

3.0 THE CLEMOW-MONKLAND DRIVEWAY AND LINDEN TERRACE HCD

3.1 Boundaries

The HCD is generally defined by the properties adjacent to Clemow and Monkland Avenues as well as Linden Terrace. The District includes the residential properties on the north and south sides of Clemow Avenue between Bronson Avenue and Bank Street, excluding those at the intersection of Clemow and Bank. It also contains the properties on the north and south sides of Monkland Avenue, and those on the north side of Linden Terrace between O'Connor Street and the east side of the Queen Elizabeth Driveway, including the park land to the west of the Driveway and Patterson Creek Bridge. The properties at 515 and 517 O'Connor Street are excluded as they are designated as part of the Clemow Estate East HCD. The boundary captures the park land along Linden Terrace as well Patterson Creek to its south bank.

These properties form part of the original subdivision plans associated with their former estates and continue to reflect the character of the historic driveway, directly associated with the early 20th century beautification of Ottawa by the Ottawa Improvement Commission.

The detailed boundaries of The Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District can be seen in Figure 2.

3.2 Statement of Cultural Heritage Value

Description of the District

The Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District is an early 20th century residential neighbourhood near Ottawa's downtown core in the Glebe. The district includes properties adjacent to three streets: Clemow Avenue, (between Bank Street and Bronson Avenue), Monkland Avenue and Linden Terrace (between O'Connor Street and the Rideau Canal), as well as Patterson Creek and its associated park. Largely built between 1906 and 1945, the area has evolved from a forested area outside the city limits, to a mature residential neighborhood that forms part of Ottawa's parkway and driveway network. The Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District surrounds the existing Clemow Estate East HCD on its east and west.

Cultural Heritage Value

The cultural heritage value of the Clemow-Monkland Driveway and Linden Terrace HCD lies in its design value as an intact example of an early 20th century streetcar suburb, its historical association with key individuals and trends in Ottawa's history of suburban development, and its history and context as part of Ottawa's parkway and driveway network.

The Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District has significant design value as an example of a highly intact, early 20th century streetcar suburb. The area retains the majority of its original early 20th century houses which exhibit high quality workmanship and express a mix of architectural influences typical of the time period.

The Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District also has cultural heritage value for its association with a number of significant individuals and events in the history of Ottawa. Clemow Avenue was originally the estate of former Senator Francis Clemow and his brother-in-law William F. Powell. The development of the estate is credited to their heirs; William Powell, known for reforming the Ottawa Police system and as Chief of Police in the late 19th century, and Henrietta A. Clemow, the daughter of Francis Clemow. Henrietta is significant as an unusual example in Ottawa of a single woman who was involved in real estate speculation in the early 20th century. Henrietta Clemow and her cousin William Powell formed Clemora Realty to develop their estate according to their vision by establishing a restrictive covenant with design guidelines; their original subdivision was registered as "Clemora Park."

The area of the HCD east of O'Connor Street was originally part of the estate of George Patterson and subsequently Henry Carleton Monk. George Patterson, for whom Patterson Creek is named, was Chief of the Canal Commissariat in 1826 and may have been the Glebe's first settler. Henry Carleton Monk, for whom Monkland Avenue is named, was a prominent lawyer in Ottawa and alderman in old Ottawa's Central ward.

The District also reflects trends in early suburban development in the city; as the growth of this area of the Glebe was sparked in part by the construction of the streetcar line on Bank Street in 1891. The arrival of the streetcar meant that

residents could work downtown while living in an area of impressive houses within a picturesque setting amongst a population within the same social class. The area was eventually bounded by streetcar lines on Bronson Avenue, Bank Street, and along the southern portion of what was historically Elgin Street (now Queen Elizabeth Driveway), which supported and attracted real estate speculators and residential development.

The Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District has historical and contextual value as a key part of one of the only residential extensions of the Ottawa Improvement Commission's (OIC) parkway and driveway network in the capital. Together with Patterson Creek and its surrounding park land, the development of the area is associated with prominent early Canadian landscape architect Frederick Todd. In 1903, Todd provided urban planning recommendations to the OIC that were based on the principles of the "City Beautiful" movement. The OIC implemented many of these recommendations as part of their plan to beautify the capital. In particular, Clemow Avenue was intended to be "one of the finest residential streets in Ottawa"

and was to form part of the ceremonial route connecting the Central Experimental Farm to Parliament Hill and the Rideau Canal; Patterson Creek was intended to provide a sense of nature in the city.¹ Between 1903 and 1910, Clemow and Monkland Avenues and Linden Terrace were conveyed from their former estates to the OIC, which implemented restrictive covenants detailing design guidelines for improving and maintaining the public realm. Today, the area exhibits many elements of the OIC's covenants and beautification program, such the consistent spacing of driveways, canopy trees, the setbacks of houses from the street, and the distinctive aggregate light standards that continue to provide a sense of civic grandeur at a residential scale.

