

Subject: Designation of Highland Park Lawn Bowling Club at 439 Golden Avenue under Part IV of the *Ontario Heritage Act*

File Number: ACS2023-PRE-RHU-0030

Report to Built Heritage Committee on 12 September 2023

and Council 27 September 2023

Submitted on August 8, 2023 by Court Curry, Director, Right of Way, Heritage, and Urban Design Services, Planning, Real Estate and Economic Development

Contact Person: Taylor Quibell, Heritage Planner I, Heritage Planning Branch

613-580-2424 ext. 74708, Taylor.Quibell@ottawa.ca

Ward: Kitchissippi (15)

Objet : Désignation du Club de boulingrin de Highland Park, au 439, avenue Golden, en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*

Dossier : ACS2023-PRE-RHU-0030

Rapport au Comité du patrimoine bâti

le 12 septembre 2023

et au Conseil le 27 septembre 2023

Soumis le 8 août, 2023 par Court Curry, Directeur, Services des emprises, du patrimoine, et du design urbain, Services de la planification, des biens immobiliers et du développement économique

Personne ressource: Taylor Quibell, Planificatrice de patrimoine I, Planification du patrimoine

613-580-2424 ext.74708, Taylor.Quibell@ottawa.ca

Quartier: Kitchissippi (15)

RECOMMENDATION(S)

That the Built Heritage Committee recommend that Council issue a Notice of Intention to Designate Highland Park Lawn Bowling Club at 439 Golden Avenue under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.

RECOMMANDATION(S) DU RAPPORT

Que le Comité du patrimoine bâti recommande au Conseil d'émettre un avis d'intention de désigner le Club de boulingrin de Highland Park, situé au 439, avenue Golden, en vertu de la Partie IV de la *Loi sur le patrimoine de l'Ontario*, selon la Déclaration de valeur sur le plan du patrimoine culturel jointe en tant que document 5.

BACKGROUND

This report has been prepared because designation under Part IV of *the Ontario Heritage Act (OHA)* must be approved by City Council after consultation with the Built Heritage Committee.

The Highland Park Lawn Bowling Club (HPLBC) at 439 Golden Avenue is a well-established landmark in Ottawa's Westboro community, located on Byron Avenue (formerly Alonzo Avenue), Golden Avenue, and Ravenhill Avenue. The property consists of a one-storey clubhouse, outbuildings, and lawn bowling greens, with the clubhouse dating back to around 1914. As one of the few surviving greenspaces and lawn bowling clubs in the area, the club has served as a community sports hub for over a century, preserving the traditions of lawn bowling amidst urban development. Its historical and recreational significance makes it a cherished aspect of Highland Park's identity, reflecting the evolution of lawn bowling and the community throughout the years. The HPLBC remains an integral part of Ottawa's history and continues to hold a significant presence as a precious community space.

The property was listed on the City of Ottawa Heritage Register in 2022. Changes to the *Ontario Heritage Act* through Bill 23 will result in the removal of the property from the City's Heritage Register if Council does not issue a Notice of Intention to Designate the property by December 31, 2024. Further, Council will not be able to re-list the property for five years after this date. Through Heritage staff review of the Register in spring 2023 as a result of Bill 23, this property was identified as a potential candidate for designation.

At its meeting of July 6, 2022, City Council provided the following direction to staff regarding heritage properties in Ward 15:

Direct Heritage Staff to undertake further analysis of properties in Ward 15 listed on the City's Heritage Register to establish a proactive approach for designation under Part IV of the *Ontario Heritage Act*.

This direction, along with the amendments to the OHA through Bill 23 prompted staff to undertake a review of all listed properties in Ward 15.

DISCUSSION

Recommendation 1

The Official Plan, the Provincial Policy Statement and the *Ontario Heritage Act* all provide policy direction related to the designation of individual properties under Part IV of the *OHA*.

Official Plan

The Official Plan has policies related to cultural heritage in Section 4.5, Cultural Heritage and Archaeology. Section 4.5.1(3) states: "Individual buildings, structures, and sites shall be designated as properties of cultural heritage value under Part IV of the *Ontario Heritage Act*."

Provincial Policy Statement (2020)

Section 2.6.1 of the Provincial Policy Statement (2020) contains the following policy regarding the protection of cultural heritage resources: "Significant built heritage resources and significant cultural heritage landscapes shall be conserved."

