



Heritage Ottawa NEWSLETTER

Dedicated to Preserving Our Built Heritage

Spring 2011 Volume 38, No. 1

Designation Endorsed for Factory in Hintonburg

By Linda Hoad

One of the few reminders of Hintonburg's industrial past, the Capital Wire Cloth Factory at 7 Hinton Avenue, has recently received the Ottawa Built Heritage Advisory Committee's (OBHAC) endorsement for designation under Part IV of the *Ontario Heritage Act*. Built in phases between 1912 and 1948, only the oldest sections, facing Armstrong Avenue and Hamilton Avenue, are to be designated.

When the Village of Hintonburg was annexed to the City of Ottawa in 1907, one of the reasons given in favour of annexation was the presence of large tracts of undeveloped land near railway lines – offering cheap land to attract industry. Some of this land was located along the present O-Train tracks; the other tract was located between Parkdale and Holland Avenues near the tracks that are now occupied by the Transitway.

The first Capital Wire Cloth Factory building was constructed in 1912 and occupied about one third of the present frontage along Armstrong Avenue as shown on the Fire Insurance Plan of that year.¹

The *Financial Post* of Canada reported on August 17, 1912 that "a site has been purchased and work on the plant is well

under way. The company will be manufacturing wire cloth products within a couple of months. The demand for this class of goods, which is used largely by paper mills, is heavy and the company already has orders on hand for several month's work."

From this small beginning, the company expanded to fill the entire block bounded by Armstrong, Hinton, Spencer and Hamilton. Plants were built or acquired in Perth, Ontario, New Westminster, B.C. (1957) and Australia (1962).²

Wire cloth, called 'foudrinal wire' from its inventors, the Foudrinaire Brothers of France, was used in the manufacture of paper from pulp. The cloth, really a fine-gauge metal screen, was dipped through the pulp mixture to strain the solids from the liquids. The extensive paper making industries at the Chaudière were ready markets for this product. The wire cloth was

woven on very heavy looms set onto the concrete floor in the main section of the factory. Finishing of the cloth, which involved stretching it on large tables, was carried out on much lighter equipment located on the second floor.

The Capital Wire Cloth Factory was joined in 1914 by the Beach Foundry



Photo: Lesley Collins, Heritage Planner, City of Ottawa

Endorsed for Designation...

(manufacturer of stoves, refrigerators and heating systems), which eventually covered the blocks to the north now occupied by the Holland Cross office and residential complex. Several more recent factory buildings still occupy the west side of Parkdale Avenue, and much of the block between Armstrong, Hamilton, Spencer and Parkdale.

The Capital Wire Cloth factory employed about 200 workers in 1964 ³ but changes in the industry, particularly the use of plastic mesh, led to a decline in business. Capital Wire Cloth Company ceased production at the Hinton Avenue plant in July 1974. The building was considered as a possible location for an indoor farmers’ market or a cultural centre in the early 1980s. In 1983 the factory was sold to Metcalfe Realty Company Limited and completely renovated by Barry Padolsky, one of Ottawa’s leading heritage architects. The building now contains a wide range of uses, from light industrial to offices and provides a visible and valuable link to Hintonburg’s past. The Hinton Animation Studio produced *The Racoons* cartoon series in this building. Other tenants include or have included Vogue Bra, Artech Studios (developer of interactive entertainment for international markets) and Fuel Industries (experts in the fields of animation, design, film and video production, sound design, music and online programming).

The report presented to OBHAC indicates that “the cultural heritage value of the Capital Wire Cloth Company factory lies in its design value as an example of early 20th century industrial

architecture, its historical associations with the pulp and paper industry, and its contextual significance as a unique example of the industrial history of this neighbourhood.” ⁴

The earliest sections of the building along Armstrong Street and Hamilton Avenue display typical elements of early 20th Century industrial architecture: masonry construction, gable roofline with a pitched standing seam metal roof, and a regular pattern of shallow arched windows.

This building was constructed with material new in Ottawa, a silica-lime brick which was more cost efficient than typical brick. Unfortunately, while relatively fire retardant, this brick was much softer than clay-based brick, causing the building to weather much faster than was expected. It seems that the building was painted fairly early in its history as a measure to prevent the further decay of the brick. ⁵

The Hintonburg Community Association has had the Capital Wire Cloth Factory on its heritage walking tour since 1991. We are proud to point out the successful adaptive re-use of this reminder of our industrial past and commend the owners for their careful stewardship. ♦

Linda Hoad is a member of Heritage Ottawa’s Board of Directors and a Heritage Keeper for Hintonburg

1 Library and Archives Canada. Insurance plan of the city of Ottawa, Ontario, Volume II, December 1902,w revised June 1912, sheet 133.