1 Todd, Frederick G. (1903). "Preliminary Report to the Ottawa Improvement Commission". pp. 25.

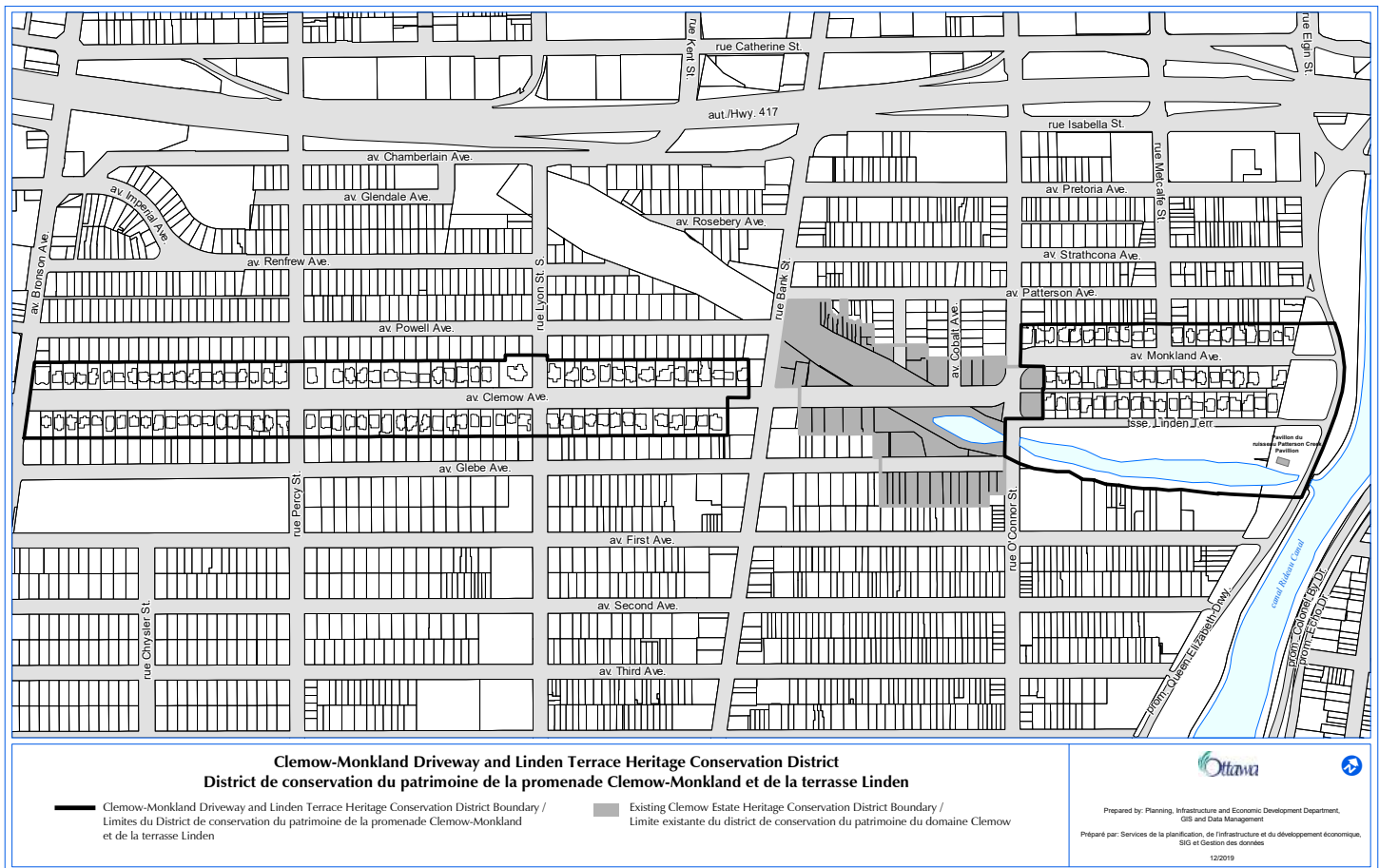


Figure 2: Clemow-Monkland Driveway and Linden Terrace Boundaries

3.3 Description of District Attributes

The following sections outline the District's [heritage attributes](#). These are the physical elements or features that contribute to and express the cultural heritage value of the Clemow-Monkland Driveway and Linden Terrace Heritage Conservation District as identified in Section 3.2.