Ontario Heritage Act

Part IV of the *Ontario Heritage Act* provides municipalities with the authority to designate properties of cultural heritage value. Section 29 of the *OHA* sets out the process for the designation of individual buildings. It requires:

- that Council consult with its municipal heritage committee, and
- that the official Notice of Intention to Designate served on the owner and the Ontario Heritage Trust contain a description of the property and its heritage attributes, as well as a statement explaining the cultural heritage value or interest of the property and a statement that a notice of objection may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper.

Per the “*Ontario Heritage Act Alternative Notice Policy*”, the Notice of Intention to Designate will be published on the City’s website in both official languages. Document 5 contains the Statement of Cultural Heritage Value for this property.

Ontario Regulation 09/06

Regulation 09/06 (see Document 3) establishes criteria to determine if a property is of cultural heritage value or interest. A property may be designated under Section 29 of the *OHA* if it meets two or more of the nine criteria set out in the regulation.

Through research and evaluation, staff have determined that the property at 439 Golden Avenue meets six of the nine criteria. Detailed research and analysis are outlined in the Cultural Heritage Evaluation Report (see Document 4), and a brief analysis of each of the applicable criteria is provided below:

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

The Highland Park Lawn Bowling Club at 439 Golden Avenue has design value as a representative example of an early 20th century lawn bowling club. Featuring a spacious lawn bowling green, simple functional clubhouse built circa 1914 and outbuildings, this property is characteristic of lawn bowling clubs. Despite alterations, the colour, massing, and form contribute to its role as a recreational clubhouse.

The property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

The HPLBC holds historical value for its part in the history of sport and society in Ottawa. The clubhouse and greens reflect the evolution of lawn bowling and stand as a remnant of the early 20th century middle class lifestyle when sports and recreational clubs gained immense popularity, coinciding with the increasing leisure time of the emerging middle class.

The HPLBC also has associations with activities, significant individuals, and organizations both in the community and beyond. Many influential members and past presidents of the club contributed to the success of the club and the widespread popularity of the sport provincially and nationally.

The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

The HPLBC has historical value because it yields information that contributes to an understanding of the Highland Park neighbourhood. During the early development of Highland Park, the club was an integral part of the community, further enticing people to settle in the area. It became a selling feature for Highland Park and a focal point of social life in the area. Serving as a sports club, community gathering place, and event centre for over a century, the HPLBC has played an important role in shaping the area's social life and growth.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

The HPLBC has contextual value because it is important in maintaining and supporting the character of the area. Its long-standing presence as a sport and social facility is an integral part of the Highland Park community. The design of the building, the location of the property on a prominent corner, its integration with the neighbourhood all supports the historic character of Highland Park as an early 20th century streetcar suburb.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

The HPLBC has contextual value as a notable local landmark that maintains the character of Highland Park. The club is well-known and has been in continuous use as a sports club since 1914. Its contextual relationship within the surrounding area and historical and visual connection to the residential neighbourhood is important in supporting the character of this part of the historic west end.

The property has contextual value because it is a landmark.

Its prominent location on a corner and large manicured grass bowling green in front of the clubhouse is a recognizable landmark in the community.

Conclusion

The property at 439 Golden Avenue meets six of the nine criteria outlined in Ontario Regulation 09/06 for designation under Part IV of the *Ontario Heritage Act*. Staff recommend that Council issue a Notice of Intention to Designate the Property under Part IV of the *Ontario Heritage Act*.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendation.

A person who objects to the Notice of Intent to Designate may serve a notice of objection as outlined in the *Ontario Heritage Act*. Council must consider any objection and may decide to withdraw the Notice of Intent to designate, or maintain its position regarding the intent to designate. Such consideration must occur within 90 days following the end of the objection period. If Council intends to proceed with designation, it must pass a by-law designating the property within 120 days following the publication of the Notice of Intent to Designate. Any person who objects to the by-law has a right of appeal to the Tribunal.

COMMENTS BY THE WARD COUNCILLOR(S)

The Ward Councilor is aware of the recommendation associated with this report.

ADVISORY COMMITTEE(S) COMMENTS

This section contains any comments or recommendations made by one or more Advisory Committees relating to this report.

CONSULTATION

The property owners were advised of the proposed designation of this property under Part IV of the *Ontario Heritage Act* on August 2nd, 2023. The property owners are favour of the proposed designation of this property.

The Westboro Community Association and Heritage Ottawa have been notified of the proposed designation.

ACCESSIBILITY IMPACTS

The designation of this property under the *Ontario Heritage Act* does not impact the physical fabric of the building. While alterations to designated properties, including renovations to remove barriers for people with disabilities, require a heritage permit, the fees for these permits are waived and staff work with property owners to allow for accessibility retrofits.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications.

