

Subject: Designation of 8 Robert Kemp Street under Part IV of the *Ontario Heritage Act*

File Number: ACS2024-PDB-RHU-0075

**Report to Built Heritage Committee on 12 November 2024
and Council 27 November 2024**

**Submitted on October 31, 2024 by Court Curry, Manager, Right of Way, Heritage,
and Urban Design Services, Planning, Development and Building Services**

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Ward: Gloucester-Southgate (10)

Objet: Désignation du 8, rue Robert-Kemp en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*

Dossier : ACS2024-PDB-RHU-0075

Rapport au Comité du patrimoine bâti

le 12 novembre 2024

et au Conseil le 27 novembre 2024

**Soumis le 31 octobre 2024 par Court Curry, Gestionnaire, Services des emprises,
du patrimoine, et du design urbain, Direction générale des services de la
planification, de l'aménagement et du bâtiment**

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Quartier: Gloucester-Southgate (10)

REPORT RECOMMENDATION

That the Built Heritage Committee recommend that Council issue a Notice of Intention to Designate 8 Robert Kemp Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.

RECOMMANDATIONS DU RAPPORT

Que le Comité du patrimoine bâti recommande au Conseil de publier un avis d'intention de désigner la propriété située au 8, rue Robert-Kemp, en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la déclaration de la valeur de patrimoine culturel ci-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 house at 8 Robert Kemp Street is a one-storey detached bungalow on a corner lot in the Kempark subdivision in Gloucester in Ward 10. The house was built in 1958 in the Modernist architectural style. The nearest intersection is at Bank Street and Conroy Road to the east. See Documents 1 and 2 for a location map and photos of the subject property.

The property is not currently listed on the municipal Heritage Register. The property owner submitted a request to designate the property under Part IV of the *OHA* on March 8, 2024.

DISCUSSION

The Official Plan, Provincial Policy Statement (PPS), and the *OHA* 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 *OHA* 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 by-law 2002-522, as amended, the Notice of Intention to Designate will be published online 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 9/06 (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 8 Robert Kemp Street meets six (6) of the nine (9) 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.

8 Robert Kemp Street has design and physical value as a representative example of Modernist residential architecture. The Modern style was popular internationally in the 20th century and especially during the postwar period. The building at 8 Robert Kemp Street features typical elements of Modernist residential architecture including its low horizontal profile, asymmetrical façade, vertical wood siding, large windows and clerestory windows, butterfly roof, overhanging eaves, and exposed wood beams.

The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

8 Robert Kemp Street has design and physical value because it displays a high degree of craftsmanship. The house was built in 1958 for the Central Canada Exhibition (CCE) home lottery at Lansdowne Park by a skilled team of local contractors personally selected by Leonard Coulter, chair of the CCE's Display Home Committee, for their expertise and experience.

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.

8 Robert Kemp Street has associative value for its direct association with the CCE, an annual local exhibition fair in Ottawa that took place at Lansdowne Park from 1888 to 2010. The CCE was an important driver of Ottawa's cultural scene, drawing hundreds of thousands of visitors every year to experience the latest innovations in technology, science, arts, architecture, and more. The house was the grand prize at the 1958 fair, and like all CCE lottery homes, it was built for display at Lansdowne Park and later moved to its permanent location.

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.

8 Robert Kemp Street has associative value because it demonstrates the work of prominent Modernist architects Balharrie, Helmer and Morin, a firm that mainly focused on office and institutional architecture. The firm was active in Ottawa in the 1950s and 1960s and is credited with the design of several notable Modernist buildings in the city, including the Brooke Claxton Building at Tunney's Pasture.

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

8 Robert Kemp Street has contextual value as it maintains the postwar suburban character of Kempark, a rural subdivision located in the city's east end, through its modern architectural expression, large lot and long frontage, and consistent setback typical of contemporary houses in the subdivision.

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

8 Robert Kemp Street has contextual value because it is historically linked to five other CCE lottery homes that were built at Lansdowne Park and relocated to Kempark in the late 1950s to mid-1960s. These houses are similar design and quality, with all having been designed by prominent Modernist architects and built by a large team of skilled contractors hired by the CCE's Leonard Coulter.

Conclusion

The property at 8 Robert Kemp Street meets six of the nine criteria for designation outlined in Ontario Regulation 9/06 for designation under Part IV of the *OHA*. Staff recommend that Council issue a Notice of Intention to Designate the property under Part IV of the *OHA*.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

LEGAL IMPLICATIONS

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

COMMENTS BY THE WARD COUNCILLOR

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

CONSULTATION

The property owner is aware of staff's recommendation to designate and supports the proposed designation. The property owner submitted a request to designate the property under Part IV of the *OHA* on March 8, 2024. Staff have corresponded with the property owner throughout the process and have met to discuss the application and designation procedure. The property owner was notified via email of staff's intention to proceed with the recommendation to designate 8 Robert Kemp Street on September 27, 2024.

ACCESSIBILITY IMPACTS

One of the main objectives of designation is to conserve places of cultural heritage value for current and future generations, regardless of their abilities. 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 implications.

RURAL IMPLICATIONS

There are no rural implications.

TERM OF COUNCIL PRIORITIES

There are no impacts to the 2023-2026 Term of Council Priorities.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Property Photos

Document 3 Ontario Regulation 9/06

Document 4 Cultural Heritage Evaluation Report

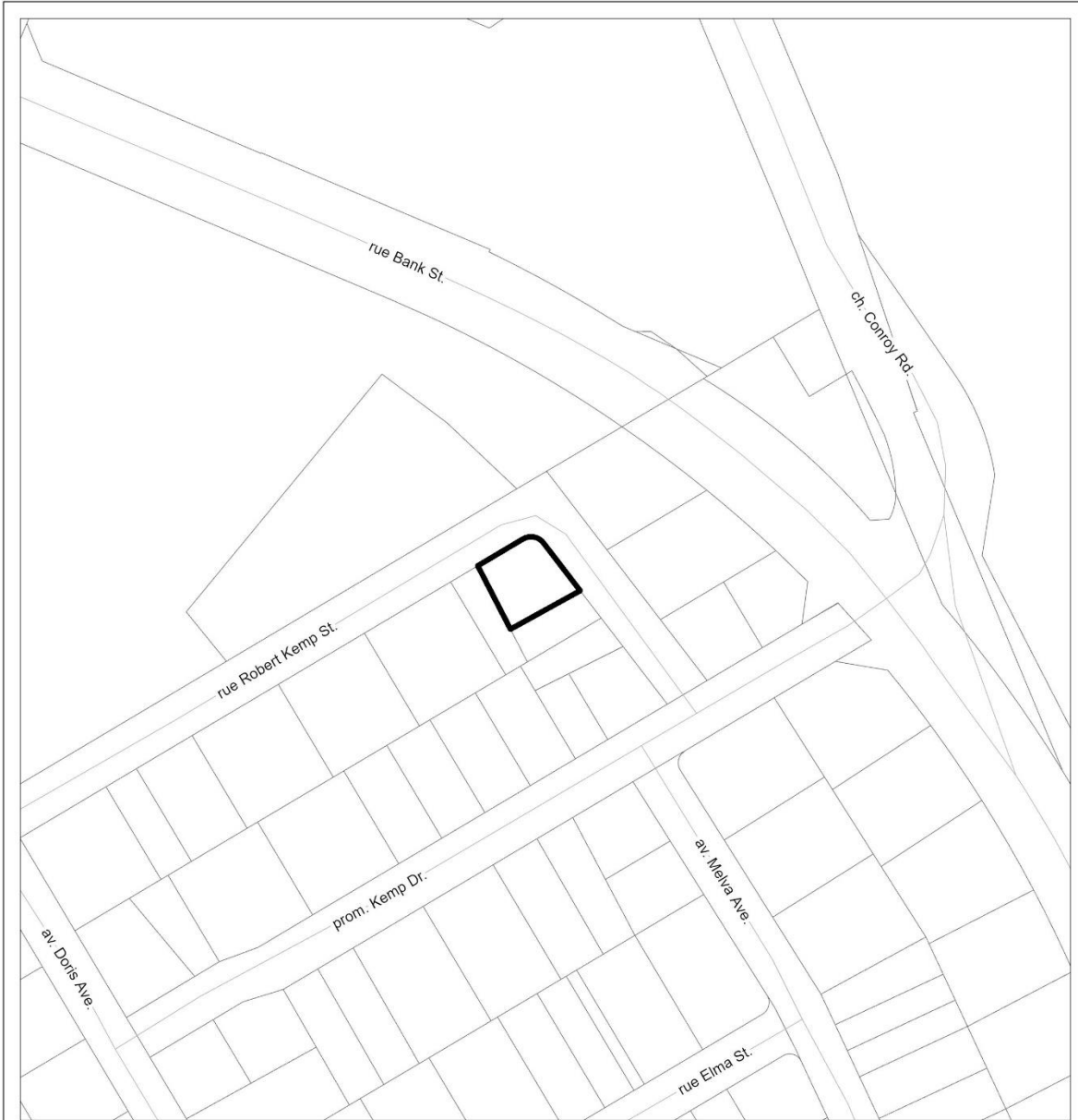
Document 5 Statement of Cultural Heritage Value


