

Subject: Designation of 415 Kenwood Avenue under Part IV of the *Ontario Heritage Act*

File Number: ACS2024-PRE-RHU-0004

**Report to Built Heritage Committee on 16 January 2024
and Council on 24 January 2024**

Submitted on January 3, 2024 by Court Curry, Director, Right of Way, Heritage, and Urban Design Services, Planning, Real Estate and Economic Development

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Ward: Kitchissippi (15)

Objet: Désignation du 415, avenue Kenwood en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*

Dossier: ACS2024-PRE-RHU-0004

Rapport au Comité du patrimoine bâti

le 16 janvier 2024

et au Conseil le 24 janvier 2024

Soumis le 3 janvier, 2024 par Court Curry, Directeur, Services des emprises, du patrimoine, et du design urbain, Services de la planification, des biens immobiliers et du développement économique

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Quartier: Kitchissippi (15)

REPORT RECOMMENDATION

That the Built Heritage Committee recommend that Council issue a Notice of Intention to Designate 415 Kenwood Avenue under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.

RECOMMANDATION DU RAPPORT

Que le Comité du patrimoine bâti recommande au Conseil d'émettre un avis d'intention de désigner l'édifice situé au 415, avenue Kenwood aux termes de la Partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à 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.

The property at 415 Kenwood Avenue was constructed in 1913 in Highland Park on the corner of Kenwood and Roosevelt Avenues. The church was constructed in the Tudor Revival Style and was designed by William James Abra of the Ottawa architectural firm of Richards and Abra, a firm which designed numerous churches in the city.

The property was listed on the City of Ottawa Heritage Register in 2019. 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 *Ontario Heritage Act* 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 415 Kenwood Avenue meets five 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 property at 415 Kenwood Avenue has design value as a representative example of Tudor Revival church architecture. Typical of the style, the church features a steeply pitched roof, prominent gables, irregular massing, and half-timbering and brick cladding.

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.

As the first Baptist Church to be constructed in Westboro, a growing streetcar suburb, the property has historical value as it yields information about the growth of the city and the expansion of Baptist congregations to the suburbs in early 20th century Ottawa.

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.

The church is directly associated with architect William James Abra. In 1913, the congregation engaged Abra of the Ottawa architectural firm Richards and Abra to design the church. Richards and Abra were a prolific firm in Ottawa, credited with designing numerous notable buildings including the ByWard Market building and Nepean High School. Richards and Abra also undertook several Baptist church commissions including the Bronson Avenue Baptist Church (1914), the Église Évangélique Baptiste d'Ottawa (1919-20), Eastview Baptist Church (1924) and the Westminster Presbyterian Church (1931-32) around the corner on Roosevelt Avenue.

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

The property is important in maintaining and supporting the historic character of the Highland Park neighbourhood. Its long-standing presence as a religious institution, the design of the building and its integration with the neighbourhood all supports the historic character of Highland Park as an early 20th century streetcar suburb.

The property at 415 Kenwood is part of a cluster of dwellings of similar character and age near the intersection of Cole and Kenwood. These include 420 Kenwood (Cobble Cottage), 498 Cole, 484 Cole, 479 Cole and 440 Golden.

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

The church is important in maintaining the historic character of Westboro, reflecting the John E Cole's vision for an idyllic neighbourhood through its design, massing and materials. This streetscape also includes two other properties designated under Part IV of the Ontario Heritage Act, Cobble Cottage at 420 Kenwood Avenue and La Maison Jeanne D'Arc at 360 Kenwood Avenue.

The property is physically, functionally and historically linked to its surroundings as a place of worship located within a residential community since its construction in 1913. Having housed numerous different congregations and denominations, 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 Highland Park neighbourhood.

Conclusion

The property at 415 Kenwood Avenue meets five 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)

Councillor Leiper is aware of the proposed designation and offers the following comment:

“I am pleased to see this designation come forward and thank staff for their hard work on this”.

CONSULTATION

Staff have made best attempts to contact the property owner. Further, given that there are several opportunities through the designation process for property owners to be involved, and considering the legislative changes that impose time limits on listed properties, staff have determined that the designation process should proceed. The correspondence to the property owner provided the date of the Built Heritage Committee meeting and offered the opportunity to participate.

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 servicing constraints identified for the proposed rezoning at this time. Servicing capacity requirements to be confirmed at time of site plan.