ASSET MANAGEMENT IMPLICATIONS

There are no direct asset management implications associated with this report.

RURAL IMPLICATIONS

There are no rural implications.

APPLICATION PROCESS TIMELINE STATUS

There are no application timelines associated with designations under the *Ontario Heritage Act*.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Photos

Document 3 Ontario Regulation 09/06

Document 4 Cultural Heritage Evaluation Report

Document 5 Statement of Cultural Heritage Value

DISPOSITION

If Council does not approve the recommendation, no further steps are required. If Council proceeds with the issuance of a Notice of Intention to Designate for the property located at 439 Golden Avenue, several actions must be taken:

- 1) Heritage Planning Branch, Planning Real Estate and Economic Development Department, to prepare the Notice of Intention to Designate. Office of the City Clerk, Council and Committee Services to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, third Floor, Toronto, Ontario, M5C 1J3) of Council's decision to issue a Notice of Intention to Designate 439 Golden Avenue under Part IV of the *Ontario Heritage Act*.
- 2) Heritage Planning Branch, Planning Real Estate and Economic Development Department to ensure publication of the Notice of Intention to Designate according to the requirements of Section 29 the *Ontario Heritage Act*.
- 3) If the City Clerk receives a Notice of Objection under Section 29(5) of the *Ontario Heritage Act* within thirty days of the publication of the Notice of Intention to Designate, the Heritage Planning Branch, Planning, Real Estate and Economic Development Department is to prepare a report regarding the objection for

consideration by Council within 90 days after conclusion of the objection period, according to Section 29(6) of the *Ontario Heritage Act*.

- 4) If the City Clerk does not receive any Notice of Objection under Section 29(5) of the *Ontario Heritage Act* within thirty days of the publication of the Notice of Intention to Designate, or if City Council decides not to withdraw the notice of intention to designate the property after an objection has been served, the Heritage Planning Branch, Planning, Real Estate and Economic Development Department, is to prepare the designation by-law, under the authority of the approval of this report and Legal Services to submit to City Council for enactment within 120 days of the publication of the Notice of Intention to Designate as prescribed in Section 29(8) of the *Ontario Heritage Act*.
- 5) Office of the City Clerk, Council and Committee Services to cause a copy of the by-law together with a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property, to be served on the owner of the property and on the Trust according to the requirements of the *Ontario Heritage Act*. Heritage Planning Branch, Planning, Real Estate and Economic Development Department to ensure publication of the notice of the by-law in the newspaper according to the requirements Section 29(8)(4) of the *Ontario Heritage Act*.

Document 1- Location Map



LOCATION MAP / PLAN DE LOCALISATION
HERITAGE / PATRIMOINE

D09-01-GOLD439

23-0701-R

I:\CO\2023\Heritage\Golden_439

© Parcel data is owned by Teramit Enterprise Inc. and its suppliers.
All rights reserved. May not be produced without permission.
Tous droits réservés. Ne peut être reproduit sans autorisation. CE N'EST PAS UN PLAN D'ARPENTAGE.

© Les données de parcelles appartiennent à Teramit Enterprise Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE N'EST PAS UN PLAN D'ARPENTAGE.

REVISION / RÉVISION - 2023 / 07 / 25



439 av. Golden Avenue



Document 2 – Photos



Front façade and Bowling Greens at 439 Golden Avenue. Source: City of Ottawa



Aerial Photo of Highland Park Lawn Bowling Club. Source: Richard Hinchcliff



Highland Park Lawn Bowling Clubhouse from Golden Avenue. Source: City of Ottawa



Highland Park Lawn Bowling Clubhouse from Ravenhill Avenue. Source: City of Ottawa



Highland Park Lawn Bowling Greens from corner of Ravenhill Avenue and Golden Avenue. Source: City of Ottawa

Document 3 – Ontario Regulation 09/06

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Consolidation Period: From January 1, 2023 to the e-Laws currency date.

Last amendment: 569/22.

This is the English version of a bilingual regulation.

Criteria, s. 27 (3) (b) of the Act

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 27 (3) (b) of the *Act*. O. Reg. 569/22, s. 1.

(2) Property that has not been designated under Part IV of the *Act* may be included in the register referred to in subsection 27 (1) of the *Act* on and after the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force if the property meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.

(3) For clarity, subsection (2) does not apply in respect of a property that has not been designated under Part IV but was included in the register as of the day subsection 3 (2)

of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force. O. Reg. 569/22, s. 1.