DISPOSITION

If Council does not carry 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 8 Robert Kemp Street, several actions must be taken:

- 1) Heritage Planning Branch, Planning, Development and Building Services 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 the property at 8 Robert Kemp Street under Part IV of the *Ontario Heritage Act*.
- 2) Heritage Planning Branch, Planning, Development and Building Services 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, Development and Building Services 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, Development and Building Services 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, Development and Building Services 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



	
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REVISION / RÉVISION - 2024 / 08 / 21	

LOCATION MAP / PLAN DE LOCALISATION
SITE PLAN / PLAN D'EMPLACEMENT

 8 rue Robert Kemp St.



Document 2 – Property Photos



Photos 1-2: Front (north) elevation. Source: City of Ottawa, August 2024.



Photos 3-4: East elevation. Source: City of Ottawa, August 2024.



Photos 5-6: Fence enclosure on the east of the property (left) and west elevation (right). Source: City of Ottawa, August 2024.



Photos 7-9: Front (north) façade.

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

Executive Summary

8 Robert Kemp Street is a one-storey detached bungalow in the Kempark subdivision in Gloucester. The house was built at Lansdowne Park in 1958 where it was displayed as a lottery home for the Central Canada Exhibition before it was moved to its current location later in the same year. The house was designed by Ottawa-based Modernist architects Balharrie, Helmer & Morin in the Modernist architectural style.

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

Introduction

The subject property is a corner lot at 8 Robert Kemp Street, formerly 8 Robert Street, in Kempark (also known as the Kempark subdivision or Kemp Park) in Gloucester in Ward 10. The property was part of the former Gloucester township before the municipality amalgamated with Ottawa in 2001. The nearest major intersection is at Bank Street and Conroy Road to the east.



Aerial image of the subject property at 8 Robert Kemp Street. Source: GeoOttawa, 2022.

The house was originally built in an “H” shaped plan and had an integrated open carport at the front northwest elevation. The carport was enclosed and an addition was added to the west elevation in 2002, filling in the gap in the “H” to expand the living space. A stone platform porch was added to the front entrance between 2009 and 2012. The original wood front door was replaced and a wood fence was added to the east side of the property by the current property owners. Three original wood picture windows at the front (north) façade, east elevation, and south elevation were replaced with long triple-paned rectangular vinyl window. One original wood window remains at the east elevation. The roof was replaced in 2021 using like materials and the butterfly slope was maintained. The roof was damaged by a derecho event May 2022 and a full capping was added to the roof.



Aerial image from 1965 showing the original “H” shaped plan. Source: GeoOttawa, 1965; 2005.

Criterion 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.	Yes
Response to Criterion	
8 Robert Kemp Street has design and physical value as a representative example of the Modernist architectural style, demonstrated by its low horizontal profile, asymmetrical façade, vertical wood siding, large windows and clerestory windows, butterfly roof, overhanging eaves, and exposed wood beams that extend to the exterior of the house.	

Supporting Details – Criterion 1

Architectural Analysis and Overview

The building at 8 Robert Kemp Street is a one-storey detached bungalow with the following features illustrating the Modernist architectural style:

- Low horizontal profile
- Asymmetrical façade
- One-storey massing
- Butterfly roof
- Recessed entrance with overhanging eaves
- Exposed wood beams that extend to the exterior
- Large rectangular windows
- Clerestory windows
- Vertical wood siding
- Concrete foundation



Vertical wood siding, exposed wood beams, recessed entrance, large windows, and clerestory windows at 8 Robert Kemp Street. Source: City of Ottawa, 2024.



East elevation at 8 Robert Kemp Street in 2019. Source: Google Street View, May 2019.

Architectural Style Description & Canadian Context

Modernist Architecture

Modernist architecture has its roots in the early 20th century and gained popularity internationally in the postwar period as an optimistic attempt to move forward from the Second World War.¹ With the upsurge in the economy in the postwar years, families were keen to embrace a new functional design that suited modern conveniences and appliances, such as refrigerators and electric ovens, which were often not included in pre-war homes.² New materials were introduced and more traditional materials such as brick,

¹ "The Fascinating History of Mid-Century Modern Design," Huset, September 7, 2023, <https://www.huset.com.au/blog/a-look-at-the-history-of-danish-furniture-travelling-back-in-time/?srltid=AfmBOoorZXR0ltfJajGAJZladDFGx9rL0MUhOmDdm31pwNydZKTNGOP>.

² Shannon Kyles, "Modernist – Machine Age – Mid-Century Modern," OntarioArchitecture.com, <http://www.ontarioarchitecture.com/midcentury.htm>.

wood, and concrete were re-engineered for mass production and to be more economical.³

Modernist architecture is characterized by clean lines and streamlined forms, organic shapes and natural curves, harmony of materials, simplicity, and functionality.⁴ A key feature of the style was the integration of nature into living spaces by using large windows.⁵ The Modernist style was popular in residential architecture in Canada and was also used for civic buildings, schools, and shopping centers, all following the basic sleek Modernist design principles. Modernist buildings in Canada featured smooth surfaces of chrome, glass, or vitrolite, simple door and window designs, and mass-produced building materials.⁶ Many Modernist houses were built in new postwar suburbs with the traditional nuclear family in mind. With their modern design and new household appliances, these houses emphasized leisure and a comfortable lifestyle that many middle-class could now enjoy after the war.⁷