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 415 Kenwood 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, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision to issue a Notice of Intention to Designate the property at 415 Kenwood 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-KENW4 15	23-1007-L	 415 av. Kenwood Ave.	 NOT TO SCALE
I:\CO\2023\Heritage\Kenwood_415			
<small>©Parcel data is owned by Terranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small>			
<small>©Les données de parcelles appartiennent à Terranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2023 / 11 / 03			

Document 2 – Photos



Front façade of 415 Kenwood Avenue



Front façade of 415 Kenwood Avenue



Front façade of 415 Kenwood Avenue



View of 415 Kenwood Avenue from Kenwood and Roosevelt Avenues

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

Prepared By: Heritage Planning Branch, 2023

Building Name and Address: 415 Kenwood Avenue

Construction Date: 1913

Original Owner: Westboro Baptist Mission



415 Kenwood Avenue. Source: City of Ottawa, 2023

Executive Summary

The property at 415 Kenwood Avenue is located in Highland Park at the corner of Kenwood and Roosevelt Avenues. The church was constructed in the Tudor Revival Style and was designed by William James Abra of the Ottawa architectural firm of Richards and Abra, a firm which designed numerous churches in the city.

The church was the first Baptist church to open in Westboro and offers information about the growth of Baptist congregations in Ottawa's suburbs. Contextually, the

building directly relates to the residential neighbourhood in which it was constructed through its massing, materials and design.

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 bien-fonds situé au 415, avenue Kenwood se trouve dans le parc Highland, à l'angle des avenues Kenwood et Roosevelt. De style néo-Tudor, cette église a été dessinée par William James Abra, du cabinet d'architectes d'Ottawa Richards et Abra, qui a fait les plans de nombreuses églises dans cette ville.

Cette église baptiste, la toute première implantée à Westboro, fournit de l'information sur l'évolution des congrégations baptistes de la banlieue d'Ottawa. Sur le plan contextuel, l'édifice est, par sa volumétrie, ses matériaux et sa conception, directement lié au secteur résidentiel où il a été construit.

La propriété a une valeur de patrimoine culturel du fait de son esthétique et de sa valeur associative et contextuelle. Elle satisfait à cinq des neuf critères de désignation en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*.

Architecture



415 Kenwood Avenue. Source: City of Ottawa, 2023

The building at 415 Kenwood Avenue was constructed in 1913, as an example of the Tudor Revival Style. A style starting in England, the Tudor Revival was popular in Canada in the early 20th century, it was derived from a period in growth of the middle class, and a time where simpler, cheaper architecture was on the rise. Usually, the ground floor of buildings was masonry, with lighter materials such as wood and half-timbering on the upper floor.¹ While primarily used for residential buildings, Tudor Revival styling was used on other churches in the Ottawa area such as Knox Presbyterian Church (5533 Dickinson Street) in Manotick, and St. Mark's United Church (325 Elgin Street) in Centretown. Typical features include prominent gables, irregular massing, steeply pitched irregular rooflines, leaded glass windows and half-timbering.

The church is a brick and stucco structure with a symmetrical façade and steeply pitched roof. It is 1.5 storeys with a raised basement and red brick on the lower part, and stucco with half timbering above. The building has a simple design, and was intended to be plain, with the possibility that the church could accommodate additions

¹ Tudor Revival. www.OntarioArchitecture.com. [Periodrevival\(ontarioarchitecture.com\)](http://Periodrevival(ontarioarchitecture.com))

as the suburb of Highland Park grew.² The massing, scale, setting, design and materials blend in with the residential neighbourhood, providing a community feel to the building.



The Ottawa Journal, December 13, 1913

The church has a cross-gable form, with one side gable projecting out to the west beyond the central part of the structure. The building features a central portico with a gable roof and wood detailing in the gable end. A brick chimney is located on the west façade, and rafter tails adorn the large gables. The windows have been replaced and were originally diamond shaped cathedral glass.³

The site is located at the corner of Kenwood and Roosevelt Avenues and has a large side yard, currently occupied by a parking lot.

Architect/Builder

² "Will Erect New Church" *The Ottawa Journal*, June 25, 1913. Retrieved from cityofottawaarchives.newspapers.com

³ "Highland Park Standard Church" *The Ottawa Journal*, February 11, 1978. Retrieved from cityofottawaarchives.newspapers.com

The building was designed by William James Abra of the Ottawa architectural firm of Richards and Abra in 1913. The firm was commissioned to design a church for the growing Baptist community in Westboro.