District Attributes

The attributes that reflect the cultural heritage value of the HCD as part of Ottawa's parkway and driveway network and the early work of the Ottawa Improvement Commission based on the influences of the 'City Beautiful' urban planning movement in the capital include:

Streetscape and Public Realm

- Wide streets, and their [verges](#) with canopy trees at regular intervals, sidewalks, open green front yards, unimpeded by hydro poles, lines or other structures;
- Houses that are [consistently](#) set back from the street;
- Linear driveways at regular intervals, shared by owners of adjoining [lots](#) that lead to garages at the rear of the property;
- Narrow walkways leading from the sidewalk to the principle entry
- Aggregate light standards, reflecting the 1916 OIC design;
- Patterson Creek and its associated park;
- The O'Connor Street Bridge, the Patterson Creek Bridge and the Patterson Creek Pavilion;
- The mature street tree canopy; and
- The historical layout and planned traditional function of Clemow and Monkland Avenues as a scenic driveway between the Rideau Canal and the Central Experimental Farm.

Views and Viewscapes (see Figure 22)

- The framed views of the symmetrical boulevard with sidewalks, the [consistent setbacks](#) of buildings, regularly spaced mature trees, driveways and lamp standards, along and within Clemow and Monkland Avenues (1-6)
- Views from the O'Connor Street Bridge east over Patterson Creek and west over the lagoon within the Clemow Estate East HCD (7)

- Views from Patterson Creek Bridge over Patterson Creek (8) and Views from the Creek to the Bridge (9)

The attributes that reflect the cultural heritage value of the District as an excellent, intact example of an early 20th century streetcar suburb include:

- The location of the area in close proximity to Ottawa's downtown core, connected by the extension of the streetcar line on Bank Street;
- The regular and [consistent](#) spatial configuration of the buildings that reflect the historic trends in residential suburban development in the early 20th century;
- An eclectic mix of architectural styles and types including Arts and Crafts, Edwardian Classicism, Queen Anne and Tudor Revival, and Prairie style that together provide a sense of visual cohesiveness and reflect the dominant architectural styles of the early 20th century;
- Predominantly two, to two-and-a-half storey, detached residential buildings with front porches or balconies;
- Prevalent use of brick, with some use of stone or stucco, and stone foundations;
- Decorative architectural elements such as stained or leaded glass windows and elaborate entry doors, decorative brick and stone work, and wood elements; and
- Mix of complex rooflines with a variety of dormers and chimneys.

Specific Attributes (by street)

The three streets that comprise the District developed largely at the same time, beginning with Clemow Avenue in 1906, Monkland Avenue in 1910 and Linden Terrace in 1911. As such, all three streets demonstrate very similar characteristics. While the area as whole is cohesive, there are particular attributes that reflect the differences in the period of development, as well as their specific context and topography, which dictated the treatment of the [public realm](#).

Clemow and Monkland Avenues:

- The wide streets and their [verges](#) with sidewalks on the north and south sides;
- The houses set back approximately 10 metres from the edge of the sidewalk on Clemow Avenue and 8 metres on Monkland Avenue;
- Aggregate light standards with globe bulbs; and

- The intersection of Monkland Avenue and the Queen Elizabeth Driveway along the Rideau Canal.

3.4 Contributing vs. Non-contributing Properties

As part of the District study, properties within the boundary were individually evaluated to determine their contribution to the neighbourhood’s cultural heritage value. Heritage survey forms were created for all properties and are held on file with the City of Ottawa; copies are available upon request. This evaluation resulted in two categories of properties: **contributing** and **non-contributing** (see Figure 3 below).

Contributing properties, have design, historic and/or associative value, or contextual value which contribute to the area’s heritage character as defined in the Statement of Cultural Heritage Value and the Description of **Heritage Attributes**. **Non-contributing** properties are those which do not express or reflect the area’s heritage character.