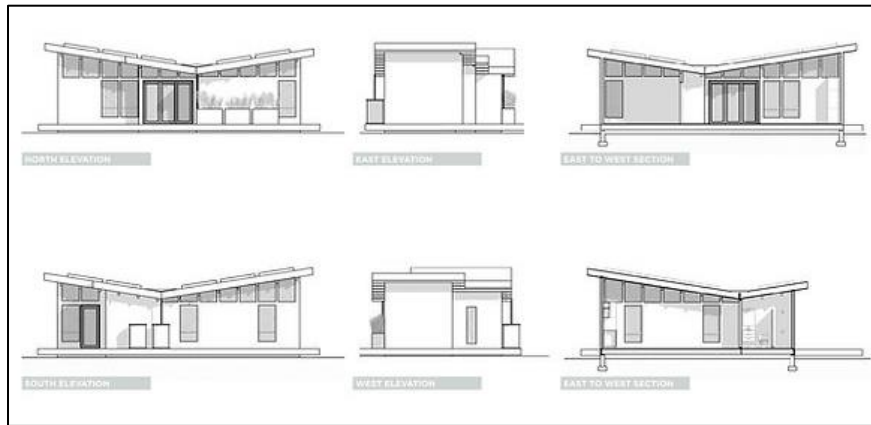


Illustration showing a typical Modernist bungalow, including rectangular and clerestory windows and a butterfly roof. Source: Byoung Design, 2023.

The Modernist style in residential architecture in Ontario is characterized by:

- An overall simple form with minimal to no decorative ornamentation
- Low horizontal profiles
- Rectangular or cubic plans
- Various roof styles including butterfly, gable, flat, and single-sloped roofs
- Minimal entranceways, often recessed or protected by overhanging eaves or simple canopies
- Asymmetrical façades
- Vertical wood siding
- Large rectangular or cubic floor-to-ceiling windows with minimal trim and no muntin bars

³ "Briarcliffe Heritage Conservation District Study and Plan," Planning and Growth Management Department, City of Ottawa, December 2012, https://documents.ottawa.ca/sites/documents/files/briarcliffe_hcd_en.pdf.

⁴ "The Fascinating History of Mid-Century Modern Design".

⁵ "The Fascinating History of Mid-Century Modern Design".

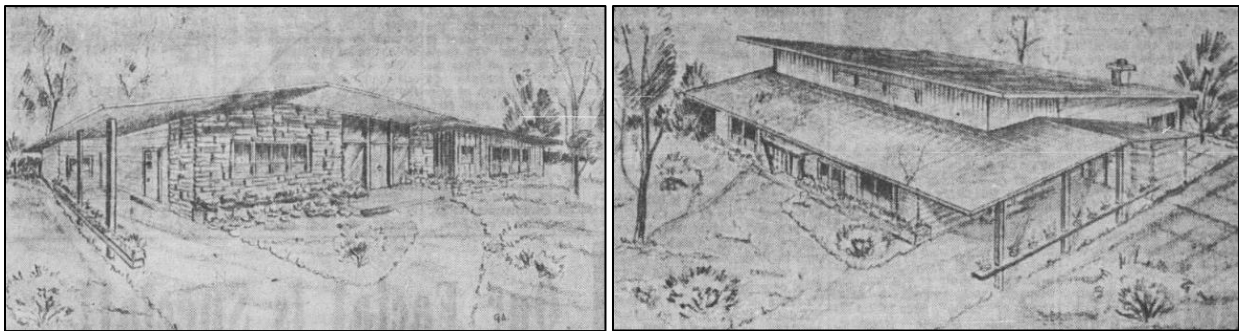
⁶ "Modernist – Machine Age – Mid-Century Modern."

⁷ "Modernist – Machine Age – Mid-Century Modern."

- Clerestory windows
- Simple front doors
- Changes in elevation
- Exposed beams
- Integrated carports
- Concrete foundations

Bungalow Architecture

Bungalows are houses characterized by one to one-and-a-half storey massing with broad, low-pitched roofs that seem to blanket the building. The bungalow was popularized by the wealthy and middle classes in California in the early 20th century and appeared in Canada in the 1910s. Bungalows feature large porches, overhangs, and verandas that link the house with the usually ample exterior space surrounding the building.⁸ The bungalow design lent itself well to Modernism, a style characterized by low, ground hugging horizontal forms and low sloped gable roofs.



A 1956 newspaper advertisement showing two Modernist bungalow designs in Ottawa by local developer Aylmer Homes Ltd. Source: The Ottawa Citizen, February 4, 1956.

Architectural Style Locally

The Modernist style in residential architecture can be seen throughout Ottawa. There are several examples of Modernist bungalows in Kempark, including 31 Orville Kemp Street and 19 Melva Avenue. These houses feature low horizontal profiles, flat, butterfly, or low gabled roofs, large windows, and asymmetrical façades characteristic of the MCM style.

⁸ Shannon Kyles, "Bungalow (1900-1945)", OntarioArchitecture.com, <http://www.ontarioarchitecture.com/bungalow.html#bungalowarchitecture>.

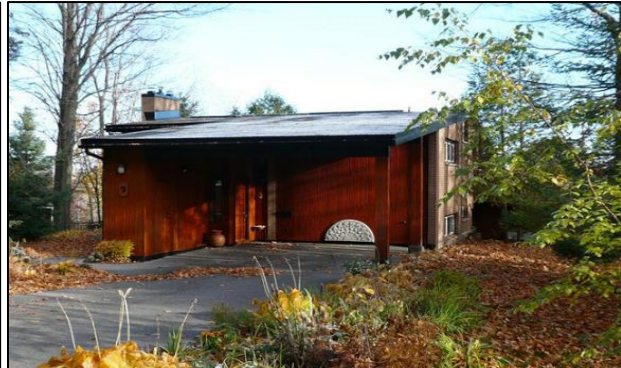


31 Orville Kemp Street. Source: Google Street View, 2019.

Ottawa's Briarcliffe Heritage Conservation District (HCD) includes 23 Modernist houses built mainly between 1961 and 1969. They feature wide open floor plans, flat or sloped roofs, large picture windows, and an overall simple and sleek design that is characteristic of Modernist architecture.⁹ The MCM style can also be seen in houses in other areas in Ottawa, including the Rockcliffe Park HCD at 400 Lansdowne Road North and in Alta Vista at 339 Pleasant Park Drive.



12 Briarcliffe Drive in the Briarcliffe HCD, c. 1961. Source: habicurious.com.



9 Kindle Court (Nantais House) in the Briarcliffe HCD, c. 1961. Source: City of Ottawa.



Hart Massey House National Historic Site at 400 339 Pleasant Park Drive in Alta Vista, c. 1966. Source: Lansdowne Road North in Rockcliffe Park, c. 1959. Remax. Source: Parks Canada.



Relation of the Building to the Style

The house at 8 Robert Kemp Street is representative of the Modernist architecture style,

⁹ "Briarcliffe Heritage Conservation District Study and Plan."

which is demonstrated by its low horizontal profile, asymmetrical façade, vertical wood siding, large windows and clerestory windows, butterfly roof, overhanging eaves, and exposed wood beams. The house features a simple and sleek design without decorative ornamentation. Typical of the style, the large windows and clerestory windows highlight the outside environment to integrate the natural surroundings with the interior.

