



Heritage Ottawa NEWSLETTER

Dedicated to Preserving Our Built Heritage

Fall 2004 Volume 31, No. 3

Heritage Canada's Annual Conference – A Resounding Success!

*By Carolyn Quinn, Director of Communications for the
Heritage Canada Foundation and Past President of Heritage Ottawa*

From newspaper articles, TV interviews and CBC Radio phone-in shows, the buzz in Saint John, New Brunswick, during the first couple of weeks of September, was “heritage conservation.” Much of this fervour was in relation to the Heritage Canada Foundation’s annual conference, *Stewardship of Heritage Buildings: Are We Committed?*, which was held in the historic port city from September 9 to 11.

The core of the conference — formal presentations followed by question-and-answer periods — took place in the Saint John Trade and Convention Centre located next to the historic centre of the city. The sessions brought a national and international perspective to the theme of stewardship.

The tone of the gathering was set by the keynote speaker Anthony Tung, author, urbanist and former New York City Landmarks Preservation Commissioner, who described what he terms “the culture of destruction,” tracing how the world has lost approximately fifty percent of its built heritage since 1900. In his second lecture, he looked at the “culture of conservation,” using examples of cities from around the world, and the need to enact “binding” legislation to support it. Anthony Tung’s wide-ranging knowledge of his subject and his dedication to the preservation message made him a most compelling speaker.



Photo: Heritage Canada Foundation

Keynote speaker Anthony Tung

Dr. Herb Stovel recently returned to Canada from Rome where he spent seven years working for the International Centre for the Study of the Preservation and Restoration of Cultural Property (ICCROM), presented an excellent overview of such main preservation issues as accountability, tax treatment, incentives and partnerships. Dr. Stovel has returned to Ottawa to fill the position of director of the graduate level Heritage Conservation Program offered through the School of Canadian Studies at Carleton University.

Toronto developer and entrepreneur Michael Tippin, of Tippin Corporation, addressed the business of acquiring, rehabilitating and restoring heritage property as a rapidly growing field in North America. He brought to the podium his own experience of making preservation work in the market economy.

Concluded on page 2

Annual Conference...

Other conference speakers included Karen Mudie of Legal Services, Canadian Heritage, who gave an overview of Canadian legislation relating to heritage preservation with an emphasis on the need to strengthen stewardship for heritage property in the federal jurisdiction. British Columbia preservation architect, Alan Hodgson, shared his experiences working on the rehabilitation of the B.C. Legislative Buildings; while Bruce Lorimer, Executive Director, Real Property, Public Works and Government Services Canada, presented new strategies for the protection of important federal heritage buildings.

An exciting session on Friday morning dealt with the issue of insuring heritage property. A representative from the Insurance Bureau of Canada and a private insurance company probably came away with a better understanding of the insurance related issues facing owners of heritage properties than they expected. Facilitated by Heritage Canada governor Pam Madoff, the speakers fielded a range of questions from the floor, many of which revealed the frustration now faced by owners of heritage properties and those municipal heritage planners who are trying to enlighten the insurance industry.

Along with the more policy oriented sessions, the conference offered a series of technical sessions, that were attended by those registrants looking for a more "hands on" approach to conservation. Subjects included how to preserve and enhance a commercial storefront; how to prepare a conservation plan for a

building; a hands-on demonstration dealing with historic masonry; and how to best repair, reuse and maintain original windows.

In addition, delegates were able to sign up for a number of tours of historic Saint John, partake in dinners in historic homes, join in a lively Maritime kitchen party, as well as attend the Heritage Canada Awards ceremony at the magnificent Imperial Theatre, a national historic site.

Mark this date in 2005 on your calendar: September 15 to 17 in Regina, Saskatchewan, the next Heritage Canada Conference, *Heritage Conservation and Sustainable Development*. ♦

HO Newsletter Gets New Editor

This issue of our *Newsletter* marks the last produced by Gordon Cullingham, who took on the job of interim Editor a year ago. This is the fourth issue which has appeared under his able editorship. Thank you Gordon, for your excellent work as Editor and for your ongoing efforts on behalf of our organization!