2 *Financial Post*, May 12, 1962, p. 30

3 *Ottawa Citizen*, November 26, 1964, p. 17

4 Report to Ottawa Built Heritage Advisory Committee and Planning Committee and Council, 24 February 2011: <http://www.ottawa.ca/calendar/ottawa/citycouncil/a-lacac/2011/03-03/ACS2011-ICS-PGM-0075-7%20Hinton.htm>

5 Ibid.

From the President....



By the time you read this, the Conservation Review Board (CRB) hearing of Heritage Ottawa’s objection to the city’s decision to repeal the heritage designation by-law for the Horticulture Building at Lansdowne Park will have been completed. As I write this in mid-April, our team is preparing our case to present to the CRB at hearings scheduled for Ben Franklin Place on April 18th through 21st. We expect to receive the board’s decision by the end of May.

Heritage designation normally protects a property from demolition or relocation as well as from renovation or additions that are not consistent with the statement of designation. City council’s role is to safeguard these properties by enforcing appropriate by-laws and regulations relating to their proper care.

In November 2010, the outgoing city council passed a motion that seemed to be contrary to their responsibility for safeguarding our built heritage. Council voted to repeal the heritage designation by-law for the Horticulture Building at Lansdowne Park, a Francis C. Sullivan designed permanent exhibition hall built in 1914. It was initially designated as “one of Canada’s earliest expressions of modernism, it significantly

contributes to the history of Canadian architecture.” (City of Ottawa Designation By-law 8-94, Schedule B).

The decision to repeal was one of many made by the outgoing council relating to the development of Lansdowne Park but is unique in that it involves a municipality repealing a

heritage designation which it had initially approved for a building that it owns and for which it is responsible to preserve under the conditions of the Ontario Heritage Act. The main reason for repealing the heritage designation is to permit the building’s relocation (at a cost of up to \$5 million to the taxpayers of Ottawa) so that the property can be developed for commercial purposes as part of the Lansdowne Partnership Plan.

According to provincial, national and international standards and guidelines for the conservation of heritage properties, relocation of a heritage building is only considered as a last resort for preserving a building in the rare case when it is in physical danger from causes such as erosion or other environmental damage. This is not the case with the Horticulture Building. How can the city expect other property owners to abide by the terms and conditions of a heritage designation when our own city council appears to ignore them?

In 1992, as a rookie city councillor, our current mayor, Jim Watson, and another new councillor, Peter Hume, were instrumental in saving the Aberdeen Pavilion from demolition, also on an order by a previous council. I had an occasion to speak to Mayor Watson about this a few weeks ago when I urged him to use his influence to preserve the Horticulture Building in its current location.

Our position before the Conservation Review Board is clear and it is consistent with our position over the past two years. (See the previous four issues of our *Newsletter* for our presentations on this matter.) We are not opposed to the development of Lansdowne Park but we believe that the city should make the retention *in situ* of both the Aberdeen Pavilion and the Horticulture Building a condition of any redevelopment plan for Lansdowne Park.

Repealing the heritage by-law puts the Horticulture Building at risk because the city could choose to demolish the building if it finds that it



Original prairie style designs embellish some of the windows of the Horticulture Building.

Photo: Andrew Elliott



Photo: Andrew Elliott

This photo visually depicts the Horticulture building’s ‘meaning of place’. One can clearly see its proximity to the Aberdeen Pavillion.

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

Veronica Vaillancourt
Editor

Jan Soetermans
Graphic Designer

Tina & Company
Printing

Heritage Ottawa
2 Daly Avenue
Ottawa, Ontario K1N 6E2

Tel: 613-230-8841
Fax: 613-564-4428
Email: info@heritageottawa.org
Web: www.heritageottawa.org

David B. Flemming
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Brigid Phillips Janssen
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Ken Elder, Ian Ferguson,
Linda Hoad, Leslie Maitland,
Veronica Vaillancourt

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cannot afford the cost of its relocation. Moving a building of this size is fraught with danger that could result in the destruction of all or part of this heritage building.

The Ottawa Sports and Entertainment Group's Lansdowne Live proposal was presented to the city for its consideration in October 2008. The initial plan recommended the demolition of the Horticulture Building. Over the past two and a half years, the city seemed intent on either demolishing the building in whole or in part, or relocating it. At no time did the city make the preservation of

the building *in situ* a precondition of the Lansdowne Partnership Plan.

It is for these reasons that Heritage Ottawa decided to formally object under the *Ontario Heritage Act* to the repeal of the heritage designation by-law. It is unfortunate that we have to take such action; it seems that we cannot depend on our city council to abide by its responsibilities under the *Act*. ♦

David B. Flemming President

MARK YOUR CALENDARS!