Criterion 2	
The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	Yes
Response to Criterion	
8 Robert Kemp Street has design and physical value because it displays a high degree of craftsmanship. The house was built in 1958 for the Central Canada Exhibition's (CCE) home lottery at Lansdowne Park by a skilled team of local contractors personally selected by Leonard Coulter, chair of the CCE's Display Home Committee. Coulter's team of architects, labourers, manufacturers, and designers were chosen for their expertise and experience, and worked together to build the house to a high standard. The CCE home lottery was a charitable event to raise funds for the Ottawa Shrine Club and was meant to showcase local talent in homebuilding to provide exposure to the firms who contributed to the project. Several newspaper articles published at the time highlight the efforts of the labourers and the close attention to detail in the modern house. The CCE's brochures from 1958 included all of the participating contractors and advertised the house's high-quality building materials, modern functional utilities, and high-end appliances.	

The design value of the house at 8 Robert Kemp Street is the result of a combined effort of several reputable local contractors selected by the Central Canada Exhibition's (CCE) Leonard Coulter for their reputation and expertise in craftsmanship. With the house built in a public setting and highly advertised, the construction team provided high quality work and building materials to the project to demonstrate their skills and knowledge of contemporary design trends and to gain exposure. Those involved in the construction of the house contributed their efforts "in the name of public spirit and good citizenship".¹⁰

The CCE was an annual exhibition fair in Ottawa that focused on innovations in technology, science, and arts. The CCE's home lottery was meant to showcase Ottawa's leading talent in architecture and construction. Like all CCE lottery homes, the house at 8 Robert Kemp Street was architect-designed and built on site at Lansdowne Park where the public could watch the construction and tour the house during the fair. It was then carefully disassembled into three sections for transportation to its permanent lot in Kempark where it was reassembled by the construction team and fit with modern utilities and appliances. The publicized nature of the event meant that a high attention to detail and the use of quality building materials was important to garner interest in the project and secure lottery ticket sales.

¹⁰ "Heap O' Livin' for Winner This Year in Display Home," The Ottawa Citizen, August 22, 1958, page 23, <https://www.newspapers.com/article/the-ottawa-citizen/153786877/>."

Coulter hired Balharrie, Helmer & Morin, a leading Modernist architecture firm, to design the house. He then assembled a team of reputable local contractors to complete the project, including building material manufacturers, furniture suppliers, plumbers, roofers, landscapers, pavers, and painters and more.¹¹ Coulter's "small army of craftsmen" was led by C.A. Johansson and Sons, the general contractors he hired by Coulter to build the previous two CCE lottery homes. C.A. Johansson and Sons were a local family-led enterprise whose reputation in Ottawa was described as "second to none".¹²



Original CCE brochure from 1958 Source: Current property owner. Photo by City of Ottawa, 2024.

The importance of craftsmanship and quality building materials is evident in the CCE's advertising material. The 1958 lottery home brochure advertised the house as a fully furnished luxury home with the finest in furnishing, fixtures, appliances, and building materials selected from Ottawa's leading suppliers and manufacturers.¹³ The brochure included the H-shaped floorplan designed Balharrie, Helmer & Morin and highlighted its contemporary modern style, drawing attention to its large windows, wood paneled walls, tiled fireplace, and wooden room divider shelves.

Criterion 3	
The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No
Response to Criterion	

¹¹ "Heap O' Livin' for Winner This Year in Display Home."
¹² "Heap O' Livin' for Winner This Year in Display Home."
¹³ Original CCE brochure, 1958, courtesy of current property owner.

Heritage staff have reviewed the primary sources pertaining to the subject property, compared the building to others of similar age or typology, and consulted relevant secondary sources including architectural history books and newspaper articles. Staff's review concluded that the construction method for 8 Robert Kemp is typical of the building's construction era and type. As such, the property does not display a higher degree of technical or scientific achievement.

Criterion 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.	Yes
<p>Response to Criterion</p> <p>8 Robert Kemp Street has associative value for its direct association with the Central Canada Exhibition (CCE), an annual local exhibition fair in Ottawa that took place at Lansdowne Park from 1888 to 2010. The house was the grand prize at the 1958 fair and was the first of six CCE lottery homes that were moved to Kempark. Like all CCE lottery homes, the house was built for display at Lansdowne Park and later relocated to its permanent location. Originally an agricultural fair, the CCE grew into an important driver of Ottawa's cultural scene, drawing hundreds of thousands of visitors every year to experience the latest innovations in technology, science, arts, architecture, and more. Advertised as a state-of-the-art luxury home, the house was met with great enthusiasm by visitors. The CCE's organizers advertised its modern features to draw visitors to the event, leading to record ticket sales. Funded by the Ottawa Shrine Club (today known as the Shriners), the house and lot at 8 Robert Kemp Street were given to the lottery winners in August 1958 and the house was relocated to Kempark in the following month.</p>	

Supporting Details – Criterion 4

The house at 8 Robert Kemp Street was the grand prize at the Central Canada Exhibition (CCE) at Lansdowne Park in Ottawa in 1958. Lottery homes were introduced at the CCE in 1956 to raise funds for the Ottawa Shrine Club and to highlight local talent in architecture, interior design, and craftsmanship, and were a major draw to the event every year. Advertised as the most luxurious giveaway prize in Canada at the time, the house helped draw large crowds to the fair and fueled public interest in contemporary architecture, design, and home appliances.

The Central Canada Exhibition in Ottawa

The CCE was a staple summer event in Ottawa for more than 120 years. Later called the SuperEX, the CCE was held annually at Lansdowne Park. Now defunct, the fair started as an agricultural and industrial exhibition in 1888, providing a venue for farmers to display products, share knowledge, and compete for prizes. The idea to create the CCE developed out of public dissatisfaction with the annual Provincial Exhibition which moved from city to city in Ontario.¹⁴ Ottawa hosted the last Provincial Exhibition in 1887 and it was deemed a failure due to mismanagement and poor promotion, and in 1888, the

¹⁴ "The Central Canada Exhibition," The Historical Society of Ottawa, n.d., accessed on August 22, 2024, <https://www.historicalsocietyottawa.ca/publications/ottawa-stories/important-public-and-private-buildings-in-the-city/the-central-canada-exhibition>.

Province of Ontario incorporated the Central Canada Exhibition Association for the “promotion of industries, arts and sciences generally,” and gave it full power and authority to hold permanent or periodical exhibitions in Ottawa. Lansdowne Park was chosen as the venue because the City of Ottawa provided it rent-free to the organizers. The new CCE opened for the first time on September 24, 1888 with huge success.¹⁵

Over time, with farming playing a diminishing role in Canadian life, the balance of activities at the CCE shifted. Agriculture, the *raison d'être* of the fair, was increasingly relegated to the sidelines in favour of fairground rides, performances, and various showcases. But with the rising popularity of 21st century amusements and the temporary loss of its home at Lansdowne Park to redevelopment, the CCE could not continue and officially ended in 2010.¹⁶

Local Exhibition Fairs in Canada

The original function of agricultural exhibitions in Canada was to showcase agricultural innovations and achievements and provide a competitive showplace for farmers. The postwar years brought a keen interest in technology and modern home appliances to Canadian society. Like the CCE, other local exhibition fairs in Canada started to diverge from their original purpose over the decades to focus more on broader topics and achievements in technology, arts, culture, and science. Ongoing exhibition fairs in Canada continue to adapt to match public interests.¹⁷

CCE Home Lottery

The Pacific National Exhibition (PNE) was the first Canadian local exhibition fair to introduce lottery homes in 1934, offering fully furnished prize homes and a city lot to a lucky winner. The houses were displayed at the fair to showcase local architectural and design innovations and skilled craftsmanship, providing exposure and advertising to homegrown talent. PNE Dream Homes have since become a local legacy in British Columbia, with the history of the contest and heartwarming stories about past winners becoming deeply intertwined in the history of the province itself.¹⁸ Similar home lotteries were successfully carried out at exhibitions in



Home furnishings and appliances on display at the CCE in the postwar era, n.d. Source: The CCEA & Industry Canada.