William James Abra was born in Ayr, Ontario in 1882 and attended public and high school in Toronto. After high school, Abra took courses in architecture and became a draftsman in 1903. Abra moved to Ottawa in 1907 and worked briefly for the architecture firms of Horwood and Taylor and Weeks and Keefer before beginning his long-term partnership with Hugh Richards in 1913.

Richards and Abra were a prolific firm in Ottawa, designing churches, hotels and apartment buildings including the Duncannon Apartments and the Mayfair Apartments on Metcalfe Street. The firm specialized in educational buildings and is responsible for the design of more than 50 schools in eastern Ontario. Richards and Abra undertook several church commissions including the Bronson Avenue Baptist Church (1914), the Église Évangélique Baptiste d'Ottawa (1919-20), Eastview Baptist Church (1924) and the Westminster Presbyterian Church (1931-32) around the corner on Roosevelt Avenue.⁴

In addition to being the architect of the building, Abra became a prominent member of the congregation, and acted as the clerk for the Highland Park Baptist Church.^{5, 6} He lived nearby at 125 Sunset Avenue.

The builder of the church was Richard Alfred Kemp, local builder and contractor.⁷

History

The church was the first Baptist church to open in Westboro and offers information about the growth of Baptist congregations in Ottawa's expanding suburbs. In the early twentieth century, the Baptist church expansion to the suburbs was coordinated by the Baptist Church Extension Society. In order to meet the growing demand, two new Baptist churches were opened in Westboro and Hintonburg neighbourhoods.

⁴ Abra, William James. Biographical Dictionary of Architects in Canada: 1800-1950. dictionaryofarchitectsincanada.org/node/6

⁵ "Extend New Pastor a Hearty Welcome" *The Ottawa Journal*, June 23, 1927. Retrieved from cityofottawaarchives.newspapers.com

⁶ "Highland Park Baptist Church Also Cuts Mortgage" *The Ottawa Journal*, January 22, 1942. Retrieved from cityofottawaarchives.newspapers.com

⁷ "Will Build New Baptist Church" *The Ottawa Journal*, August 7, 1913. Retrieved from cityofottawaarchives.newspapers.com

TWO NEW BAPTIST CHURCHES NEEDED

Enterprising Westboro Citizen Gives
a Lot for Brick Structure—Hintonburg Plans.

Hintonburg and Westboro will have new Baptist Churches shortly. The Baptist Church Extension Society is doing a vigorous work in these rapidly growing suburbs.

The society opened a Sunday school in Highland Park school, Westboro, last Sunday, which was well attended, there being over thirty present and about forty yesterday.

Next Sunday they will commence a young men's and girls' Bible class in the school, which has been acquired for this purpose. Later services will be held regularly every Sunday evening.

There is ample need for more Sunday schools in these districts, as those of the other denominations already in existence are nearly all overcrowded.

Mr. J. E. Cole has kindly donated a lot at Highland Park and a modern brick church will be erected early in the spring.

The members of the Sunday school committee are: Mr. E. M. Zavitz, C. Bird, R. Thompson, Miss E. Sproule and H. Dewar. S. L. F. Frost is temporary president, and H. Dewar acting secretary treasurer.

A new store on Wellington street, Hintonburg, has been rented by the society, where Sunday school and Bible classes will be started next Sunday afternoon and service held in the evening.

The Ottawa Journal, January 27 1913

The first Baptist service held in Westboro was in January 1913 and was in the form of a Sunday School Service at the Westboro Public School. The congregation later moved to a building used by the Westboro Oddfellows, with about 80 members in attendance at its peak in August 1913. A purpose-built church was planned, with Mr. E.M. Zavitz taking the lead to establish a Baptist Church in Westboro. Until the new church opened, Sunday School services were held in classrooms in the Westboro Public School and group cottage prayer meetings were held at various homes in the community.^{8, 9} Over the summer, approval was given by the City Baptist Extension Board for the construction, and excavation started in August 1913. The contract was awarded to R.A. Kemp with designs by Richard Abra to be built on land that was donated by John E.