Our new Editor is Veronica Vaillancourt, a long-time heritage activist and enthusiast. Veronica was a member the City of Ottawa's Local Architectural Conservation Advisory Committee where she served as both Chair and Vice-Chair. Until her retirement a few years ago, she was Director of Communications for Heritage Canada and was Editor of its magazine, *Heritage*. Welcome aboard, Veronica!

David B. Flemming,
President

Heritage Ottawa NEWSLETTER

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

Editor: Gordon Cullingham

Graphic Designer: Jan Soetermans

Printing: Tina & Company

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

From the President...



A few days ago, I attended a theatrical performance, **Now Renting**, by the Vintage Stock Theatre Company at the Cumberland Heritage Village Museum. It was held

outdoors by lantern light and the audience followed the actors throughout the village under a new moon – a perfect autumn evening.

The play was about a developer who considered the old buildings in the village a hindrance to the community's growth potential. His blueprint for the "salvation" for the community was to replace them with modern condos and large estate homes. As the audience and cast toured the village, historical characters, based on real-life residents, appeared, telling of the importance of these buildings as a part of the heritage fabric of Cumberland. It was a great piece of theatre and it confirmed, in almost black and white terms, what we in the built heritage community believe.

Unfortunately, real life does not provide us with as clear a distinction between appropriate and inappropriate development. The interpretation of zoning by-laws, site plan control agreements and official plans, challenge our sometimes simplistic notions of what we perceive to be in the best interests of the community.

Just as one person's heritage building, is another person's slum, so too, a 20-storey condominium development adjacent to Maple Lawn mansion, a walled heritage property with a heritage garden and a stone house dating back to the 1830s, can be viewed as either an asset to the community or a modern intrusion on an historic setting. Such is the challenge faced by many Westboro residents who are trying to limit the Canderel Realties' twin-tower development proposed for the site of the recently-sold Denis Coolican building at 495 Richmond Road. The city missed a golden opportunity to take a stand for the protection of our built heritage by placing an easement on their sale of the Coolican property which would have prevented any

intrusive development on the property adjacent to Maple Lawn.

City development staff are currently considering a proposal by Claridge Homes to build two 26-storey residential apartment towers on the south side of Rideau Street between Waller and Cumberland, the site of the former Rideau Street Convent and Chapel. In 1972, the fight to save the chapel from the wrecker's ball was led by members of the Heritage Committee, the precursor of Heritage Ottawa. Although the convent itself was demolished, the chapel was saved and subsequently re-erected in the National Gallery of Canada, thanks to the efforts of heritage preservationists led Bob and Mary Anne Phillips, Robert Haig, Eleanor Polk and Gertrude Holt. It was the work of these pioneer preservationists that roused public support for the establishment of Heritage Ottawa two years later.

The Canderel Realties and Claridge Homes proposals are a direct result of the emphasis placed on intensification of development in the City of Ottawa's *Official Plan*. We can expect more development proposals of this type which will threaten the traditional fabric of existing neighbourhoods. Heritage Ottawa will continue to press for a zoning review at every opportunity, however, we desperately need political leaders who will champion the preservation of our built heritage. We also need Heritage Ottawa members to write to the Mayor and their Councillors in support of planning which protects the existing built heritage resources of the city and encourages adaptive re-use of these buildings rather than demolishing them.

On a brighter note, it seems that City Council will approve the Morguard Corporation offer to purchase the city-owned property at 150 Elgin Street which includes Grant House, built in 1875 and now the home of *Friday's Roast Beef House*. The city put an easement on the sale of the property providing for the preservation of the building which will become here are many ways to do heritage, but as part of the new development. It is not certain whether Council

Concluded on page 4

You Don't Have to Be Old to Be Beautiful, but It Sure Helps

I found out on a recent 7-day visit to Prague, it helps a lot to have started right. Build well (beautiful and sturdy, and preferably a long time ago), then leave it alone. Do your high rises and even your modern buildings somewhere else. And that is all you can do anyway, if those square kilometres of edificial artefacts are cheek-by-jowl, and determined to endure.