¹⁵ “The Central Canada Exhibition.”

¹⁶ “The Central Canada Exhibition.”

¹⁷ “Agricultural Exhibitions,” *The Canadian Encyclopedia*, last modified July 25, 2014, <https://www.thecanadianencyclopedia.ca/en/article/agricultural-exhibitions>.

¹⁸ “PNE Prize Home Celebrates 80th Anniversary,” *PNE.ca*, n.d., accessed August 22, 2024, <https://www.pne.ca/files/uploads/2018/01/pne-release-prizehome-history.pdf>.

Brandon, Regina, Edmonton, and Calgary.¹⁹

Inspired by the success of other home lotteries in Canada, lottery homes were introduced in Ottawa at the CCE in 1956.²⁰ CCE officials anticipated that the home lottery would become the “most popular feature ever shown at the exhibition.”²¹ The “ultra-modern” lottery homes were built and displayed at Lansdowne Park with the contributions of every contracting firm involved advertised to visitors.²² The design, construction, and eventual relocation of the lottery homes to their permanent lots was sponsored by the Ottawa Shrine Club, with the money raised from ticket sales going towards funding future charitable work.²³ In 1957, more than \$100,000 was raised from \$1 ticket sales for a lottery home valued at \$35,000.²⁴



Advertisement highlighting modern appliances in the 1958 lottery home. Source: The Ottawa Journal, August 22, 1958.

The construction of lottery homes at Lansdowne Park generated significant public attention and interest in architecture, design, and homebuilding. The 1957 prize home was televised on CBC’s “Mr. Fix-It” program as an educational feature in house construction.²⁵ The lottery homes were well advertised in advance of the fair, with newspaper articles praising their modern design, luxurious finishes, and high-end appliances. Ottawa residents were invited to watch the cornerstone laying ceremonies at Lansdowne Park and tour the houses.²⁶



The 1958 lottery home under construction at the display site at Lansdowne Park before being moved to 8 Robert Kemp Street. Source: Current property owner.

The house at 8 Robert Kemp Street was the third annual CCE lottery home in 1958 and the first of six that would be relocated to Kempark. The raffle for

¹⁹ “To Raffle \$25,000 Dream Home at Ex,” The Ottawa Journal, February 7, 1956, page 17, <https://www.newspapers.com/image/48805484/?match=1&terms=%22dream%20home%22>.

²⁰ “To Raffle \$25,000 Dream Home at Ex.”

²¹ “More Details on CCEA’s Dream Home,” The Ottawa Citizen, February 11, 1956, page 7, <https://www.newspapers.com/image/456846325/?match=1&terms=%22dream%20home%22>.

²² “Home, Car, Furniture in Big “Ex” Giveaway,” The Ottawa Citizen, August 15, 1958, page 3, <https://www.newspapers.com/article/the-ottawa-citizen/153787819/>.

²³ “Home, Car, Furniture in Big “Ex” Giveaway.”

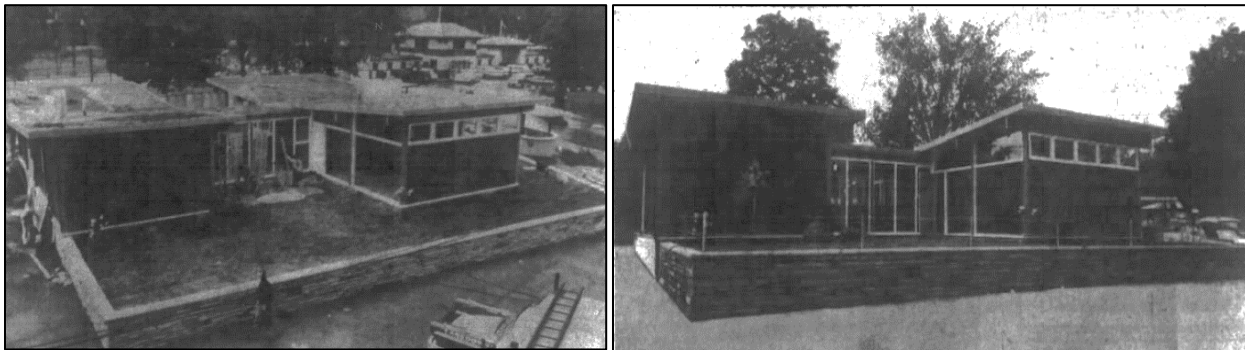
²⁴ “Ex Display Home is Big Business,” The Ottawa Citizen, August 26, 1959, page 3, <https://www.newspapers.com/article/the-ottawa-citizen/153788055/>.

²⁵ “Will Televising CCEA “Home” Construction,” The Ottawa Citizen, July 17, 1957, page 9, <https://www.newspapers.com/article/the-ottawa-citizen/153787844/>.

²⁶ “Cornerstone Laying Ceremony,” The Ottawa Journal, July 25, 1957, page 2, <https://www.newspapers.com/article/the-ottawa-journal/153797123/>.

the home led to record ticket sales at the time.²⁷ Worth \$35,000 and full of modern appliances, it was advertised as the “biggest and most luxurious giveaway ever offered in Canada”.²⁸ Leonard Coulter reported that visitors were “obviously delighted” with the house and that it was “accepted as the ultimate in modern living.”²⁹

The 1956 and 1957 lottery home winners were a bachelor and a single woman who both sold the prize homes.³⁰ Coulter expressed hopes that the 1958 lottery home would go to a young married or engaged couple who would keep the home.³¹ On August 30, 1958, the winner was announced as Jeannine Dubord of Manor Park, a housewife and mother of two.³² The house was moved from its display site at Lansdowne Park to its permanent location at 8 Robert Kemp Street in September 1958. The house was dismantled into three parts for transportation.³³ The Dubords were thrilled with the home and lived at the property in Kempark until 1969.³⁴



The 1958 lottery home under construction at Lansdowne Park (left) and the finished house on display at the CCE (right) before being moved to 8 Robert Kemp Street. Source: The Ottawa Citizen, 1958; The Ottawa Journal, 1958.

Criterion 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.	No
Response to Criterion	
Based on research conducted by staff, 8 Robert Kemp Street does not yield or has the potential to yield more information that contributes to understanding of a community or culture.	

Criterion 6

²⁷ “Attendance Record a Cinch,” The Ottawa Citizen, August 28, 1958, page 1, <https://www.newspapers.com/article/the-ottawa-citizen/153787953/>.

²⁸ “Ex Display Home Biggest Giveaway Ever,” The Ottawa Journal, August 15, 1958, page 23, <https://www.newspapers.com/image/50181396/?match=1&terms=%22display%20home%22>.

²⁹ “Attendance Record a Cinch.”

³⁰ “Kempark Then and Now,” The Kempark Historical Society, 2022, page 133.

³¹ “Home, Car, Furniture in Big “Ex” Giveaway.”

³² “Display Home Winner Was Sure She Held Lucky Ticket,” The Ottawa Journal, September 2, 1958, page 17, <https://www.newspapers.com/image/48664429/?match=1&terms=%22display%20home%22>.

³³ “Exhibition Display Home Reaches Site,” The Ottawa Citizen, September 22, 1958, page 7, <https://www.newspapers.com/image/456923501/?match=1>.