**Heritage Ottawa 2011 Annual General Meeting
Thursday, May 19, 2011 at the Historic Ottawa Curling Club**

By the time you see this newsletter, you should have received your personal invitation to attend the 2011 Annual General Meeting of Heritage Ottawa. The meeting will be held in the historic Ottawa Curling Club at 440 O'Connor Street at Catherine (opposite the west side of the YMCA). The building was constructed in 1916 and the club itself has a history going back to the time of Confederation. Members and guests will be able to wander about and admire the largely original interior and the many historic photographs on the walls and extensive collection of trophies.

We will have a cash bar available from 6:30 to 7:00 PM in advance of the meeting. The AGM will commence at 7:00 PM and should conclude by 7:45 PM and will be followed by our special AGM lecture.

Our guest speaker for the evening will be respected architect, urbanist and conservation consultant, Mark Brandt of Mark T. Brandt, Architect and Associates, Ottawa. His master



plan for heritage-sensitive redevelopment of the Victoria and Chaudière Islands District has formed the basis of the National Capital Commission's (NCC) vision plan for this area. His talk is titled "Vision Chaudière: The Cultural Heritage of H₂O".

Mark's professional involvement with Ottawa's heritage waterfront extends back almost twenty years and provides him with a unique perspective on the incredible potential of this site and the immense risks of further delays in conservation and wise redevelopment. Mark will seek to stimulate and challenge Heritage Ottawa and its members to think how they can exert their influence in the community and with political leadership in various jurisdictions so as to create the momentum needed to properly preserve and redevelop this local and national heritage treasure.

Following the lecture, complimentary wine and other beverages plus light snacks will be available to members and guests in the viewing area overlooking the rink surface.

Architectural Conservation Awards 2011

The annual Ottawa Architectural Conservation Awards recognize excellence in the preservation of the City's architectural heritage. Submissions were received in the following categories: Restoration (returning a heritage resource to its original form, material and integrity); Adaptive Use (modification of a heritage resource to contemporary functional standards while retaining its heritage character); and Infill (an addition to an historic building, or all-new construction within an historic context). Bronze plaques are mounted on Award of Excellence-winning projects, and major contributors to each project receive framed certificates. Certificates of Merit are presented to projects and contributors deserving recognition in the three categories.

Certificate of Merit – Infill



Irish Ambassador's Residence,
291 Park Road –
Ward 13 –
Rideau Rockcliffe

This project consisted of the rehabilitation of, and additions to, the existing circa 1942 stone house at 291 Park Road, the Irish Ambassador's residence. The building originally had a symmetrical façade but alterations over time changed its appearance and balance. This project involved the removal of two existing additions to the house, the construction of two new wings and the rehabilitation of the building. The goal of the project was to provide a property that was appropriate to the needs of the Embassy and respectful of the existing historic building. The landscape qualities of the large lot were enhanced. This project was well conceived, provided a clear differentiation of new from old and was successful in maintaining the relationship between the building and the landscape that is typical of Rockcliffe Park.

Contributors:
Embassy of Ireland, Ottawa
Nicholas Caragianis Architect Inc.
M.P. Lundy Construction Limited
J.G. Cooke and Associates Limited
D.B. Gray Engineering Limited

Certificate of Merit – Infill/Restoration

332 Fairmont Avenue
Ward 15 – Kitchissippi



This project involved the complete renovation and partial restoration of a large brick house in Ottawa's Hintonburg neighbourhood. The house had fallen into complete disrepair and

been abandoned for 20 years. The new owners completely gutted the interior of the house and modernized it while restoring the exterior to its early 20th century appearance. The large two storey porch, a central feature of the house, was restored, the masonry was repointed, and new windows were custom-built to match the originals. The new owners also demolished a dilapidated porch at the side of the house and built a new two storey addition on the same footprint. This project provided new life for an abandoned building including a sensitive new addition that is very compatible with the existing house.

Contributors:
Nicholas Heins, Westboro Homes
Mark Glassford Architect
Lorie Derraugh Homestyle Consulting
Innovative Electric
Core Energy Technologies Inc.

Award of Excellence – Infill



Maison Accueil Sagesse –
434 Montreal Road
Ward 13 – Rideau Rockcliffe

This project involved the construction of a new west wing at the Maison Accueil Sagesse. The design of the new addition is sensitive to the historic portion of the building, built in the early 20th century. The new addition is contemporary but makes reference to the existing building through the use of similar massing and red brick. Small details such as the inverted dormer windows and the contemporary glass balconies are modern yet sympathetic in scale and pattern to the historic building. The interior

of the building has been finished to be accessible and equipped for the aging residents in a manner that conveys a comfortable residential impression, rather than an institutional one.

