



# Heritage Ottawa NEWSLETTER

Dedicated to Preserving Our Built Heritage

July 2014 Volume 41, No. 3

## Heritage News Now

### 2013 Glebe Heritage Restoration Award



Photo: Bill Price

The Glebe Community Association Heritage Committee recently presented its 2013 Glebe Heritage Restoration Award to Doug and Cheryl Casey for their outstanding heritage restoration of 20 Clemow Avenue. This home was designed by Werner E. Noffke in 1913 and was owned and lived in by him and his family from 1914 to 1923. Making the presentation in front of 20 Clemow next to the Casey's own home at 18 Clemow was Johanna Persohn, Chairperson of the GCA Heritage Committee with several other members in attendance.

The substantial care taken in the restoration of one of Ottawa's most important heritage homes ensures that it will continue to make a major contribution to the heritage streetscapes of Clemow Estate East Heritage Conservation District, the Glebe and Ottawa for another 100 years. This historic heritage home is now being enjoyed by its new owners.

See page 3 for more News Now.

## Successful Rezoning Protects Heritage Character along Colonel By Drive

By Michael Lynch

Over the past four years, Colonel By Drive residents have experienced what has become commonplace across Ottawa – the demolition of traditional homes for new, out of scale infill which has no regard to impact on neighbours or streetscape. As a result of the actions of residents and the Old Ottawa South Community Association, the

Ontario Municipal Board enacted Zoning By-law 2013-215 on February 27, 2014. For properties along Colonel By Drive between Bronson Avenue and Bank Street, this Bylaw lowers heights to nine meters, establishes backyard setback provisions on deep lots, and quite notably, sets in place a Heritage Overlay.



Photo: Kathy Krywicky

3 Leonard: restoration and new construction.

# Heritage Ottawa NEWSLETTER

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

Linda Hoad  
*Editor*

Jan Soetermans  
*Graphic Designer*

Katari Imaging  
*Printing*

Heritage Ottawa  
2 Daly Avenue  
Ottawa, Ontario K1N 6E2

Tel: 613-230-8841  
Fax: 613-564-4428  
Email: [info@heritageottawa.org](mailto:info@heritageottawa.org)  
Web: [www.heritageottawa.org](http://www.heritageottawa.org)

Leslie Maitland  
*President*

David B. Flemming  
*Past-President*

David Jeanes  
*Vice-President Operations*

Katherine Charbonneau  
*Vice-President Programs*

William R. Price  
*Secretary*  
(vacant)  
*Treasurer*

(vacant)  
*Legal Consultant*

Kevin McCann  
*Webmaster*

Directors:  
Jay Baltz, Richard Belliveau,  
Laurie Brady, Linda Dicaire,  
Ken Elder, Ian Ferguson,  
Louise Fox, Linda Hoad,  
Danielle Jones, Robert Martin,  
Heather McArthur, Katherine  
Spencer-Ross, Laurie Smith,  
Carolyn Quinn.

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

## Successful Rezoning Protects cont'd.

The Heritage Overlay is an additional layer of regulations placed "over" a base zone that is designed to encourage the retention of existing buildings of cultural heritage value. If a home is demolished, it can only be replaced with a building of same or less mass than the original home. Further, it must retain the same general character. The Heritage Overlay also regulates the placement of additions relative to the existing building. It stipulates that all additions be located in the rear yard of the existing building; that they not exceed the height of the existing building and that they be narrower than the existing building. Residents have spent the past few years seeking the means to protect the heritage character and value of their streetscape. The Bylaw is a major milestone in that effort.

The City's focus on intensification has often resulted in ultramodern condos with million dollar plus price tags, hardly in the price range for most families seeking a home in core City neighbourhoods. In Ottawa South the initial call to action came with

the overnight demolition of a home at the corner of Grosvenor and Colonel By. Although the house was on the Heritage Reference List prepared by the former City of Ottawa identifying properties that warranted a heritage assessment, the listing was never properly transferred to the new amalgamated City of Ottawa. Soon thereafter, attention shifted to 9 Rosedale, a beautiful English cottage style house, threatened with demolition to make way for a pair of out of scale condos. A hard fought battle to attain heritage status ended at a hearing of the Ottawa Built Heritage Advisory Committee (OBHAC). The home failed to achieve heritage designation despite a valiant and concerted effort by neighbours. Nevertheless, OBHAC did acknowledge that homes along this stretch of Colonel By Drive warranted heritage consideration collectively, all the more so because of their proximity to a UNESCO World Heritage Site, the Rideau Canal.