³⁴ “Kempark Then and Now,” page 81.

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.	Yes
<p>Response to Criterion</p> <p>8 Robert Kemp Street has associative value because it demonstrates the work of prominent Modernist architects Balharrie, Helmer & Morin. The firm was active in Ottawa in the 1950s and 1960s and is credited with the design of several notable Modernist office and institutional buildings in the city, as well as the design of the previous 1957 CCE lottery home. In 1958, the architects held a competition among their own staff to produce the plans after Leonard Coulter, chair of the CCE's Display Home Committee, put out a call for proposals to design the house.</p>	

Supporting Details – Criterion 6

The house at 8 Robert Kemp Street was designed by prominent Ottawa-based Modernist architects Balharrie, Helmer & Morin, who also designed the previous 1957 lottery home for the CCE.³⁵ The firm was active in Ottawa in the 1950s and 1960s and is known for several notable Modernist buildings in the city. Led by senior partner James Watson Balharrie, the firm was chosen by Leonard Coulter, chair of the CCE's Display Home Committee, to design a state-of-the-art modern house for the 1958 home lottery. Coulter launched a call for proposals in search of Ottawa's "top craftsmen" and Balharrie, Helmer & Morin held a competition among their own staff to produce the winning design for the house.³⁶



The 1958 lottery home designed by Balharrie, Helmer & Morin on display at Lansdowne Park. Source: The Ottawa Citizen, 1958.

James Watson Balharrie was one of few Canadian members of the Congrès International d'Architecture Moderne, a European organization of leading architects and architectural theorists. He was keenly aware of new trends in modern design and won several design competitions and awards throughout his career.³⁷ Balharrie was known for his early use of advanced technology, such as the curtain wall. His designs featured crisp geometry and a high level of attention to proportion and handling of materials.³⁸ In 1946, he won second place in the Atlanta-based Progressive Architecture Magazine's competition for the best blueprints for a home in Georgia for small income families. His design for a "realistic house" in Georgia included several Modernist elements, including large

³⁵ "Start Building Bungalow for Ex Giveaway." The Ottawa Citizen, June 22, 1957, page 3.

³⁶ "Heap O' Livin' for Winner This Year in Display Home."

³⁷ "Balharrie, James Watson," Biographical Dictionary of Architects in Canada 1800-1950, accessed August 22, 2024, <http://dictionaryofarchitectsincanada.org/node/1023>.

³⁸ "Go Tilden: Watson Balharrie in a Hut Shell," Urbsite, accessed August 22, 2024, <https://urbsite.blogspot.com/2015/06/go-tilden-watson-balharrie-in-hut-shell.html>.

windows, a flat roof, recessed entrance, and a low horizontal profile.³⁹ He was also involved in the design of Ottawa’s Sparks Street Mall, Canada’s first pedestrian promenade.⁴⁰

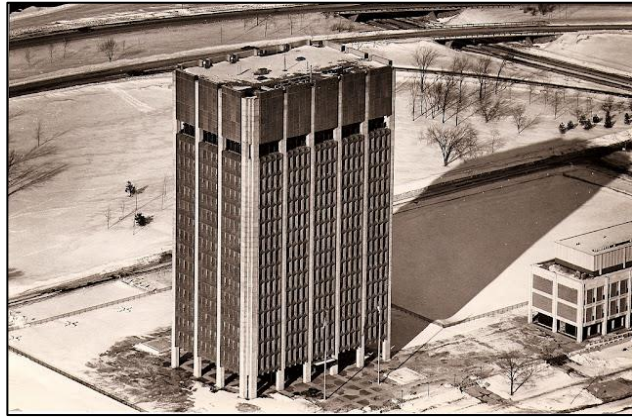
The partnership is best known for its institutional and office buildings, including the Brooke Claxton Building at Tunney’s Pasture, the Fuller Building, the H.H. McElroy Educational and Agricultural Building, the Kemptville Hospital, and the concrete south side stands at Lansdowne Park.⁴¹ Balharrie’s influence on the house at 8 Robert Kemp Street is apparent in its Modernist design. His focus on geometry and angles are notable in the butterfly roof, straight lines, and balanced profile.



Balharrie’s 1946 winning design of a “realistic” house in Georgia for a small income family. Source: Urbsite, 2018.



The Fuller office building by Balharrie, Helmer & Morin, 1961-62. Source: Rick MacEwan, 2014.



The Brooke Claxton office building by Balharrie, Helmer & Morin, 1961-65. Source: Urbsite, 2015.

Criterion 7	
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.	Yes
Response to Criterion	
8 Robert Kemp Street has contextual value because it maintains the postwar suburban character of Kempark through its Modernist architectural style, large lot and long	

³⁹ “Argo – Young Modernism and the Architectural Research Group of Ottawa (and Montreal),” Urbsite, 2018, accessed October 6, 2024, <https://urbsite.blogspot.com/2018/01/argo-young-modernism-and-architectural.html?view=sidebar>.

⁴⁰ “Balharrie, Helmer & Morin,” historynerd.ca, accessed August 22, 2024, <https://www.historynerd.ca/2016/08/09/architects-in-ottawa-1960/>.

⁴¹ “Balharrie, Helmer & Morin.”

frontage, and consistent setback typical of contemporary houses in the subdivision. Kempark was created in 1950 by George Kemp, a local farmer who began to subdivide his family's property after the Second World War. Kemp established a set of building restrictions to guide development as part of the purchase and sale agreements, which resulted in a uniform streetscape of properties defined by wide, low-profile detached homes on large lots with long frontages, many of which are Modernist and ranch-style bungalows built in the 1950s to 1970s. Although recent development has brought taller houses to the area, new construction in Kempark still follows many of the basic principles of the early development trends that are notable at 8 Robert Kemp Street and contemporary properties. The subject property contributes to the existing character of the neighbourhood as an early Modernist bungalow in Kempark built in George Kemp's vision for the subdivision, of which there are several remaining examples.

Supporting Details – Criterion 7

The postwar suburban streetscape in Kempark is characterized by low-density development with single-detached houses on large lots with long frontages and consistent setbacks. The Kempark subdivision was created in 1950 in George Kemp's vision and followed the development trends typical of contemporary Canadian postwar suburbs, including the use of building restrictions to maintain specific lot sizes and guide the design of houses. 8 Robert Kemp Street is characteristic of a Modernist bungalow in Kempark that maintains the postwar suburban character of the subdivision, of which there are several contemporary examples. Constructed in 1958, the subject property shares similarities with other early (c. 1950s to 1970s) Kempark properties in its architectural style, massing, building materials, large lot and frontage, and consistent setback.

Postwar Suburban Development in Canada

The postwar period saw the development of many new suburbs across North America. Suburbanization in Canada was driven by a number of factors, including immigration, overcrowding in cities, the return of soldiers after the war, and the baby boom.⁴² The new suburbs were attractive to young couples and families as prices and property taxes were lower, homes were bigger and could accommodate growing families, and they boasted large lots that were not commonly available in cities.⁴³

The architectural character and streetscapes of Canadian postwar suburbs can be defined as highly uniform, with “cookie cutter” houses.⁴⁴ Communities often had restrictive zoning and building guidelines that forbade commercial development and only allowed certain types of housing forms.⁴⁵ With a lack of local commercial opportunities, suburban development outside of city centres went hand-in-hand with the rise of the personal automobile. The trend towards increased automobile use during this time is reflected in the design of postwar suburbs, where streets often did not have sidewalks and properties typically included one or more integrated parking spaces and long driveways.