Contributors:

Filles de la Sagesse du Canada
Bryden Martel Architects Incorporated
Halsall Associates Limited
Goodkey, Weedmark & Associates Limited
Paul Daoust Construction Canada Limited

Award of Excellence – Restoration



120 Boteler Street – Ward 12
Rideau Vanier

This project involved the restoration of the Bingham House, located in the Lowertown West Heritage Conservation District. The house was built in 1898 by John Bingham and was in the Bingham family until 2007. Upon purchasing the house, the new owners undertook an extensive project that included

restoration of exterior elements including the original porch, wood panels above the windows, and the front door. New windows were custom-built to match the originals. Inside the house, the original hardwood floors were uncovered and refinished, the handrail and newel post were stripped and refinished. Existing wooden baseboards, mouldings and trim were retained where possible and replicated where missing. The overall result is a meticulous restoration by dedicated owners that remains true to the history of the house.

Contributors:

Peter Thomas Gaby Restorations
Nik Semanyk, Urban Keios
Donna Kearns Interiors

Award of Excellence – Infill



Ottawa South Community Centre –
260 Sunnyside Avenue
Ward 17 – Capital

This project involved an addition and renovation to the Ottawa South Community Centre, housed in the Old Fire Hall on Sunnyside Avenue, a designated heritage building. The purpose of the project was to improve the use of the community centre through the construction of an enlarged community hall and a new multi-purpose room in the basement. The addition was designed in

a manner that complements the historic fire hall. The new addition fits seamlessly into the existing neighbourhood and the interior space is simple but aesthetically appealing.

Contributors:

Anthony Leaning, CSV Architects
Halsall Associates Limited
McKee Engineering
GR Construction
Turnbull Design

**Award of Excellence –
Adaptive Use and Infill**



École Sacre Coeur – 19 Melrose Avenue
Ward 15 – Kitchissippi

This project involved the conversion of the designated École Sacre Coeur, designed by architect Francis Sullivan, to loft condominiums and the construction of an eight unit stacked townhouse on the site. The former school was restored on the exterior with new windows built to match the originals, a restored Spanish tile canopy over the front entrance and restored front doors. Exterior alterations included balconies and some new window openings. The interior layout of the building is creatively designed to make use of the existing window openings, particularly the large windows in the stairwells. The new stacked townhouse was designed in red brick and in a scale appropriate for the site. This project is an excellent example of the adaptive use of a historic building and sensitive infill in an historic context.

Contributors:

The Regional Group
Douglas Hardie, Douglas Hardie Architects
James B. Lennox & Associates Inc.
John Riddell, Novatech Engineering
Adina Apostu, Designer ♦

Text and photos courtesy of the City of Ottawa

Doors Open Ottawa

Revel in the architecture.
Soak up the heritage.

On June 4 and 5, some of the finest buildings in the nation's capital will once again open their doors free of charge to the public. Celebrating its 10th anniversary, Doors Open Ottawa has become one of Ottawa's favourite rites of spring. This year, over 100 buildings, all of them historically, architecturally or functionally significant promise to pique the curiosity of young and old alike.



Photo: Roger Lalonde, City of Ottawa

*Royal College of Physicians
and Surgeons of Canada
774 Echo Dr.*

*Open Saturday June 4,
10 a.m – 4 p.m.
Sunday CLOSED*



**Remember....
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General Meeting
Thursday, May 19, 2011
at the
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Donations to the Cullingham Fund or for the general work of Heritage Ottawa are eligible for an official receipt for income tax purposes. Donations received or postmarked by 31 December will be receipted for the 2011 tax year. Heritage Ottawa is a registered charity (registration number 89309 6776 RR001).

Walking Tours 2011

Heritage Ottawa announces its program of walking tours for the summer and fall of 2011. We shall host 13 walks with local experts as guides. See the brochure or contact the Heritage Ottawa website for details and information on meeting points.

June 12 Central Experimental Farm

Guide: Julie Harris

June 19 The Glebe

Guide: John McLeod

June 26 Old Ottawa South

Guide: Leo Doyle

July 10 Lowertown East (a new walk)

Guide: David Jeanes

July 31 Lowertown West

Guide: Hagit Hadaya

August 14 Ruisseau de la Brasserie, Gatineau (Hull) *(this tour will be conducted in French)*

Guide: Michel Prévost

August 21 Architecture and Engineering along the Rideau Canal

Guide: David Jeanes

September 4 Parliament Hill

Guide: Fern Mackenzie

September 11 New Edinburgh

Guides: Katherine Arkay and Janet Uren

September 18 Chaudière Industrial District

Guide: Mark Brandt

September 25 Sandy Hill East

Guide: Judy Deegan

October 2 Rockcliffe Park

Guide: Martha Edmond

October 16 Hintonburg

Guides: Linda Hoad and Paulette Dozois

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Tel: (613) 230-8841 Fax: (613) 564-4428 E-mail: info@heritageottawa.org