In Canada — except perhaps for Quebec — it is not our fault that we couldn't do it a long time ago, for we weren't here. But it is decidedly our fault that what we did do well, we so frequently have chosen to obliterate and to replace with structures that will never qualify for heritage consideration, no matter how patient we are.

I have spent the last few weeks trying to discount my impressionability, but the thrill of seeing so many thousands of examples of what people can do if they want to, just won't wear off. So what is one to take from that? Mainly, I guess, that if you don't build it, you can't have it. It equally follows that if you did build it, you can have it — if you want to.



One end of the 1380 AD Charles Bridge.

Our paucity of heritage buildings must not keep us from protecting what we have, even as the inventory shrinks. It is reassuring that so many of you are willing to keep fighting this battle, rewarded now and then by the little victories that encourage the optimistic and arouse the zealous. May we thrive on our meagre rations and our unquenchable hope.



A few more churches.

The Praguians apparently built and saved their city without a law. But if we want to preserve what we have, we are going to have to follow Anthony Tung's injunction: "Get a law!" ♦

Gordon Cullingham
Editor

President's Report...

will also approve the proposal by the Ottawa Chamber Music Society to include a concert hall in the new development.

The City of Ottawa's 2005 budget consultations have begun. A draft budget will be tabled by mid-December, followed by a second round of public consultations leading up to the approval of the budget in mid-February. An Ekos survey conducted for the city has reported that "the most commonly cited area for service reductions" was cultural programs. While that number was not high, it is strong signal that we have work to do. Therefore I urge all Heritage Ottawa members to participate in this process and to express their support for continued municipal funding for arts and heritage programs. ♦

David B. Flemming

Reforming the Planning Process

Heritage Ottawa's Submission to the Ontario Government

Heritage Ottawa welcomes this initiative to review all aspects of the Province's Planning Act and the Ontario Municipal Board. We are also pleased to note that changes are being proposed to the Ontario Heritage Act. It is hoped that protection and preservation of our Province's built heritage will be enhanced as a result these changes.

We support the proposed changes to Bill 26 which would increase the time for approval authorities to decide on applications and suggest that this time period be used to attempt to mediate an agreement without the necessity of applying to the OMB. We welcome the commitment to increase the resources available for such dispute resolution.

The Act should also deal specifically with all aspects of sustainability, especially where it relates to infill and intensification of development. Many municipal councils use intensification as a *carte blanche* to approve re-zonings which, despite the statements in most official plans, do not conform to the often-stated need to protect and preserve the size, density and sustainability of existing urban communities. This often leads to approval of high density residential development (20-30 storey buildings or more) in older neighbourhoods which may be zoned for only two to four storeys, and where perhaps an increase to six to eight storeys might be appropriate.

The draft policies should more clearly emphasize the need for heritage impact statements to protect heritage streetscapes and landscapes (Section 2.6). If developers were faced with stricter provincial policies, they would be reluctant to apply for inappropriate development. Municipalities should moreover be given the ability to set strict design criteria for their jurisdictions.

We are especially interested in the proposal to "reform" the OMB since we feel that the current rules governing this organization are often at odds with the preservation of Ontario's built heritage and the survival of existing urban neighbourhoods. We welcome the proposed commitment to improve the quality of OMB members and to provide candidates with intensive, formal training on all aspects of the planning process. When specific Boards are convened,

an effort should be made to choose Board members who have some experience in the nature of the case being considered. In cases dealing with heritage buildings or districts it would be useful, for example, to have members who are familiar with heritage preservation and development, in much the same way that the Conservation Review Board operates.

Municipal councils are the elected representatives of the citizens and should be ultimately responsible for the planning and development of their communities. The OMB should serve to arbitrate any differences which may arise in the undertaking of these duties and to be sure that provincial laws are being adhered to.