Armed with a petition signed by a majority of residents along Colonel By Drive, and following a number



*Colonel By Drive: existing streetscape.*



*Infill home at left out of scale with traditional homes.*

of community meetings, a team of residents approached the Chair of the City's Planning Committee who agreed that the intensification policy had led to undesired impacts on established communities, not just in Old Ottawa South but across the City. He argued that protection of the streetscape would be best accomplished through rezoning since a heritage conservation district would take a long time to accomplish, and even then was certainly not assured. The City offered the services of a planning consultant to work with residents to identify options. This work would also serve to inform City Planning staff working on the development of the Infill By-law.

Over the course of about six months, a core group of residents met with the planning consultant to establish objectives, review current zoning, and identify options for action. For one, zoning allowed heights of eleven meters, which far exceeded the average height of existing homes at about eight meters. The consultant's recommendations were presented to Colonel By residents who voted in favor of the proposed rezoning and heritage overlay. With the benefit of the planning study, Planning Committee and then City Council passed a motion to adopt Zoning By-law 2013-215 in July 2013. Even

so, three proposed developments were grandfathered for one year including 9 Rosedale, a traditional home since demolished much to the dismay of neighbours. Another was 3 Leonard – while a good job was done on restoring the turreted home, the price was the construction of an out of scale and character infill development.

The Colonel By Drive rezoning By-law was subsequently appealed to the Ontario Municipal Board by an architect/developer. Through intensive negotiations among residents and the solicitors for the City and the appellant, the appeal was dropped conditional on two allowances for development. At 914 Colonel By Drive, a home mercilessly squeezed by a neighbouring infill built several years back received approval to add height above the new height restriction. And at 946 Colonel By Drive, allowance was provided for an infill development, albeit no higher than the new height restriction would allow. Hopefully, the eventual home will be of a design that complements the streetscape and considers its impact on immediate neighbours.

Colonel By residents are pleased with the success of gaining protection for the heritage value and character of their streetscape, all the more

so because of its part in the visual landscape adjacent to the Rideau Canal World Heritage Site.

Hopefully, out of scale developments such as those at 9 Rosedale and 3 Leonard will be a thing of the past. It is noteworthy that at time of writing, the City awaits the decision of the Ontario Municipal Board to enact an Infill Bylaw which will provide protection for the streetscape character in Ottawa's older neighbourhoods.

*Michael Lynch is a long-time resident of Old Ottawa South and former President of the Old Ottawa South Community Association.*

## News Now Cont'd.

### Heritage Ottawa loses another long-time supporter

Dr. Richard Heringer, long-time member of Heritage Ottawa died May 18 2014 at age 92. The Heringer fund, created with a donation to honour the death of his wife Marian in December 2011 financed the publication of *Werner Ernst Noffke: Ottawa's Architect*. The Heringers were founding members of and generous donors to Heritage Ottawa.

### Successful Finale to the Lecture Series

Our members-only event at the Ottawa Tennis and Lawn Bowling Club combined informative speakers and a social event in a fascinating and little-known venue. Janet Uren entertained us with a history of the Club, its founders and early members, as well as a history of how tennis became a popular sport. Kris Benes, the architect responsible for guiding the conservation and restoration of the building, showed us how he intended to 'tread lightly' on the existing building while accommodating the Club's changing needs.

# The Champlain Oaks as Community History

Loss can sometimes be turned into recognition and celebration of what we have.