Criteria, s. 29 (1) (a) of the Act

2. (1) The criteria set out in subsections (2) and (3) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 569/22, s. 1.

(2) Section 1, as it read immediately before the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, continues to apply in respect of a property for which a notice of intention to designate it was given under subsection 29 (1.1) of the Act after January 24, 2006 and before the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force. O. Reg. 569/22, s. 1.

(3) In respect of a property for which a notice of intention to designate it is given under subsection 29 (1.1) of the Act on or after the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, the property may be designated under section 29 of the Act if it meets two or more of the criteria for determining whether it is of cultural heritage value or interest set out in paragraphs 1 to 9 of subsection 1 (2). O. Reg. 569/22, s. 1.

Criteria, s. 41 (1) (b) of the Act

3. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 41 (1) (b) of the Act. O. Reg. 569/22, s. 1.

(2) Subject to subsection (3), in the case of a by-law passed under subsection 41 (1) of the Act on or after the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, a municipality or any defined area or areas of it may be designated by such a by-law as a heritage conservation district under subsection 41 (1) of the Act if the municipality or the defined area or areas of it meets the following criteria:

1. At least 25 per cent of the properties within the municipality or defined area or areas satisfy two or more of the following:
 - i. The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.
 - ii. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.
 - iii. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.

- iv. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.
- v. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
- vi. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- vii. The properties have contextual value because they define, maintain or support the character of the district.
- viii. The properties have contextual value because they are physically, functionally, visually or historically linked to each other.
- ix. The properties have contextual value because they are defined by, planned around or are themselves a landmark. O. Reg. 569/22, s. 1.

(3) Subsection (2) does not apply in respect of a by-law passed under subsection 41 (1) of the Act on or after the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force if a notice of a public meeting required to be held for the purposes of the by-law under subsection 41.1 (7) of the Act was given before the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force. O. Reg. 569/22, s. 1.

(4) For clarity, the requirement set out in subsection 41.1 (5.1) of the Act,

- (a) does not apply in respect of a by-law under subsection 41 (1) of the Act that is passed before the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force; and
- (b) does not apply in respect of a by-law under subsection 41.1 (2) of the Act. O. Reg. 569/22, s. 1.

Document 4 - Cultural Heritage Evaluation Report

CULTURAL HERITAGE EVALUATION REPORT

Building Name and Address: Highland Park Lawn Bowling Club, 439 Golden Avenue

Construction Date: c. 1914

Original Owner: John E. Cole



Source: City of Ottawa, July 2023

Executive Summary

The Highland Park Lawn Bowling Club (HPLBC) is a well-established landmark in Ottawa's Westboro community, located on Byron Avenue (formerly Alonzo Avenue), Golden Avenue, and Ravenhill Avenue. The property consists of a one-storey clubhouse, outbuildings, and lawn bowling greens, with the clubhouse dating back to around 1914. As one of the few surviving greenspaces and lawn bowling clubs in the area, the club has served as a community sports hub for over a century, preserving the traditions of lawn bowling amidst urban development. Its historical and recreational significance makes it a cherished aspect of Highland Park's identity, reflecting the evolution of lawn bowling and the community throughout the years. The HPLBC remains an integral part of Ottawa's history and continues to hold a significant presence as a precious community space.

The property has cultural heritage value for its design, associative and contextual values. It meets five of the nine criteria for designation under Part IV of the Ontario Heritage Act.

RÉSUMÉ

Le Club de boulingrin de Highland Park (HPLBC) est un endroit emblématique bien ancré dans la collectivité de Westboro à Ottawa, qui longe l'avenue Byron (anciennement l'avenue Alonzo), l'avenue Golden et l'avenue Ravenhill. Ce bien-fonds est composé d'un pavillon de plain-pied datant de 1914 environ, de dépendances et d'allées de boulingrin. Comptant parmi les rares espaces verts et clubs de boulingrin restants dans la région, le club a servi de pôle de sports communautaires pendant plus d'un siècle, préservant les traditions du boulingrin au milieu des aménagements urbains. Sa signification au plan historique et récréatif confère une valeur particulière à l'identité de Highland Park, un lieu qui reflète l'évolution du boulingrin et de la collectivité au fil des ans. Le HPLBC fait partie intégrante de l'histoire d'Ottawa et continue de jouer un rôle important en tant qu'espace communautaire précieux.

Ce bien-fonds doit son importance sur le plan du patrimoine culturel à sa conception et à sa valeur associative et contextuelle. Il satisfait à cinq des neuf critères de désignation en vertu de la partie IV de la Loi sur le patrimoine de l'Ontario.