Although it is, in essence, a legal body, its deliberations must be easily accessible to those who feel the need to appeal a municipal decision whether it deals with a specific proposal or the interpretation of a municipal official plan or community plan. This process would lessen the need for elaborate and expensive legal support. Such support may be easy for large corporations or municipalities but not groups of citizens or community associations. If such representation is required, intervenor funding should be available to enable them to contribute to an OMB hearing on the same level as organizations and companies with deeper pockets. This is especially needed with the current *de novo* requirements for OMB presentations. We recommend, however, that the *de novo* requirement be eliminated and that the OMB rule only on the action on which an appeal is based.

The OMB is currently perceived by many in the heritage community as a body which provides a green light for "big" development in urban areas. Over the years, decisions of the Board have led to inappropriate and large-scale development despite the opposition of the citizens and elected representatives of our cities. It is hoped that the final recommendations will provide a more level playing field for all concerned.

David B. Flemming,
President

August 31, 2004

Local Lime Production in Pioneer Times

By Paul Stumes

The early settlers of the Ottawa Valley had many challenging tasks when they built their first homes on their allotments. There were no building-supply stores around the wilderness. Logs could be harvested from the local forests or lumber purchased from the few sawmills in the area. Other building materials had to be bought at far-away towns or from wandering salesmen.

One of the necessary, but hard to get, building materials was lime. It was needed to make mortar for setting the stones, to plaster walls and to apply as whitewash.

While building the Rideau Canal many experienced masons noticed that the certain metamorphic rocks that contain a high percentage of calcium. Some enterprising settlers built small kilns where they burned the rocks over wood fires to produce lime. Several small lime kilns were constructed in the 19th Century around the Ottawa Valley. For a long time these were the main, or maybe the only,

sources of lime. Some of the kilns were built to serve the owners' families and friends but a few became part of a cottage industry providing income for the owner.

By the end of the 19th century and the early

years of the 20th Century several large lime producing factories were operating and selling lime at a reasonable price. The effect of these low prices and

the high quality of this manufactured lime was the closing down of the small "domestic" lime kilns.

For the next three-quarters of a century the small lime kilns were nearly forgotten. Then in the 1980s a group of hikers discovered one in fairly good condition on the Sarsaparilla Trail in Gatineau



Restored lime kiln, Sarsaparilla Trail

Park. The National Capital Commission considered the discovery important enough that they restored it to its original condition.

A few months ago Alan Jones, a member of Ottawa LACAC, drew two more lime kilns to the attention of Heritage Ottawa. One of these kilns is on the end of Macnamara Nature Trail, the other is on a private property at 1912 March Road. These two kilns are in terrible condition but they could be restored or at least stabilized.

Those lime kilns are parts of our heritage and therefore worth preserving. ♦



An unrestored home kiln.

Photos: Carol Ruddy

Restored lime kiln, Sarsaparilla Trail

Heritage Notes

Being odds and ends of heritage interest around Ottawa

- TREES: saved and lost. Just as the City Council and the National Capital Commission were announcing that Montfort Woods would be declared an environmentally sensitive area, a west end developer was cutting down (in heritage terminology, demolishing) one of only two remaining 140-year old oak trees in the area.
- That Ontario Municipal Board again. In September the city told the Ontario government that it would like to see the OMB removed from all municipal planning decisions, the bulk of what it does. (See Planning Reform story on P. 5.)
- The drama continues over the Gillies mansion in Arnprior's Gillies' Grove. The grove itself was saved from a development self-off by the church organization that owned them both. Citizen action was successful then, but now the Order wants to sell the house itself, a move that would nullify much of the good work already done. This dramatic story aroused one engaged citizen to make the following gloomy observation: "It is one thing to get money to protect an environmental area, such as an old-growth forest. But it's another thing to get money for heritage sites." Ouch!
- In a September Committee meeting Ottawa Councillors agreed to speed up the development-application process. This change will further diminish the modest ability of community groups to have a say in transformative development plans.
- *The Ottawa Citizen* reports that work is finally underway to restore (what is left of) the historic Collins House on old Highway 16.
- The Town of Perth has won the Prince of Wales Prize for 2004. It is awarded annually by the Heritage Canada Foundation to pay tribute to a municipal government for its commitment to preserving its built heritage.
- The Architectural Conservancy of Ontario is concerned about what it calls the "reckless deterioration of aging school buildings... as a result of school board funding policies that favour