⁴² John Douglas Belshaw, *Canadian History: Post-Confederation*, 2016, via <https://opentextbc.ca/postconfederation/chapter/9-13-cities-and-suburbs/>.

⁴³ *Canadian History: Post-Confederation*.

⁴⁴ *Canadian History: Post-Confederation*.

⁴⁵ *Canadian History: Post-Confederation*.

Development of Kempark

Kempark is a small subdivision established in the former township of Gloucester in 1950 by George Kemp, a local farmer. The Kemp family originally settled on the 300-acre property in 1828 and divided the land among their children over the decades. By 1967, there were about 52 houses in the Kempark subdivision.⁴⁶ From the beginning, George Kemp was concerned about the appearance of new houses in the subdivision. Kemp



Undated photo of the first properties in the Kempark subdivision. Source: The Gloucester Historical Society.

established a set of building restrictions that buyers had to agree to when purchasing land. No building was to be erected unless the plans and specifications were first submitted to Kemp for his written consent and approval. The restrictions included policies for lot sizes, building heights, construction materials, and design. Only detached single-family homes no greater than two storeys high were permitted and commercial properties were not allowed. Houses were required to have long frontages and imitation siding was forbidden.⁴⁷



Aerial images of Kempark in 1965 (left) and in 2022 (right). Source: GeoOttawa, 1965; 2022.

The

influence of Kemp's building restrictions is evident the existing streetscape in Kempark, which is characterized by uniform development on large lot sizes with only single detached houses. There are no sidewalks and properties feature substantial frontages and long paved driveways. Most houses date from the 1950s to 1970s. There are several Modernist bungalows in Kempark contemporary with 8 Robert Kemp Street, including 19 Melva Avenue (c. 1956), 3 Orville Kemp Street (c. 1960), and 2 Kemp Drive (c. 1959).

⁴⁶ "Kempark Then and Now," page 8-9.

⁴⁷ "Kempark Then and Now," page 15-16.



Modernist bungalow at 19 Melva Avenue. Source: Google Street View, May 2019.

Like the subject property at 8 Robert Kemp Street, the Modernist bungalows are simple in design with little to no ornamentation and have low and wide horizontal profiles, large windows, uniform cladding with natural materials including stone and wood, and flat, butterfly, or low gabled roofs. Recent development has brought taller and more varied architectural styles to Kempark, including houses with two to two-and-a-half storeys, various cladding materials, multiple gables, and different window sizes. Despite a trend in increasing heights in newer construction, the postwar suburban residential character of the subdivision is maintained through a continued use of large lots and long frontages and driveways which unifies the neighbourhood.



Typical streetscape in Kempark on Doris Avenue showing an early bungalow (right) and newer construction (left) on characteristic large lots with long frontages and driveways. Source: Google Street View, May 2019.

Built in 1958, 8 Robert Kemp Street is an early example of an early property in Kempark which helped define the postwar suburban character of the newly established subdivision. The Modernist bungalow met the standards and guidelines set out by George Kemp to standardize early development in the area, and with its high-quality building materials and contemporary design, the house would have set a strong precedent for later development.

The property contributes to maintaining the character of the neighbourhood through its architectural style, large lot size, long frontage, and long driveway which are characteristic of the area and of Canadian postwar suburbs.

Criterion 8	
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes
<p>Response to Criterion</p> <p>8 Robert Kemp Street has contextual value because it is historically linked to five other CCE lottery homes that were built at Lansdowne Park and relocated to Kempark in the late 1950s to mid-1960s. These houses are similar design and quality, with all having been designed by prominent Modernist architects and built by a large team of skilled contractors hired by the CCE's Leonard Coulter. While it is unknown why the CCE selected Kempark as the location for six consecutive lottery homes, it is likely that lots were cheaper in the newly established subdivision outside in the former Gloucester township outside of the city limits. Having only established the subdivision in 1950, George Kemp would have been eager to partner with the organization to gain exposure and boost development. Kempark offered the benefits associated with a suburban lifestyle that was popular at the time, including large lots with space for big houses, which would have been a major draw to the neighbourhood and attractive to ticket buyers. As Kempark's first lottery home, the highly publicized success of the house at 8 Robert Kemp Street would have inspired and encouraged the CCE and Kemp to continue their partnership for future home lotteries. Today all CCE lottery homes remain with the exception of 20 Robert Kemp Street which was demolished. Together, the remaining lottery homes tell the story of nearly a decade of successful CCE home lotteries in Ottawa.</p>	

Supporting Details – Criterion 8

The house at 8 Robert Kemp Street was the first of six CCE lottery homes built from 1958 to 1964 at Lansdowne Park and moved to a lot in Kempark, with the exception of 1961 when a cash prize was offered instead. Located south of Ottawa in the former township of Gloucester, it is possible that Kempark was chosen for the location of the lottery homes because lots would have been larger and cheaper in the new subdivision outside of the city limits. The 1956 and 1957 lottery homes were moved from Lansdowne Park to lots in Rothwell Heights in Ottawa.⁴⁸ They were built to a high standard and highly publicized, likely drawing the attention of George Kemp who had recently established the Kempark subdivision in 1950. Kemp would have been eager to partner with the CCE as the annual home lottery brought free advertisement and publicity to all partners involved. Newspaper articles leading up to the 1959 CCE encouraged ticket buyers to drive out to Kempark to see the neighbourhood and the excavation site, bringing traffic and attention to the area.⁴⁹

The remaining CCE lottery homes in Kempark are located at 8 Robert Kemp Street, 2 Kemp Drive, 3 Orville Kemp Street, 4330 Bank Street, and 4320 Bank Street. 20 Robert Kemp Street, the last CCE lottery house, was demolished in 2011. All lottery homes in Kempark were designed as one-storey bungalows in the Modernist style by Modernist

⁴⁸ "To Raffle \$25,000 Dream Home at Ex."

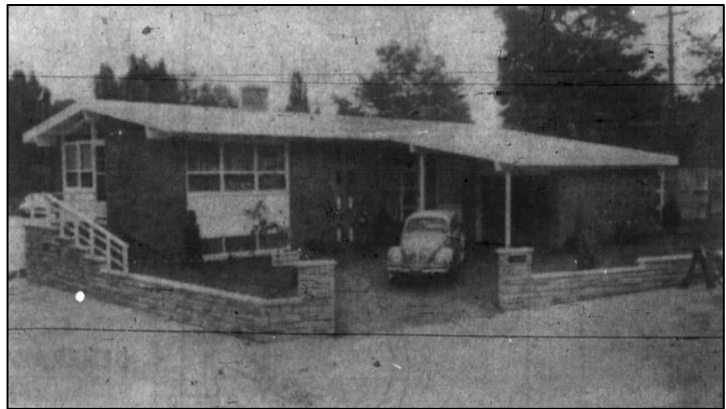
⁴⁹ "All Canadian Home This Year at Exhibition," The Ottawa Journal, August 21, 1959, page 18, <https://www.newspapers.com/image/41261408/?match=1&terms=%22kemp%20subdivision%22>.

architects and featured the asymmetrical facades, large windows, and uniform cladding associated with the style. The houses sit on large lots with long frontages.



The 1958 lottery home being transported from Lansdowne Park to its permanent location at 8 Robert Kemp Street in September 1958. Source: The Ottawa Citizen, September 22, 1958.