Architecture

The HPLBC at 429 Golden Avenue features a clubhouse, outbuildings, and lawn bowling greens. The clubhouse building is a one storey, structure with horizontal siding, representative of an early 20th century sports facility. It exhibits characteristics of the architectural style for recreational clubhouses and bears resemblance to a simple frame cottage. The building's design is typical of lawn bowling clubhouses from the early 1900s, featuring a modest form, white siding with green accent details, side gable and small cross gable. The architect is unknown, but the original structure was simple in design, stucco over frame, and consisted of a central room, kitchen, locker room, and washrooms.¹ This simplicity was derived from its function.



Highland Park Lawn Bowling Club, *HPLBC Archives*

The building has undergone numerous alterations and upgrades over the years, but the general form and purpose has been consistent since its original construction. In the late 1940s, a flat-roofed front porch was added to the building.² Unfortunately, on August 22nd, 1955, a supper meeting for club members was disrupted when an elm tree fell on the clubhouse, causing significant damage.³ As a result, the building underwent almost complete reconstruction. Subsequently, circa 1975, the front porch that was added in the 1940s was enclosed to create additional interior space.⁴

The bowling greens are a significant attribute of the property and contribute to the planning and location of the clubhouse. The building is set back from Byron and turns its back to the community to face the lawn to allow observers to watch the games from inside. There are eight lanes that run both east – west and north -south that measure one hundred and eighteen feet north and one hundred feet east. The large rectangular manicured grass bowling green in front of the club is a landmark in the community.

History

The HPLBC, originally Highland Park Lawn Tennis and Bowling Club represents the history of lawn bowling in Canada and the development of Highland Park.⁵ Dating back to 1914, the property has served as a sports club, community gathering place, and event centre in the Westboro area for over a century, contributing to the area's social life and development.⁴ It stands as a remnant of the early 20th century middle class lifestyle when sports and recreational clubs gained immense popularity, coinciding with the increasing leisure time of the emerging middle class.⁶



Men in front of HPLBC, *HPLBC Archives*

The HPLBC was constructed on land granted by John E. Cole, the developer of Highland Park. As Highland Park grew popularity Cole advertised its advantages, attracting residents to the area. Recognizing the need for recreational facilities, residents of Westboro and Nepean approached Cole in 1914, seeking permission to create a lawn bowling green and tennis courts on his farmland. In a meeting at Mr. James Gillespie's home at 420 Kenwood (Cobble Cottage) Cole generously offered the use of his elm grove at the park's entrance, and the club opened in the spring of 1915.¹⁷ The clubhouse and its recreational facilities quickly became an integral part of the community, further enticing people to settle in the area. It became a selling feature for Highland Park and a focal point of social life in Westboro, serving as a community gathering place and event centre.¹⁸ Numerous events took place at the club, such as summer jamborees, bingo, teacup reaching and dancing, enriching the social fabric of the area.⁷ Women were officially admitted into the Highland Park club in 1935.⁸

In 1941, club members took up shares and purchased the club from John E. Cole.² They demonstrated their appreciation for Cole's continued generosity by making Cole a lifetime member.² The club continued to flourish under new ownership. Tennis and lawn bowling games were played against local teams such as the Ottawa Tennis and Lawn Bowling club at 176 Cameron Avenue and Elmdale Lawn Bowling Club at 1 MacFarlane Avenue.⁹ In 1954, the tennis program dwindled in numbers, and resultingly the tennis courts located to the east of the greens were sold for development.¹⁰

Past presidents and members of the HPLBC, made significant contributions to both the sport of lawn bowling and Ottawa's history. Among them are individuals Ray Kempster and Jack Bridges. Kempster, a Royal Canadian Air Force wing commander and dedicated bowler from Winnipeg, served as the HPLBC president from 1956 to 1960, and again briefly in 1979.¹¹ In addition, he held the position of president for Ontario's provincial lawn bowling association in 1978.¹² Kempster actively promoted lawn bowling as a sport, venturing into local schools to promote the sport as more than just recreation for senior citizens. His contributions extended beyond lawn bowling, as he also chaired Ottawa's Man-Powered Flight Section of the Canadian Aeronautics and Space Institute, working on enhancing the Puffin aircraft.¹¹ Kempster's enduring commitment to the HPLBC and its maintenance, such as painting and creating a sign, continues to leave a lasting impact on the property.

