



# Heritage Ottawa NEWSLETTER

Dedicated to Preserving Our Built Heritage

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## Heritage News Now

### Our Lady's School

The city is resuming litigation against the owner of this designated but long-neglected Lowertown building. Permission to demolish part of the building was granted in return for certain work which the owner has failed to carry out. Mayor Jim Watson has directed city clerk and solicitor Rick O'Connor to take steps to revive the court applications that were paused as a result of this settlement and to take whatever action is necessary to ensure the building is stabilized and repaired before next winter.



*The former Our Lady's School.*

### Intensification facing the Rideau Canal

A Heritage Overlay and new zoning for Colonel By Drive properties in Old Ottawa South were approved by the OMB (with some modifications) in February 2014, as a result of concerns raised by residents and the Old Ottawa South Community Association about intensification facing the Rideau Canal, a World Heritage site.

A more extensive article about this will appear in a future issue of the *Newsletter*.

*Photo: Liz MacKenzie*

## Historic Sandy Hill Carriage House Transformed

*By Caroline Ross*



*The former Carriage House, now the Bettye Hyde Co-operative Nursery School.*

When the Carriage House at 43 Blackburn Avenue in Sandy Hill was put up for sale in February 2012, Cindy Mitchell, Director of the Bettye Hyde Co-operative Nursery School, joked that it would be a great place to move the nursery. The price tag of the Carriage House was almost \$1.5 million, and tantalizingly out of reach.

After occupying the basement of All Saints Church on Laurier Avenue for four decades, Bettye Hyde was struggling. The small space limited enrolment, and the addition of full-day kindergarten in surrounding schools drew students away from Bettye Hyde's afternoon programs.

Built around 1912 by James Woods, inventor of the down sleeping bag, the Carriage House functioned as a stable and carriage house for two decades before being converted into a mansion in the late 1930s. Retaining the name and many features of the original structure, the Carriage House remained a private home until the death of Betty Ellis, the most recent owner, in early 2012.

The Carriage House was on the market for several months, and as the price dropped Sandy Hill resident and Bettye Hyde parent Leanne Moussa began thinking about fundraising to purchase the house. By creating a

*Photos: Caroline Ross*

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

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

## Carriage House Transformed contd.

corporation with shares held by over 20 families – the first of its kind in Sandy Hill – Bettye Hyde was able to purchase the Carriage House for just under \$1 million, maintaining its strong ties to Sandy Hill, and allowing room for increased enrollment. With the nursery now occupying the ground floor of the Carriage House, the multi-disciplinary Child, Adolescent, and Family Centre of Ottawa (CAFCO) moved into the second floor, establishing an important resource for neighbourhood families.

A large part of the decision to purchase the Carriage House was widespread concern about how many single family homes in Sandy Hill have been converted by developers into multi-unit student dwellings; the home next door to the Carriage House is one such example.

Large-scale renovations were needed to ensure the Carriage House met building code regulations and the needs of the nursery school, but many original features were maintained, including the large fireplace on the main floor (which is now electric),



*By creating a corporation with shares held by over 20 families ... [the Bettye Hyde Co-operative Nursery School] was able to purchase the Carriage House*

tiling in the front hallway initially installed in the 1950s, and original windows from the days when the Carriage House still housed animals.

The community-supported purchase and renovation and the focus on developing family-oriented neighbourhood resources will enhance the community, and hopefully create more incentive for families to move to – and stay in – Sandy Hill. Moussa was invited to speak about the success of the Carriage House at the Heritage Canada Foundation's (now Heritage Canada the National Trust) 40th anniversary conference, held in Ottawa in October 2013. She demonstrated to a wider audience what investment possibilities are available for maintaining the wellbeing of their own communities.

In Sandy Hill there are conflicting ideas on land use, and the pressure to accommodate more people can sometimes be at the expense of neighbourhood institutions and heritage structures. Clearly not every building can be saved, but in the meantime, residents should be proud of – and learn from – this joint effort that supported Bettye Hyde's move, and saved the iconic Carriage House.