Following the success of the 1958 home lottery and the relocation of the house to 8 Robert Kemp Street, the CCE organized the 1959 home lottery in a similar manner, selecting a skilled team of architects and contractors to design and build the house at Lansdowne Park. The 1959 lottery home was moved to a visible corner lot at 2 Kemp Drive at the intersection with Bank Street, with the construction and relocation sponsored once again by the Ottawa Shrine Club. Like its predecessor at 8 Robert Kemp Street, the house at 2 Kemp Drive was advertised for its state-of-the-art features and contemporary modern design. The bungalow was designed by Toronto-based Modernist architect Harry B. Kohl and the construction was again led by general contractors C.A. Johansson and Sons.⁵⁰ Kohl's design for the house at 2 Kemp Drive was informed by a nation-wide survey on the type of home the average Canadian family would like to own.⁵¹ The house was again well received by 1959 fairgoers who commended its livable design and personalized features.



The 1959 lottery home on display in Lansdowne Park in 1959. Source: The Ottawa Journal, August 21, 1959.



The 1959 lottery home at 2 Kemp Drive. Source: Google Street View, May 2019.

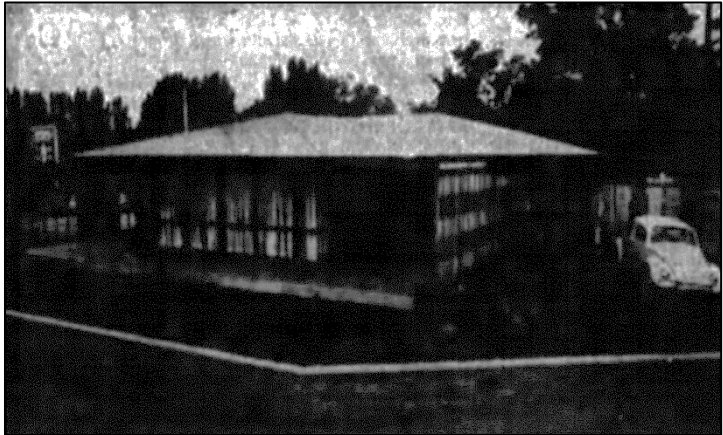
⁵⁰ "All Canadian Home This Year at Exhibition."

⁵¹ "All Canadian Home This Year at Exhibition."

Located six lots away from 2 Kemp Drive, the house at 3 Orville Kemp Street was moved to Kempark from Lansdowne Park in 1960. Listed on the municipal Heritage Register, the bungalow was designed in the Modernist style and features a low horizontal profile, overhanging eaves, exposed rafter tails, large windows, and an integrated carport. The Ottawa Citizen called the house “something stolen from the future” and praised its Modernistic theme.⁵² The house was designed by James Strutt, a prominent Modernist architect in Ottawa and built by the Gillen Construction Company.⁵³

There was no home lottery in 1961 because the CCE offered a \$25,000 cash prize that year. Subsequent home lotteries from 1962 to 1964 followed the same design principles, construction methods, and advertisement as the previous events, with all homes built at Lansdowne Park and moved to lots in Kempark. 4330 Bank Street (c.1962) and 4320 Bank Street (c. 1963) are located at adjacent lots. The CCE ended the home lottery program in 1964. The last CCE lottery home, built in 1964, was located at 20 Robert Kemp Street and has since been demolished

As the first of six consecutive CCE lottery homes to be relocated to Kempark, the success of the project and popularity of the house at 8 Robert Kemp Street likely inspired the CCE to continue using the subdivision for the location of its lottery homes. The subsequent lottery homes followed the same design and building principles as the house at 8 Robert Kemp Street, with all having been architect-designed in the Modernist style and built by a team of carefully selected contractors. The houses received significant attention and publicity during construction and their relocation to Kempark. Together, the remaining lottery homes in Kempark tell an important story of the history of the now-defunct CCE at its peak and height of its popularity in Ottawa, and also helped draw attention to the newly established subdivision.



The 1960 lottery home on display at Lansdowne Park in 1960 before being moved to 3 Orville Kemp Street. Source: The Ottawa Journal, August 24, 1960.



The 1960 lottery home at 3 Orville Kemp Street. Source: Google Street View, April 2016.

⁵² “Kempark Then and Now,” page 135.

⁵³ “Kempark Then and Now,” page 135

Criterion 9	
The property has contextual value because it is a landmark.	No
Response to Criterion	
Although 8 Robert Kemp Street has contextual value as a Modernist suburban bungalow and CCE lottery home in Kempark, the house shares characteristics with several properties in the subdivision and its long frontage and fence obscure the building from the street, therefore the property does not have value as a landmark.	

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Document 5 – Statement of Cultural Heritage Value

Description of Property

The house at 8 Robert Kemp Street is a one-storey detached bungalow in the Kempark subdivision in former Gloucester Township, now Ottawa. The house was built at Lansdowne Park in 1958 where it was displayed as a lottery home for the Central Canada Exhibition (CCE) before it was relocated to its current location later in the same year.

Statement of Cultural Heritage Value or Interest

The house at 8 Robert Kemp Street has design and physical value as a representative example of Modernist residential architecture. The Modern style was popular internationally in the 20th century and especially during the postwar period. The building at 8 Robert Kemp Street features typical elements of Modernist residential architecture including its low horizontal profile, asymmetrical façade, vertical wood siding, large windows and clerestory windows, butterfly roof, overhanging eaves, and exposed wood beams. The house also displays a high degree of craftsmanship. The house was built in 1958 for the CCE home lottery at Lansdowne Park by a skilled team of local contractors personally selected by Leonard Coulter, chair of the CCE's Display Home Committee, for their expertise and experience.

The house at 8 Robert Kemp Street is directly associated with the CCE, an annual local exhibition fair in Ottawa that took place at Lansdowne Park from 1888 to 2010. The CCE was an important driver of Ottawa's cultural scene, drawing hundreds of thousands of visitors every year to experience the latest innovations in technology, science, arts, architecture, and more. The house was the grand prize at the 1958 fair, and like all CCE lottery homes, it was built for display at Lansdowne Park and later moved to its permanent location.

8 Robert Kemp Street demonstrates the work of prominent Modernist architects Balharrie, Helmer & Morin, a firm that mainly focused on office and institutional architecture. The firm was active in Ottawa in the 1950s and 1960s and is credited with the design of several notable Modernist buildings in the city, including the Brooke Claxton Building at Tunney's Pasture.

Contextually, 8 Robert Kemp Street maintains the postwar suburban character of Kempark, a rural subdivision located in the city's east end, through its Modernist architectural style, large lot and long frontage, and consistent setback typical of contemporary houses in the subdivision. It is also historically linked to five other CCE lottery homes that were built at Lansdowne Park and relocated to Kempark in the late 1950s to mid-1960s. These houses are similar design and quality, with all having been

designed by prominent Modernist architects and built by a large team of skilled contractors hired by the CCE's Leonard Coulter.

Description of Heritage Attributes

Key exterior attributes that contribute to the heritage value of 8 Robert Kemp Street as a representative example of a Modernist residential building include its:

- Low horizontal profile
- Asymmetrical façade
- One-storey massing
- Butterfly roof
- Recessed entrance with overhanging eaves
- Exposed wood beams
- Large rectangular windows
- Clerestory windows
- Vertical wood siding
- Concrete foundation

The interior of the building and any additions or outbuildings are excluded from this designation.