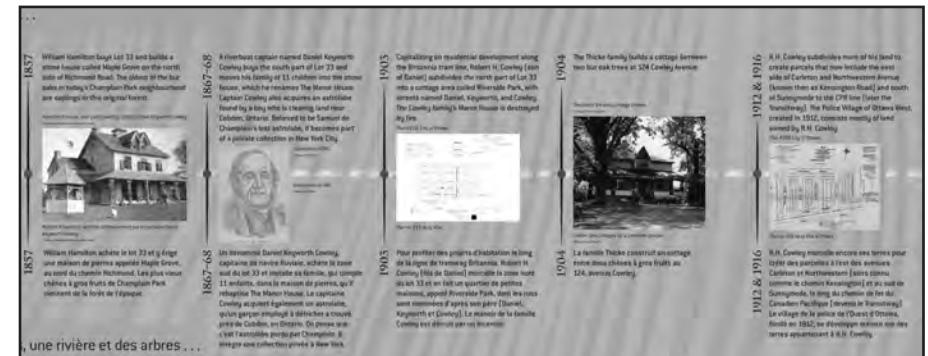
By Daniel Buckles

In 2011 a threat emerged to one of the biggest and oldest Bur Oaks (*Quercus macrocarpa*) near the Ottawa River in Champlain Park (Westboro). Its destruction in the wake of an infill development that was later canceled prompted residents to see the remaining trees in a new light and launch a community initiative to celebrate and protect them. Noticing nature in turn inspired a year-long exploration of the history of human settlement in this neighborhood and living links to our natural heritage.

Both aboriginal and French local place names refer to oaks. "Miciming," the name of an Algonquin camp that once stood across and up river from Champlain Park is the Algonquin word for "where the oaks grow" and



Cross-section of the 160 year old Bur Oak once located on the boundary between Tunney's Pasture and Northwestern Avenue. Markers on the annual growth rings indicate events in the community history.



Detail of the timeline display created by the Champlain Oaks Project on display in the Champlain Park fieldhouse.

"Deschênes" means "some oaks" in French. Bur Oaks were important to the First Nations of this region because the nuts are edible and can be collected in great numbers. They were eaten as a vegetable and also ground into a flour and stored as a "hunger food" (Beresford-Kroeger, 2010). To the early French explorers, and pre-industrial Europe in general, oaks were highly valued for their use in shipbuilding (Lossky, 1994). Maps and journals of the period reference the location of oaks, which were considered the property of the King of France. In 1686 the French Captain Pierre Chevalier de Troyes took note of "the oak forest" he portaged through on the north side of the Ottawa River between Chaudière Falls and Deschênes Rapids.

These and other fragments of history are brought together in an historical timeline of the natural and human history of Champlain Park on display in the community field house. It includes information on the allocation of the land to the clergy following a survey in 1792 and the long period of fallow until William Hamilton established a farm in 1852. At that time, the Bur Oak felled in 2011 was already a sapling. An outside installation features a cross-section of this tree and markers on the annual growth rings show significant events in the neighborhood in subsequent years.

One of these was the subdivision of the land at the turn of the century by the Captain's son, R.H. Cowley to create a cottage development (Elliot, 1991). The only remaining cottage

from this era (124 Cowley) was built in 1904 by the Thicke family between two massive Bur Oaks (only one of which remains). As the community developed, many other trees were intentionally left in place to grace the streetscape and shade the backyards of new homes. The Bur Oak on display also contains a few links of chain fenced embedded in the wood around 1945, a sign that the tree probably marked the border between Nepean (Northwestern Avenue) and Ottawa (Tunney's Pasture).

Today, the Champlain Oaks are a surviving old-growth forest fragment interspersed with residential development. They are a genetic resource adapted to the climate of the National Capital and with important design value for urban environments due to their tolerance of pollution and periods of drought as well as their contributions to controlling storm water runoff. The oaks are also prominent landmarks in the community and a defining feature of three connected neighborhoods: Champlain Park, Island Park and Westboro Beach. Saplings from the acorns of the old-growth trees planted over the last few years by children from the local school demonstrate as well the will of local residents to recognize, celebrate and protect these ancient trees as a tangible expression of Ottawa's natural and cultural heritage.

The story of the loss of the mature, healthy Bur Oak on Northwestern Avenue was documented in an exhibit at the Bytown Museum called "Six Moments in the History of an Urban Forest", created by Joanna Dean and Will Knight of Carleton University. The story also brought the Ontario Urban Forest Council's Heritage Tree workshop to Ottawa in 2012 with a view to stimulating a broader discussion concerning the City's natural heritage and legislative options. Trees can be designated as



Detail of the cross-section showing links from a chain fence embedded around 1945.

trees) of cultural heritage value or interest. Given the rapid loss of the City's large, mature trees it is clearly time to modernize the municipal approach to Natural Heritage and to bring policies and programs affecting Natural Heritage in line with best practices already in place in cities across the country. An informed and proactive approach to identifying and protecting the most important examples of Natural (Tree) Heritage is now urgent.