*Caroline Ross is a recent graduate of an Honours BA in History from the University of Toronto.*

## From the President

*By Leslie Maitland*



### A Vision for Ottawa's Heritage Going Forward

As you know, there are going to be municipal elections in October of this year. What is Heritage Ottawa's vision for the new term of Council? Here are a few thoughts on issues that we hope the new Council will attend to:

- Demolition by Neglect: we have a new property standards by-law with specific provisions to protect heritage buildings, but enforcement will remain a challenge. As well, there is a backlog of long-neglected structures for which tough decisions will need to be made. Remember, if you have any concerns for a potentially derelict structure, please call 311.
- Lack of city resources (staff and/or funding) to update the out-of-date heritage documents, including heritage conservation district plans and the heritage reference list. These essential documents provide unreliable, out-of-date guidance in the

face of pressures for change, and many of them are no longer in conformity with the Ontario Heritage Act (2005).

- The narrow mandate of the Built Heritage Sub-Committee (BHSC). This committee replaced the Ottawa Built Heritage Advisory Committee, and so far we are quite optimistic about its function. We want to see the BHSC continue this good work, but also to revisit its mandate to include the power to comment on all aspects of heritage, including the Heritage Overlay. If there is a planning decision to be made with respect to heritage, shouldn't this committee play a role?

As always, Heritage Ottawa stands ready to assist the city, community associations and other partners to conserve Ottawa's built heritage.

We encourage our members to bring up these and other heritage issues during the election. Make sure the candidates for your vote know that you value our city's heritage.

### Membership Fees

You may find this hard to believe, but Heritage Ottawa hasn't raised its fees in seventeen years! A few things have changed since then, including the cost of doing business, and so we will be raising our membership fees effective the 1<sup>st</sup> of April of this year. At the same time that we are raising our membership fees (by a modest five dollars, twenty dollars for corporations), we are also simplifying our membership categories to make the process of joining and renewing

easier for members, and easier for us to administer. Here's the new structure:

**Students and Seniors:** \$20.00  
**Individual:** \$30.00  
**Family:** \$35.00  
**Corporation:** \$120.00

Now isn't that a bargain! And as always, any financial donations will be gratefully accepted and will provide badly needed financial support for our important work. This fee structure gives each member type a vote at the AGM. Family membership will be a separate class under the new Not-for-Profit Corporations Act and will be entitled to two votes. Official receipts for income tax purposes will be issued for donations of \$25 or more.

These changes in our membership fees and categories meet requirements of the new Not-for-profit Corporations Act, Canada Revenue Agency Rules for charities, and bring us into line with current practice of most not-for-profits.

We hope you appreciate our reasons for the fee increase. The fees cover the costs we incur in administration, the lecture series, walking tours, publications, website and social media, advocacy and special events. And to date, all of this with no paid staff!

The greatest benefit of membership is that it gives you a voice in heritage protection in the City of Ottawa.

Thank you for your ongoing support!

Leslie Maitland  
*President, Heritage Ottawa*

# The Palmhouse at Rideau Hall – A Visit to the Tropics in January

By Kirk Kitzul

The greenhouses and gardens on the Rideau Hall site are a popular point of interest for visitors to the nation's capital. The Palmhouse, the centrepiece of the greenhouse complex, recently underwent an extensive rehabilitation which included the reinstatement of the tropical garden. The two women who led the restoration effort for the National Capital Commission talked about this unique rehabilitation project during Heritage Ottawa's first lecture of 2014 on a cold January evening.

Mona Lamontagne and Julie Mulligan described the project, complete with photos, and gave their audience of about 75 an outline of the evolution of Rideau Hall's greenhouses. They noted the key considerations for the reinstatement of the Palmhouse which is considered the gem of Rideau Hall and is a focal point of

the formal garden, and an integral part of the heritage site. Rideau Hall is home to Canada's Governor General and has been designated as a classified site, the highest heritage designation which can be assigned by the Federal Heritage Buildings Review Office.

"Greenhouses by nature are not the most environmentally efficient structures," said Lamontagne. Maximizing efficiency and minimizing environmental impact were important goals in the design

*[The] design attempted to recreate a lush tropical forest and its understory, using varied green shades, textures and forms with hints of red and orange to act as dramatic accents.*



*The Palm House at Rideau Hall*

and implementation of the project. Lamontagne identified measures such as the installation of controls to monitor inside/exterior ambient temperatures, humidity and brightness and thus operate the vents and shading system efficiently. Provisions for the potential future installation of a rainwater harvesting system have also been made.

Much had to be done to restore the structure of the Palmhouse to meet current building codes while maintaining its heritage properties. "The custom designed structure was a problem from the start," said Lamontagne about the original Palmhouse built in 1906. In 1926 a rectangular Lord and Burnham glazing structure was erected in its place. Both the oval footprint and curved eave Lord and Burnham glazing structure were key heritage features which were preserved in the rehabilitation project.