new school construction over adaptive re-use and preservation." The report in ACO's *Acorn* magazine states that they "have recently passed a motion...to work with the Ministry of Culture to approach the Ministry of Education with proposed policies that will favour adaptive re-use and conservation through a 'Heritage First' policy." And it is not just provincial governments that are failing to protect public structures. The story continues: "In her report, Sheila Fraser, the Auditor General of Canada, cited a lack of maintenance and stewardship for federal government-owned buildings as a major embarrassment to Canada, and pointed out that, if action were not taken soon, many public buildings would be beyond repair."

- Two upcoming meetings of the Historical Society of Ottawa might be of interest to Heritage Ottawa members. The meetings are open to the public, and are held at the Routhier Community Centre at 2:00 pm on Fridays. On October 24 Catherine and Eric Fletcher will look at three new books on Ottawa and Gatineau history; and on November 26 Joan Finnigan will talk about her new book, *Life on the Opeongo Line*.

Registry Office on the Move Again

Last issue we ran an artist's (Wilna Clark) sketch of what the old City Registry Office would look like if moved onto Daly Avenue next to the old County Registry Office at the east side of Arts Court.

Here is another vision of that Heritage Ottawa-favoured move, this time through the digital magic of Andy Little, his camera and his computer. The building is sited at the corner of Waller, facing north.



Martin Weaver

The following is from a letter from Gouhar Shemdin to members of Heritage Ottawa's Board

Dear Board Member colleagues:

The heritage and architectural conservation community has lost a towering figure to cancer. Conservation Architect Martin Weaver passed away yesterday, July 28, from pneumonia and after battling cancer since last September. Martin Weaver was an international expert in everything that related to conservation of heritage, tangible or intangible, from primitive rock art to masonry cathedrals, from concepts to period materials and their detailed conservation technology. He was a prolific writer, the author of books and some 150 articles on heritage and architectural conservation, as well as the teacher, trainer, and mentor of hundreds of professionals. He was in his sixties and had so much yet to contribute, a truly great loss.

I first knew Martin Weaver as my professor in the Middle East Technical University in Ankara, more than thirty years ago, later as a mentor, friend and colleague. A man of incredible talents and an example of professional decency and generosity, radiating enthusiasm and love for his profession, and kindness towards his co-workers. He will be greatly missed.

With great sorrow,
Gouhar Shemdin

Martin Weaver Memorial Fund

ICOMOS Canada has set up a fund to commemorate Martin Weaver's dedication to: Education, Training, and Research in Heritage Conservation

Should you be interested in making a contribution to the fund, please make a cheque payable to ICOMOS Canada, indicating on it "Martin Weaver Fund," and mail it to:

ICOMOS Canada
P.O. Box 737, Station B
OTTAWA, ON,
CANADA K1P 5P8

A tax receipt will be provided. Please clearly indicate on the cheque your name and address.

Should you need information about the fund, please contact:

Gouhar Shemdin: email: gshemdin@sympatico.ca
telephone: (613) 232-6286

Christophe Rivet: email: christophe.rivet@pc.gc.ca
telephone: (819) 953-7865

François Leblanc: email: fleblanc@icomos.org



Please, forward with payment to:

HERITAGE OTTAWA
2 Daly Avenue, Ottawa,
Ontario K1N 6E2

Tel: 230-8841 Fax: 564-4228

E-mail: info@heritageottawa.org

WE NEED YOUR SUPPORT - BECOME A MEMBER

Individual: \$25 ☐

Family: \$30 ☐

Student \$15 ☐

Patron: \$50 ☐

Corporation: \$100 ☐

Senior: \$15 ☐

Name: _____

Address: _____

_____ Postal Code: _____

Telephone: (home) _____ (business) _____

E-mail: _____

Visit Heritage Ottawa On Line - www.heritageottawa.org