Daniel Buckles is a resident of Champlain Park and animator for The Champlain Oaks Project ([www.champlainoaks.com](http://www.champlainoaks.com)).

## References

- Beresford-Kroeger, Diana (2010) *The Global Forest*. New York : Viking.
- Elliott, Bruce S. (1991) *The City Beyond: A History of Nepean, Birthplace of Canada's Capital 1792-1990*. City of Nepean, Nepean, Ontario
- Lossky, Andrew (1994) *Louis XIV and the French Monarchy*. New Brunswick, NJ.



The "party tree" on Patricia Avenue is the venue for an annual street gathering of neighbors.

# From the President

By Leslie Maitland



## Welcome to summer!

### Annual General Meeting

Last month Heritage Ottawa held its Annual General Meeting, and we were pleased to have Dr. Mark Kristmanson, the new Chief Executive Officer of the National Capital Commission, give the keynote address. Dr. Kristmanson offered a vision of the NCC going forward, focussing on excellence in urban design, with an emphasis on heritage conservation. He is looking forward to collaborative efforts with Heritage Ottawa, and we shall certainly pursue his invitation.

### Welcome New Board Members

Also at the AGM our board of directors was elected. We are pleased to welcome Danielle Jones and Heather McArthur as new board members. Danielle is a graduate of the Ontario College of Art & Design and has had a richly varied career in design. She and her husband James Laish restored their modernist home in Briarcliffe, for which they received

the 2012 Award of Excellence from the City of Ottawa's Architectural Conservation Award. This project helped move forward the designation of Briarcliffe as the first heritage conservation district in Canada to recognize modernist architecture. Heather G. McArthur is a graduate of the Universities of Ottawa and Carleton in Communications and Architecture. She has served as a volunteer on several boards, including the Local Architectural Conservation Advisory Committee. Heather is currently an intern architect with Watson MacEwan Teramura Architects. Both Danielle and Heather bring experience and commitment to our board and we welcome them warmly!

*Heritage Ottawa is facing a few challenges as we grow and expand our service to our members and to the citizens of Ottawa.*

### Lecture Series

Our board members responsible for the 2014-2015 lecture series, Katherine Spencer Ross, Linda Dicaire, and Louise Fox, are moving forward on putting together next year's program; you can expect to receive the brochure for the series in early September. One highlight so far will be Andrew Waldron's presentation on Ottawa Modern: Modern is the hot topic now!

### Getting Organised

Heritage Ottawa is facing a few challenges as we grow and expand

our service to our members and to the citizens of Ottawa. We are in the process of transitioning to a new membership database and we are re-vamping our website, both of which should make us more responsive to members' needs. We are looking for a fresh appearance and greater functionality.

Also on the "Getting Organised" front, our tiny office in Arts Court is going to have to move for the redevelopment of the site. As you know, the new Ottawa Art Gallery is slated to go into the empty lot beside Arts Court, along with a condo tower, and plans are accelerating to get that going. Included in that project are some overdue updates to the Arts Court Building itself, the former Carleton County Courthouse. It's great to see that this wonderful heritage building continues to be vibrant and useful!

### 2017

It's never too soon to plan for a party! In 2017, Canada turns one hundred and fifty – and the entire nation will be here to celebrate. Naturally, Heritage Ottawa is going to be doing our bit to show off our great city to our fellow Canadians, and visitors from abroad. Got some ideas as to what we might do? Send us your ideas at [info@heritageottawa.org](mailto:info@heritageottawa.org), or leave us a message at 613-230-8841.

Have a wonderful summer and enjoy our walking tours. See you at the lecture series in the fall!

Leslie Maitland  
President, Heritage Ottawa /  
Patrimoine Ottawa

# Annual General Meeting 2014

By Grace Hyam



Photo: Sally Coutts

*Heritage Ottawa Presidents since 1991 at the AGM*

*Left to right: Jennifer Rosebrugh (1995-1997), Louisa Coates (1991-1995), David B. Flemming (2002-2011), Carolyn Quinn (1997-2002), Leslie Maitland (since 2011).*

The Studio at Arts Court was the setting for the 2014 Annual General Meeting of Heritage Ottawa, on Wednesday evening, May 28. Sixty-one members and seven guests were in attendance.