Linden Terrace:

- The wide street with a sidewalk only on the north side;
- The houses set back approximately 9.5 metres from the edge of the sidewalk;
- Aggregate light standards;
- The Patterson Creek Bridge and O’Connor Street Bridge;
- Patterson Creek and the associated park including its:
 - » Aggregate light standards with globe bulbs
 - » Patterson Creek Pavilion
 - » Relationship with the Patterson Creek Bridge and the Rideau Canal; and
- The relationship between Linden Terrace overlooking Patterson Creek and the intersection of Linden Terrace with the Queen Elizabeth Driveway along the Rideau Canal

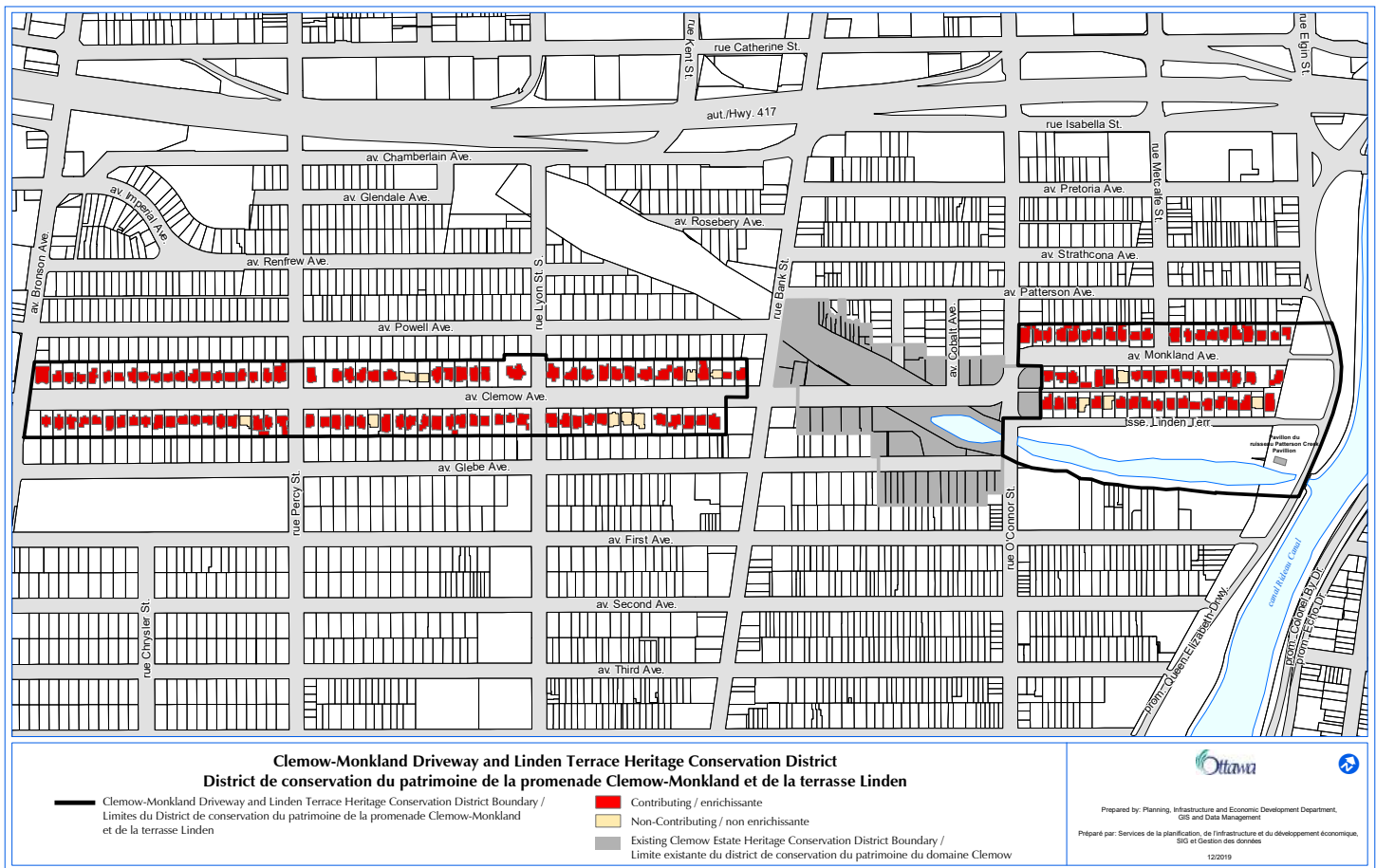


Figure 3: Contributing and non-contributing properties