⁸ "Will Build New Baptist Church" *The Ottawa Journal*, August 7, 1913. Retrieved from cityofottawaarchives.newspapers.com

⁹ "Westboro: Scout Concert Big Success" *The Ottawa Journal*, October 22, 1913. Retrieved from cityofottawaarchives.newspapers.com

Cole.¹⁰ The building would hold up to 300 people, with auditorium seating for 200 and adjoining classrooms separated by accordion doors to accommodate another 100. From inception to completion, the building would be constructed in six months' time. The formal opening of the church was held on December 6, 1913, as the fourth place of worship in the Police Village of Westboro.¹¹

Over the last 100 years, the church changed names numerous times, starting out as the Westboro Baptist Mission, and changing to the Highland Park Baptist Church in 1915.¹² In the 1950s, the Baptist congregation moved out, and the building was purchased by the Standard Church. The Standard Church of America was a local denomination stemming from the Methodists and is attributed to Bishop Ralph C Horner, an evangelical reverend from Kingston.¹³ After conflicts in the Methodist, and later the Wesleyan Methodists regarding evangelism, Horner sought to form his own doctrine. He founded the Holiness Movement Church, and later, the Standard Church of America in 1921, three years before his death.¹⁴ The building gives us information about the Standard Church, as the longest standing denomination to occupy the building, and the only Standard Church in Ottawa. Other regional Standard Churches were primarily located in the Ottawa Valley. The building was known as the Highland Park Standard Church until 2003 when the Standard and Wesleyan denominations merged, and the church was renamed the Highland Park Wesleyan Church. The Wesleyan congregation sold the property in 2023, and the building is now owned by Revive Nations.

Context

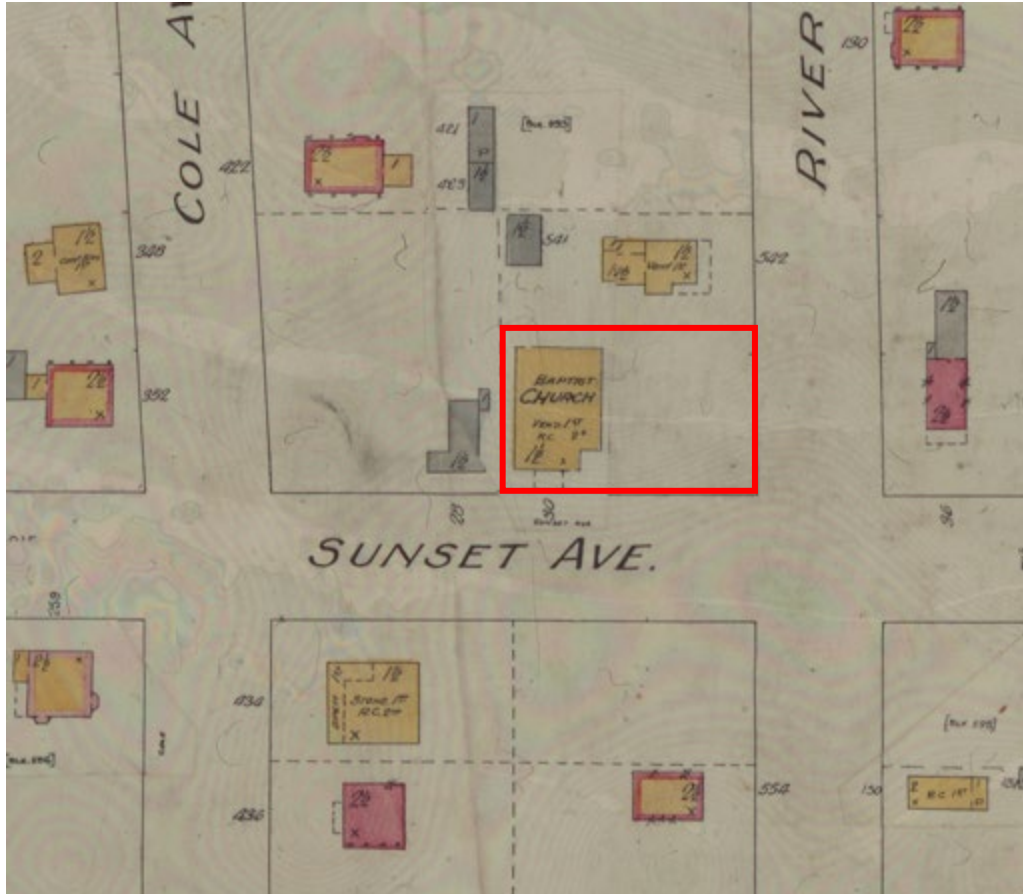
¹⁰ "Successful Opening of New Church" *The Ottawa Journal*, December 8, 1913. Retrieved from cityofottawaarchives.newspapers.com