Another influential figure, Jack Bridges, served as club president from 1961 to 1963, and again in 1985. He also held the position of president for the Provincial Lawn Bowling Association of Ontario in 1970, and for the Canadian Lawn Bowling Council.¹² He also played for the Canadian lawn bowling team.¹³ His dedication and contributions earned him recognition and awards for his role in promoting Ontario's culture and recreation. Jack's wife, Kaye, also played a vital role in the club, instrumental in incorporating women into lawn bowling. As the president of the Ladies Provincial Lawn Bowling Association, she left her mark on the community and lived nearby at 375 Holland Avenue.¹⁴



A TROPHY FOR HIGHLAND PARK

W/C Ray Kempster, on the right, presents the Centennial Bowl, which he designed, to Highland Park president, Dr. George Hodwell for club competition. Mrs. Astrid Kempster, co-donor, looks on. (See Jacks and Bowls for story.)
(Journal Photo by Dominion Wide)

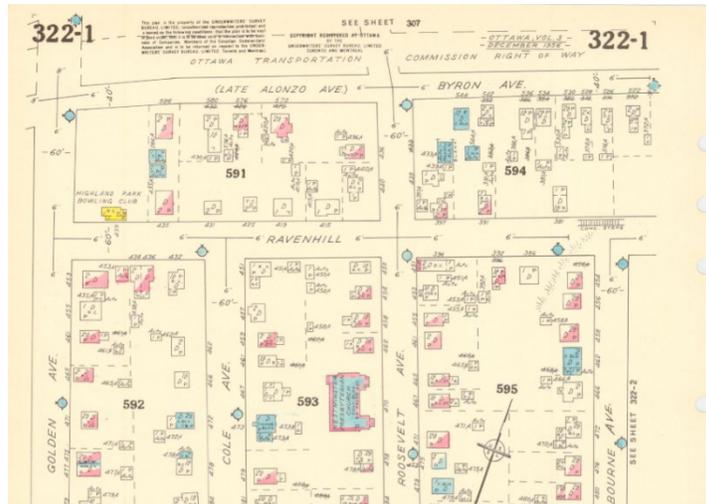
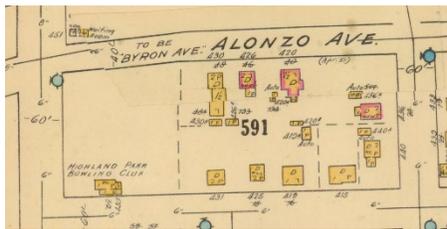
A Trophy for Highland Park, Ray Kempster on the Right, Photo by Dominion Wide, Ottawa Journal Aug. 1967

The club's members were local residents who represented the make up of the early 20th century Highland Park suburb and included notable architects such as William James Abra and Hugh Richards who were responsible for many buildings in the Westboro area and around Ottawa including Westboro Masonic Temple at 430 Churchill Avenue North and Westminster Presbyterian Church at 470 Roosevelt Avenue.¹⁵ Other long-term members included James Gillespie at 420 Kenwood (Cobble Cottage), Fred Thompson a local dentist and George McKay Nichol, the Churchill Avenue druggist.

The HPLBC remains an integral part of local history in the Highland Park and Westboro area, reflecting the evolution of lawn bowling and the community of Highland Park over the years. Its significance lies in its long standing service as a community sports club for over a century, making it one of the few surviving greenspaces and lawn bowling clubs in the area.

Context

HPLBC is a landmark in the community, occupying a prominent location at the corner of Byron (former Alonzo Avenue), Golden and Ravenhill Avenues.



Fire

Insurance Plans, L to R, 1948 and 1963-65. Note: The development to the east

Located west of downtown Ottawa, the Highland Park community is part of the wider neighborhood of Westboro, which was relatively undeveloped before 1870. The area's transformation began when the Canada Central Railway announced the development of a westbound rail line from Labreton Flats to Carleton Place, running along the banks of the Ottawa River.¹⁶ James Skead, a Canadian Senator and entrepreneur, acquired lands along the river and established a prosperous lumber mill, leading to the emergence of a small hamlet of residential dwellings known as "Skead's Mills." As the area grew, it received essential amenities like a post office and telegraph station, located south of the mill on Richmond Road. However, a major fire in 1888 destroyed the mills, prompting changes in the area.¹⁶

In 1900, the Ottawa Electric Railway established the Nepean line, extending from Lebreton Flats to Britannia Beach. This spurred a speculative real estate boom along the streetcar line, renewing development interest in the former Skead's Mills, which had been renamed Westboro the previous year. As part of this renewed interest, several farmers in the area, including John E. Cole, owner of the Highland Park Dairy Farm, decided to subdivide their holdings.

