords neglect repairs that costs rise. Construction workers tell us many modern buildings are already showing signs of age, requiring new windows and roofs. Older buildings, especially ones from 1850-1880, which feature extensive handiwork, seem to last forever. The solid floors withstand heavy loads, plaster walls are completely soundproof and solid beams endure for centuries.

Sandy Smallwood, one of Ottawa's most sensitive heritage renovators (he saved Panet House on Laurier Avenue West and Senator Patterson's house at 500 Wilbrod), says that finding an end user is key to saving a building. Government departments make good tenants because they are in for the long term. In the U.S., the government must use its existing building stock before any new ones can be built.

Keep this in mind when you pass an unused old building. Call your city councillor and suggest a use for an abandoned heritage structure, or encourage Public Works to move a federal or provincial department in today.

### Heritage Ottawa Newsletter

ISSN 0808-0506

Contributors: Jean-François Beaulieu  
Louise Coates  
Peter Irwin  
Paul Stumes

Design  
& Layout: M.L. Doyle

Editing: Louise Coates  
M.L. Doyle  
Joyce Henry



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Telephonenumber: 230-8841

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