¹¹ "First Baptist Church in Westboro to be Formally Opened To-morrow" *The Ottawa Journal*, December 6, 1913. Retrieved from cityofottawaarchives.newspapers.com

¹² "Westboro's Late News" *The Ottawa Journal*, March 11, 1915. Retrieved from cityofottawaarchives.newspapers.com

¹³ "Impressive Funeral of Rt. Rev. Bishop R.C. Horner" *The Ottawa Journal*, September 16, 1921. Retrieved from cityofottawaarchives.newspapers.com

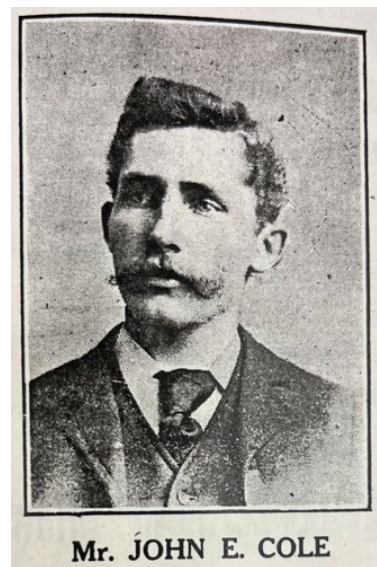
¹⁴ "Interesting Career Late Bishop Horner" *The Ottawa Journal*, September 17, 1921. Retrieved from cityofottawaarchives.newspapers.com



Fire Insurance Plan. 1922

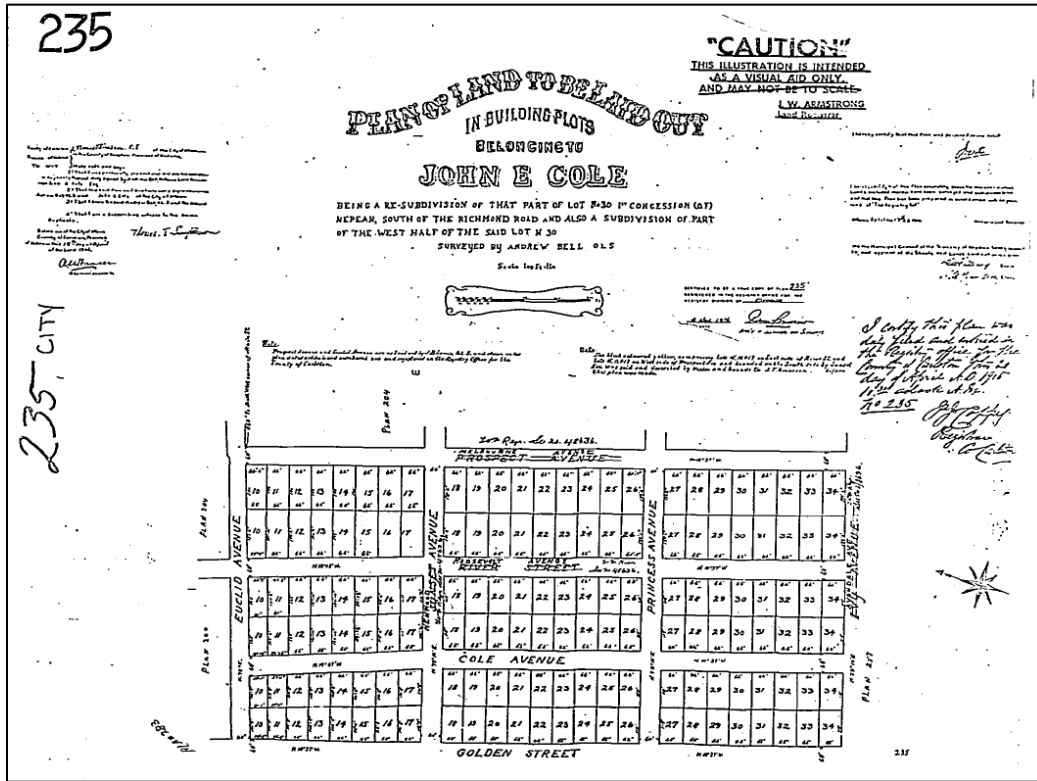
The building is located at the northwest corner of Kenwood (formerly Sunset) and Roosevelt (formerly River) Avenues in Highland Park.