John E. Cole was instrumental in the creation of the Highland Park neighbourhood. Cole owned land west of present-day Churchill Avenue and south of Richmond Road. As

Ottawa's streetcar and automobile transportation advanced, allowing the city to grow beyond the urban core, Cole saw opportunity to create a community in the flourishing Nepean and Westboro area. Subsequently, he began subdividing lots for sale offering smaller, more affordable lots near Richmond Road for the working class, and larger pricier lots to the south towards Golden and Broadview Avenues, establishing the settlement known as Highland Park.¹⁶

Over time, the club's presence has continued to serve as a community hub and green space, preserving the traditions of lawn bowling in the midst of urban development. As one of the few remaining lawn bowling clubs in the area, its historical and recreational significance remains a cherished aspect of Highland Park's identity.



Aerial Photo of HPLBC, Richard Hinchcliff

Evaluation using Ontario Regulation 09/06

1	<i>The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.</i>	Yes	The Highland Park Lawn Bowling Club at 439 Golden Avenue has design value as a representative example of an early 20 th century lawn bowling club. Featuring a spacious lawn bowling green, simple functional clubhouse built circa 1914 and outbuildings, this property is characteristic of lawn bowling clubs. Despite alterations, the colour, massing, and form contribute to its role as a recreational clubhouse.
2	<i>The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.</i>	No	The HPLBC is simple in character and does not display a high degree of craftsmanship or artistic merit. The property does not meet this criterion.
3	<i>The property has design value or physical value because it displays a high degree of technical or scientific merit.</i>	No	The property includes a simple wood frame building and a large bowling green, it does not display a high degree of technical or scientific merit. The property does not meet this criterion.
4	<i>The property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.</i>	Yes	<p>The HPLBC holds historical value for its part in the history of sport and society in Ottawa. The clubhouse and greens reflect the evolution of lawn bowling and stand as a remnant of the early 20th century middle class lifestyle when sports and recreational clubs gained immense popularity, coinciding with the increasing leisure time of the emerging middle class.</p> <p>The HPLBC also has associations with activities, significant individuals, and organizations both in the community and beyond. Many influential members and past presidents of the club contributed to the success of the club and the widespread popularity of the sport provincially and nationally.</p>

5	<i>The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</i>	Yes	The HPLBC has historical value because it yields information that contributes to an understanding of the Highland Park neighbourhood. During the early development of Highland Park, the club was an integral part of the community, further enticing people to settle in the area. It became a selling feature for Highland Park and a focal point of social life in the area. Serving as a sports club, community gathering place, and event centre for over a century, the HPLBC has played an important role in shaping the area's social life and growth.
6	<i>The property has historical or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i>	No	No architect or builder has been identified for this property. The property does not meet this criterion.
7	<i>The property has contextual value because it is important in defining, maintaining or supporting the character of an area.</i>	Yes	The HPLBC has contextual value because it is important in maintaining and supporting the character of the area. Its long-standing presence as a sport and social facility is an integral part of the Highland Park community. The design of the building, the location of the property on a prominent corner, its integration with the neighbourhood all supports the historic character of Highland Park as an early 20 th century streetcar suburb.
8	<i>The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings</i>	Yes	The HPLBC has contextual value as a notable local landmark that maintains the character of Highland Park. The club is well-known and has been in continuous use as a sports club since 1914. Its contextual relationship within the surrounding area and historical and visual connection to the residential neighbourhood is important in supporting the character of this part of the historic west end.

9	<i>The property has contextual value because it is a landmark.</i>	Yes	Its prominent location on a corner and large manicured grass bowling green in front of the clubhouse is a recognizable landmark in the community.
---	--	-----	---