Lamontagne, an architect, reviewed the evolution of the interior layout of the Palmhouse since 1926. The most dramatic redesign of the interior was implemented between 1974 and 1976 when the more formal arrangement of planting beds around a central fountain gave way to a lush tropical forest with meandering paths down to a sunken pond at the lower level. The 1970s design did not satisfy current accessibility requirements.



*Mona Lamontagne describes the rehabilitation of the Palmhouse.*

Landscape architect Mulligan noted the desire to honour the Victorian era origins of palmhouses by creating a tropical environment for tall palms. Mulligan said that large conservatories gained popularity at the turn of the century as wealthy Europeans travelled to far-flung corners of the British Empire, returning with a desire to replicate these tropical environments. Their design attempted to recreate a lush tropical forest and its understory, using varied green shades, textures and forms with hints of red and orange to act as dramatic accents.

*Photo: Metropolis Studio for the National Capital Commission*

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*Maximizing efficiency and minimizing environmental impact were important goals in the design and implementation of the project.*

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The plants in the Palmhouse were specifically selected from nurseries in Florida using photographs. The plants chosen were reserved months in advance then consolidated at one major nursery for proper acclimatization for Ottawa's lower light levels and to quarantine them to control the transport of pests and diseases, said Lamontagne.

The tropical environment of the Palmhouse can be a great escape from the harsh Ottawa winters as well as a way to see exotic plants and to experience a piece of the city's heritage. The ceremonial greenhouses officially reopened in 2010.

*Kirk Kitzul is a student at Carleton University pursuing a combined honours degree in Journalism and Law.*

# Gordon Cullingham Research Grants Awarded

By David B. Flemming



*Janet Irwin, wife of the late Gordon Cullingham (left) and Heritage Ottawa President Leslie Maitland (far right) present the cheques to David Noble and Titania Truesdale.*

Heritage Ottawa celebrated Heritage Day at Ottawa City Hall on February 18th by awarding two \$1000 research grants to David Noble and Titania Truesdale.

The grants are awarded annually in honour of the late Gordon Cullingham, journalist, broadcaster, editor and heritage activist, to encourage research on Ottawa's built heritage. The winners of the two awards were selected from among six applicants for this year's grant.

David Noble will undertake primary research on the unique engineering and design elements of The Diefenbunker, an "underground"

building which is one of Ottawa's municipal museums and a National Historic Site of Canada.

Titania Truesdale will use her grant to conduct primary research into seven Ottawa churches designed in the 1950's and 60's by James W. Strutt, one of the most prolific Canadian architects of the modern era.

"These two projects will document eight significant examples of modern architecture in Ottawa," said Heritage Ottawa President, Leslie Maitland. "Both projects remind us of the need to recognize more recent significant examples of Ottawa's built heritage," she added.

*Photo: David B. Flemming*

# 2013 – 2014 Lecture Series Highlights

Under the direction of Katherine Spencer-Ross and Linda Dicaire, Heritage Ottawa members and others interested in Ottawa's heritage have experienced a variety of interesting lectures so far this season. Attendance has ranged from 62 to 140 people, an average of 92 per lecture.



*Julie Harris' advice to heritage advocates.*



The line-up for the 2014 – 2015 season is well in hand and we can look forward to lectures ranging through architectural history from the Gothic revival to the Modern, an assessment of Heritage Conservation Districts old and new, and a landscape architect's view of the National Capital Commission's Parkway System.



*Photos: Linda Dicaire*  
Michael Power, moderator, and panelists Allan Teramura (architect), Sophie Beecher (Sandy Hill), John Cook (architect) and Jay Baltz (Hintonburg) discuss infill in mature heritage neighbourhoods



*Landscape architect Walter Kehm explains the opportunities and challenges of the Parliament Hill Escapement Promenade proposal to recreate a river "front garden" for the Parliament buildings.*

## Upcoming Events

**May 7 – 9 2014**

**Ontario Association of Architects Conference, Montreal**

**Conference Theme:**  
Heritage Architecture  
Inspiration: understanding  
our past, building a better  
future. More information:  
[www.oaa.on.ca](http://www.oaa.on.ca)



*Photo: Jan Soetermans*

**Mark your calendars!**

**2014 Annual General Meeting**

**May 28 – 7:00 pm**

The Studio, Arts Court,  
2 Daly Avenue

Special guest speaker:  
Dr. Mark Kristmanson, the newly  
appointed CEO of the NCC, will  
discuss "The Heritage Character  
of Canada's Capital Region:  
A View from the NCC".