The community of Highland Park is located west of downtown Ottawa, within the wider neighbourhood of Westboro, an area that was relatively undeveloped prior to 1870. In 1869 the Canada Central Railway announced the development of a westbound rail line from Lebreton Flats to Carleton Place running primarily along the banks of the Ottawa River.¹⁵ James Skead, a Canadian Senator and entrepreneur, acquired lands along the river and established a successful lumber mill there, coinciding with the development of the rail line. In 1900 the Ottawa Electric Railway established the Nepean line which ran from Lebreton Flats to Britannia Beach. This resulted in a speculative real estate boom along the streetcar line, renewing development interest in Skead's Mills (renamed the year prior to Westboro).



¹⁵ Elliott, Bruce S., 1991, *The City Beyond: A History of Nepean, Birthplace of Canada's Capital*

Several farmers in the area began to subdivide their holdings including John E. Cole, owner of the Highland Park Dairy Farm, a large electrified dairy operation located west of present-day Churchill Avenue and south of Richmond Road. Cole subdivided lots for sale essentially on demand, with smaller lower priced lots closer to Richmond Road intended for working class purchasers and larger more costly lots to the south towards Golden and Broadview Avenues.¹⁶



John E. Cole's Original Subdivision of Highland Park, 1898

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



415 Kenwood Avenue. Source: City of Ottawa, 2023



415 Kenwood Avenue. Source: City of Ottawa, 2023

The church building was constructed on land donated by John E Cole and is connected to its surroundings. Its design reflects the early development of Highland Park and Cole's vision of the ideal suburb, which was advertised as being close to all amenities, including the streetcars, school, churches and stores. Today, there is a small cluster of dwellings of similar character and age near the intersection of Cole and Kenwood. These include 420 Kenwood (Cobble Cottage), 498 Cole, 484 Cole, 479 Cole and 440 Golden. The property contributes to and supports the historic character of Highland Park.

Over the years, the area's character has gradually shifted through demolition and infill development from the mid-twentieth century onward. As both a remaining early 20th century building in the neighbourhood and an early place of worship, the property contributes to and supports the historic character of Highland Park.

The property at 415 Kenwood Avenue also offers information about the growth of Baptist congregations as Ottawa expanded as a city, and was the first Baptist Church in Westboro.¹⁷ The church building has had numerous congregations and denominations occupy the space since its inception and is therefore a representative example of the evolution of a community. The building also gives us information about the Standard Church of America, as the longest standing denomination to occupy the building. The building was known as the Highland Park Standard Church for approximately 50 years, and was the only Standard Church in Ottawa. Other standard church locations in the vicinity were in North Gower, Richmond and Shawville.

¹⁷ "First Baptist Church in Westboro to be Formally Opened To-morrow" *The Ottawa Journal*, December 6, 1913. Retrieved from cityofottawaarchives.newspapers.com

Evaluation using Ontario Regulation 09/06

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.	Y	The property at 415 Kenwood Avenue has design value as a representative example of Tudor Revival church architecture. Typical of the style, the church features a steeply pitched roof, prominent gables, irregular massing, and half-timbering and brick cladding.
2	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N	The property does not meet this criterion.
3	The property has design value or physical value because it displays a high degree of technical or scientific merit.	N	The property does not meet this criterion.
4	The property has historical or associative value because it has direct associations with a theme, event, belief, person, activity,	N	The property does not meet this criterion.

	organization or institution that is significant to a community.		
5	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.	Y	As the first Baptist Church to be constructed in Westboro, a growing streetcar suburb, the property has historical value as it yields information about the growth of the city and the expansion of Baptist congregations to the suburbs in early 20th century Ottawa. ¹⁸
6	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.	Y	The church is directly associated with architect William James Abra. In 1913, the congregation engaged Abra of the Ottawa architectural firm Richards and Abra to design the church. Richards and Abra were a prolific firm in Ottawa, credited with designing numerous notable buildings including the ByWard Market building and Nepean High School. Richards and Abra also undertook several church commissions including the Bronson Avenue Baptist Church (1914), the Église Évangélique Baptiste d'Ottawa (1919-20), Eastview Baptist Church (1924) and the Westminster Presbyterian Church (1931-32) around the corner on Roosevelt Avenue. ¹⁹