SUPPLEMENTARY PHOTOS AND MAPS



Activities at HPLBC, *HPLBC Archives*



Men in front of HPLBC, *HPLBC Archives*

SOURCES

- (1) Ottawa Citizen, 22 Aug 1955, "Trees Topple, Traffic Snarled As Storm Rips Through City"
- (2) Kitchissippi Times, Grainger, Bob, 3, July 2014, "Highland Park Lawn Bowling Club is Celebrating its Centennial this Year"
- (3) Ottawa Citizen, 22 Aug, 1955 "Trees Topple, Traffic Snarled As Storm Rips Through City"
- (4) Ottawa Journal, 10 Mar, 1914 "New Tennis and Bowling Club is Now Organized"
- (5) Westboro, The Town Built on a Business Basis, p.49 "Highland Park Lawn Tennis and Bowling Club."
- (6) Robin Anderson. "This is the Modern World. Sport and Leisure in Post-Confederation Canada" in *Canadian History: Post-Confederation*. John D Belshaw. University of the Fraser Valley <https://opentextbc.ca/postconfederation/chapter/sport-and-leisure-in-post-confederation-canada-2/>
- (7) History of the Club, Highland Park Lawn Bowling Club [History of the Club | Highland Park Lawn Bowling Club](#)
- (8) Ottawa Journal, 11, February 1938 "The Lady Bowler"
- (9) Ottawa Journal, 27, April 1945 "Lawn Bowlers Release Carkner Trophy Dates"
- (10) 1963-65 Fire Insurance Plan
- (11) Ottawa Journal, 13, May, 1967 "The Only Way to Fly"
- (12) Ottawa Journal, 29 Oct 1977, "Ray Kempster elected president of Ontario PLBA"
- (13) Ottawa Journal, 17, May, 1975 "\$10 000 Price Tag on Lawn Bowling Championships"
- (14) Ottawa Journal, 23 Oct 1976, "Kaye Bridges heads LPLBA"
- (15) [Richards, Hugh Archibald | Biographical Dictionary of Architects in Canada](#)

(16) Elliott, Bruce S., 1991, *The City Beyond: A History of Nepean, Birthplace of Canada's Capital*

(17) Ottawa Journal, 12, Mar, 1914 "Open Air Movement is Inaugurated by Highland Park Men"

(18) Ottawa Citizen, 27, Mar, 1937 "Suburban NEPEAN Offers Healthful, Pleasant Surroundings for Exclusive Homes"

Document 5 – Statement of Cultural Heritage Value

Description of Property – Highland Park Lawn Bowling Club, 439 Golden Avenue

The Highland Park Lawn Bowling Club (HPLBC), at 439 Golden Avenue has a large lawn bowling green and a one and a half storey clubhouse, with outbuildings fronting Byron, Golden, and Ravenhill Avenue in Ottawa's Highland Park neighbourhood. The construction of the one and a half storey clubhouse coincided with the opening of the club in 1914.

Statement of Cultural Heritage Value or Interest

The Highland Park Lawn Bowling Club has design value as a representative example of early 20th century clubhouse architecture. Despite alterations, the colour, massing, and form contribute to its role as a recreational clubhouse.

The HPLBC has historical value because it yields information that contributes to an understanding of the Highland Park community development. During the early development of Highland Park, the club was an integral part of the community, further enticing people to settle in the area. It became a selling feature for Highland Park and a focal point of social life in the area. Serving as a sports club, community gathering place, and event centre for over a century, the HPLBC has played an important role in shaping the area's social life and growth.

The HPLBC holds historical value for its part in the history of sport and society in Ottawa. The clubhouse and greens reflect the evolution of lawn bowling and stand as a remnant of the early 20th century middle class lifestyle when sports and recreational clubs gained immense popularity, coinciding with the increasing leisure time of the emerging middle class.

The HPLBC also has associations with activities, significant individuals, and organizations both in the community and beyond. Original owner and long-time member John E. Cole was instrumental in the creation of the club. Many influential members and past presidents of the club also contributed to the success of the club and the popularity of the sport provincially and nationally.

The HPLBC has contextual value as a notable local landmark that maintains the character of Highland Park. The club is well-known and has been in continuous use as a sports club since 1914. Its prominent location on a corner and large manicured grass bowling green in front of the clubhouse is a recognizable landmark in the community. The property represents an important part of Highland Park's evolution into a suburb. Its contextual relationship within the surrounding area and historical and visual connection

to the residential neighbourhood is important in supporting the character of this part of the historic west end.

Description of Heritage Attributes

Key exterior attributes that contribute to the heritage value of the Highland Park Lawn Bowling Club as a representative example of an early 20th century lawn bowling facility include:

- Modest understated form and one and a half storey massing of the clubhouse including the following:
 - Simple wood frame construction and materiality, clad in white horizontal siding and green accent details.
 - Side gable and small cross gable
- The clubhouse's orientation and setback from the road facing the large, manicured grass bowling green.
- The large, open lawn bowling green at the corner of Golden and Byron Avenues

Key attributes that demonstrate its contextual value include:

- Its prominent siting at the corner of Byron, Golden, and Ravenhill Avenues.

The interior of the building and outbuildings are excluded from the designation.