### History

David Jeanes informed us that Arts Court is located in the heritage-designated Carleton County Court House. Built in 1870, after the original wooden building had been destroyed by fire, the present building was designed by architect and engineer Robert Surtees and is an excellent example of Italianate architecture.

### Business

Following acceptance of the minutes of the 2013 AGM, Leslie Maitland gave the president's report. She

mentioned our very successful walking tours, lecture series, and publications program, and the plans to re-vamp our website. She also thanked the Board members, volunteers, and sponsors for their hard work and support.

Acting treasurer David Jeanes then presented the financial report, and explained several details.

### Elections

Next, David Flemming presented the suggested slate of Board members for the coming year. Many of the previous Board members have agreed to serve again, and two new members, Danielle Jones and Heather McArthur, have joined. Both have extensive volunteer heritage experience. The suggested slate of Board members was accepted.

### By-laws

David Jeanes then introduced two motions to approve Heritage Ottawa Articles of Continuance and new by-laws. These were necessary so that Heritage Ottawa could continue as a not-for-profit corporation under the new Canada Not-for-Profit Corporations Act. Both motions were approved.

### Pleasure

After the business meeting, the guest speaker, Dr. Mark Kristmanson, Chief Operating Officer of the National Capital Commission, presented a lecture on "*The Heritage Character of Canada's Capital Region: A View from the NCC*." He talked about the history of the NCC and the public buildings for which it is responsible, and expressed hope for continuing co-operation with Heritage Ottawa. Dr. Kristmanson answered several questions from the audience noting that some changes in direction may be coming. Linda Dicaire thanked the speaker and presented him with several of our publications.

Following the adjournment of the formal meeting, the evening continued with informal conversation and excellent refreshments. We extend sincere thanks to all involved in organizing this very successful and enjoyable AGM.

*Grace Hyam is a retired archivist who worked for many years at the National Archives of Canada / Library and Archives Canada.*

# Celebrating Our Heritage Homes - The Glebe Plaques Trial

By Jessica Insley

If you attended the 2014 Great Glebe Garage Sale this year on Saturday May 24th, it is very possible that you saw Heritage Ottawa's most recent pilot project in action. Temporary plaques were set up in front of homes on Glebe Avenue and Linden Terrace. Each 'plaque' contained a brief description of the house's social history and notable architectural features, and was constructed from a typed, half-page adhesive label applied to a piece of foam board, and stapled to a 3 foot long wooden stake. The goal of the day was to assess the community reaction for such heritage home celebrations and to pique the curiosity of passing treasure hunters.

Organized by Heritage Ottawa Secretary/Board Member Bill Price, with assistance from Heritage Keeper and HO research volunteer Jessica Insley, the event was inspired by Calgary's Century Homes Project. Each summer during Historic Calgary Week, over 750 homeowners participate, creating signs to tell the story of their homes, which are then displayed on their lawns. Inspired by the Century Homes Project slogan of "Old Homes - Great Stories", the Glebe Plaques Trial was very much modeled on a similar enthusiasm for celebrating Ottawa's rich architectural and social history.

The Glebe Plaques Project was undoubtedly a success. Countless passersby stopped to share their enthusiasm for the plaques with Heritage Ottawa organizers, and many individuals expressed interest in learning the social history of their own home. Key elements that contributed to the event's success were the huge volume of foot traffic during the Garage Sale, and the pre-existing research on the homes on Glebe



Sample of a plaque.

Avenue and Linden Terrace compiled by the GCA Heritage Committee in support of a recently created and several proposed new Heritage Conservation Districts in the Glebe.

By revealing the rich social history beneath the architecture of historic homes, connections are created between citizens across centuries and a collective heritage is formed. The Glebe Plaques Project has demonstrated that there is a definite

appetite for neighbourhood built heritage and related social history. Heritage Ottawa hopes that this event can become an annual occurrence, and expand to include not only other streets in the Glebe, but other neighborhoods as well, and that this interest in heritage homes will translate into a greater desire by owners and the public to ensure that such homes be protected and celebrated.

*Jessica Insley is a Glebe Heritage Keeper and a Heritage Ottawa Research Volunteer.*

For more information on Calgary's Century Homes Project, visit <http://www.centuryhomes.org/>

For assistance and advice in setting up a temporary plaques trial in your heritage neighbourhood, contact Bill Price at (price.bill@rogers.com).



View of 37 Glebe Avenue with its plaque

Photos: Bill Price