**Final Lecture  
2013 – 2014 series**

**June 18 7:00 pm**



*Photo: Ottawa Life*

**May 13 2014**

**Ottawa Walking Day  
Ottawa City Hall**

**8:30 am – 1:00 pm**

Proclamation by  
Mayor Jim Watson,  
followed by inspirational  
speakers, ending with  
lunch time walks along  
the canal, and a Story Walk  
for parents and children  
around City Hall.

Sponsored by Ottawa  
Public Health.

Ottawa Tennis and  
Lawn Bowling Club  
176 Cameron Avenue

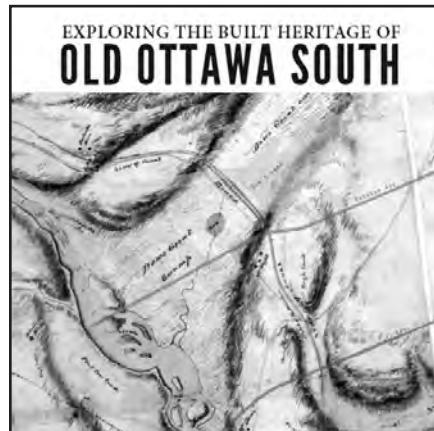
Janet Uren and Kris Benes  
reveal

"How a Tennis Club  
Found and Kept a Home  
Against All Odds."

This lecture is open to  
Heritage Ottawa and Ottawa  
Tennis and Lawn Bowling Club  
members only.

## Publications Committee

*By Richard Belliveau*



*Exploring the Built Heritage of Old Ottawa South*, co-published by the Old Ottawa South History Project and Heritage Ottawa, was successfully launched at the 9th Annual Bob and Mary Anne Phillips Memorial Lecture on February 19 at the Ottawa Public Library. The lecture by Julie Harris was entitled "Eyes on the Street: the Heritage of Old Ottawa South." She spoke about the history and built form of Old Ottawa South, and about the research project that resulted in this book, and shared her thoughts on the need to engage owners and the community in the struggle to preserve the built heritage of our neighbourhoods.

Heritage Ottawa volunteers sold copies of the book before and after the lecture. A total of fifty-nine copies were sold to eager buyers. Sales have been brisk and the book is available at the following bookstores:

Brittons (Bank Street & Westboro locations), Books on Beechwood, Octopus Books, Byward Market News (Wellington Street) & Perfect Books.

Copies are also available for \$15 plus shipping from the Heritage Ottawa web site.

# Save these dates! 2014 Walking Tours

*Our brochure with all the details will be mailed soon.*

**June 22**

Ceremonial Route



**June 29**

Patterson Creek, Linden Terrace and Monkland Avenue: a built heritage treasure

**July (date to be confirmed)**

Ottawa's Historic Financial District

**July (date to be confirmed)**

Lowertown East

**August 3**

Rideau Canal (This tour will be offered simultaneously in French)

**August 10**

Parliament Hill: An Archeological Tour \*new\*

**August 17**

Park and Parkway: Central Park West in the Glebe \*new\*

**August 24**

New Edinburgh

**September 7**

Village of Hintonburg

**September 14**

Old Ottawa South

**September 21**

Sandy Hill

**September 28**

Lindenlea \*new\*

**October 5**

Briarcliffe \*new\*

## Volunteer Appreciation

*Photo: Katherine Charbonneau*



Heritage Ottawa Board members and volunteers were thrilled to accept an invitation for a private tour of The Diefenbunker, Canada's Cold War Museum, on November 19 2013. Sincere thanks to HO Board member Louise Fox and to Douglas Beaton, our expert guide, for a memorable evening, and a first (but definitely not last) visit for many of us.

## Herb Stovel Scholarship Fund

The Herb Stovel Scholarship Fund, administered by Heritage Canada The National Trust, awards funds annually to one or more Canadian students or young professionals pursuing post-secondary or graduate studies in built heritage conservation, or working in the field of built heritage conservation.

**Deadline: May 31, 2014.**

Further details and information: [www.heritagecanada.org/en/support-us/herb-stovel-scholarship-fund](http://www.heritagecanada.org/en/support-us/herb-stovel-scholarship-fund).