¹⁸ "First Baptist Church in Westboro to be Formally Opened To-morrow" *The Ottawa Journal*, December 6, 1913. Retrieved from cityofottawaarchives.newspapers.com

¹⁹ Abra, William James. Biographical Dictionary of Architects in Canada: 1800-1950. dictionaryofarchitectsincanada.org/node/6

7	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Y	<p>The property is important in maintaining and supporting the historic character of the Highland Park neighbourhood. Its long-standing presence as a religious institution, the design of the building and its integration with the neighbourhood all supports the historic character of Highland Park as an early 20th century streetcar suburb.</p> <p>The property at 415 Kenwood is part of a cluster of dwellings of similar character and age near the intersection of Cole and Kenwood. These include 420 Kenwood (Cobble Cottage), 498 Cole, 484 Cole, 479 Cole and 440 Golden.</p>
8	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings	Y	<p>The church is important in maintaining the historic character of Westboro, reflecting the John E Cole's vision for an idyllic neighbourhood through its design, massing and materials. This streetscape also includes two other properties designated under Part IV of the Ontario Heritage Act, Cobble Cottage at 420 Kenwood Avenue and La Maison Jeanne D'Arc at 360 Kenwood Avenue.</p> <p>The property is physically, functionally and historically linked to its surroundings as an place of worship located within a residential community since its construction in 1913. Having housed numerous different congregations and denominations,</p>

			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 Highland Park neighbourhood.
9	The property has contextual value because it is a landmark.	N	The property does not meet this criterion. While the church is located on a corner, and next to an empty lot, its low scale means the building blends in with the residential character of the neighbourhood.

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Document 5 - Statement of Cultural Heritage Value

Statement of Cultural Heritage Value – 415 Kenwood Avenue

Description of Property

The property at 415 Kenwood Avenue is a red brick structure with half timbering constructed in 1913. The site is located at the northwest corner of Kenwood and Roosevelt Avenues in Ottawa's Westboro neighbourhood.

Statement of Cultural Heritage Value or Interest

The cultural heritage value of 415 Kenwood Avenue is found in its design value as a representative example of Tudor Revival architecture, its historical association with Westboro's early Baptist community, and the Standard Church of America, and its contextual value as one of the early buildings in John E. Cole's subdivision.

The property at 415 Kenwood Avenue has design value as a representative example of Tudor Revival, a style that derived in England out of a growth in the middle class. The style was popular in Canada in the early decades of the 20th century. Typical of the style, the church features a steeply pitched roof, prominent gables, irregular massing, and half-timbering and brick cladding. The church was constructed in 1913, opening only six months after plans were made to construct the building.

The church has cultural heritage value for its association with local architect William James Abra. In 1913, Abra of the Ottawa architectural firm Richards and Abra was engaged to design the church. Richards and Abra were a prolific firm in Ottawa, credited with designing numerous notable buildings including the ByWard Market building and Nepean Highschool. Richards and Abra also undertook several religious commissions including the Bronson Avenue Baptist Church (1914), the Église Évangélique Baptiste d'Ottawa (1919-20), Eastview Baptist Church (1924) and the Westminster Presbyterian Church (1931-32) around the corner on Roosevelt Avenue. It was the first Baptist church in Westboro, and since it's opening, has served numerous denominations, showing the evolving nature of religious buildings. The Standard Church of America occupied the building for the longest duration and was the only Standard Church in Ottawa.

The church has contextual value as it is physically and historically linked to its surroundings as one of early buildings in John E. Cole's subdivision. The property maintains and supports the historic character of the Highland Park area. Its long-standing presence as a religious institution, the design of the building and its integration

with the neighbourhood all support the historic character of Highland Park as an early 20th century streetcar suburb.

Description of Heritage Attributes

The following attributes that express the cultural heritage value of 415 Kenwood Avenue as an example of a Tudor Revival church:

- Red brick cladding and half timbering
- Steeply pitched gable roofs
- Symmetrical front façade
- Portico with wood detailing, including the columns
- Exposed rafter tails
- Red brick chimney

The contextual value of 415 Kenwood Avenue is embodied in its location near the corner of Kenwood and Roosevelt Avenues, in the core of the original Highland Park subdivision.

The designation is limited to the footprint and envelope of the church. The large side yard (currently a parking lot), the interior of the building and any additions are excluded.