

**Subject: Designation of the Wesley Building, 1235 Wellington Street West/120
Holland Avenue, under Part IV of the *Ontario Heritage Act***

File Number: ACS2025-PDB-RHU-0001

**Report to Built Heritage Committee on 10 June 2025
and Council 25 June 2025**

**Submitted on May 30, 2025 by Court Curry, Manager, Right of Way, Heritage, and
Urban Design Services, Planning, Development and Building Services**

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Ward: Kitchissippi (15)

**Objet : Désignation de l'édifice Wesley, situé au 1235, rue Wellington Ouest
et au 120, avenue Holland, en vertu de la partie IV de la *Loi sur le
patrimoine de l'Ontario*.**

Dossier : ACS2025-PDB-RHU-0001

Rapport au Comité du patrimoine bâti

le 10 juin 2025

et au Conseil le 25 juin 2025

**Soumis le 30 mai 2025 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 : Kitchissippi (15)

REPORT RECOMMENDATION

That the Built Heritage Committee recommend that Council issue a Notice of Intention to Designate the Wesley Building, 1235 Wellington Street West, 120 Holland 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 Wesley situé au 1235, rue Wellington Ouest et au 120, avenue Holland, en vertu 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 Wesley Building at 1235 Wellington Street West, also known as 120 Holland Avenue, is a five-storey building constructed in 1955 in the Art Moderne architectural style. It was originally constructed as a mixed-use office building with commercial space on the ground floor; in the 1990s it was adapted for residential use on the upper floors and the ground floor commercial units remain. The building is situated on the northwest corner of the intersection of Wellington Street West and Holland Avenue in Wellington Village, at the border with Hintonburg (see Document 1, Location Map, and Document 2, Property Photos). The property has cultural heritage value for its design, associative, and contextual values. It meets four of the nine criteria for designation under Part IV of the OHA.

This property is currently listed on the City's Heritage Register. Changes to the OHA through Bill 23 (2023) and Bill 200 (2024) will result in the removal of this property from the City's Heritage Register if Council does not issue a Notice of Intention to Designate the property by January 1, 2027. Further, Council will not be able to relist the property for five years after this date. Heritage staff completed a review of all non-designated properties listed on the City's Heritage Register in response to Bill 23 in Spring of 2023 and this property was identified as a potential candidate for designation.

DISCUSSION

The Official Plan, Provincial Planning 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 Planning Statement (2024)

The Provincial Planning Statement (PPS) replaces the former Provincial Policy Statement and came into effect on October 20, 2024. Section 4.6 of the PPS includes the following policy regarding the conservation of heritage resources:

4. Planning authorities are encouraged to develop and implement:

b) proactive strategies for conserving built heritage resources and cultural heritage landscapes

Policies within the City’s Official Plan, as described above, direct the designation of significant properties and comply with this policy.

Should City Council designate the property outlined in this report, it would be considered “protected heritage property” for the purposes of the PPS 2024. The PPS includes the following policy related to protected heritage property:

- 1. Protected heritage property, which may contain built heritage resources or 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 9/06

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 1235 Wellington Street West meets four 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 Wesley Building has design value as a rare Ottawa example of a mixed-use building constructed in the Art Moderne style. A subset of Modernism, Art Moderne developed partly due to the Great Depression, gaining popularity in the 1930s as a simplified expression of the more extravagant Art Deco style. The Art Moderne style is not generally widely represented in Canada, having only been briefly popular prior to the development of the International style. Art Moderne was frequently used by small business owners in Ontario and is often seen in commercial buildings. In Ottawa, the Wesley Building is one of few remaining examples of the style in the city. The style's emphasis on simplicity and fluidity is achieved through horizontal elements, rounded corners, and smooth surfaces. The Wesley Building features typical elements of the Art Moderne style, including a rounded corner, flat roof, horizontal windows, steel detailing, and smooth exterior cladding of buff brick and tile.

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:

The property is associated with the themes of suburban growth and development in postwar Ottawa. The construction of the Wesley building brought a new modern office and retail building to the growing commercial area of Wellington Village during a time of heightened demand for more office and retail space. A shortage of employment space at the time led to an increase in purpose-built commercial and office buildings being developed further outside of the downtown area, fuelled by the demands of both the public and private sectors. Constructed in 1955 as a two-storey structure, the building's original plans contemplated future additional height and three extra floors were added in 1965 in response to the demand.

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:

The Wesley Building was designed by the prominent local architecture firm Abra & Balharrie, whose portfolio includes many Modernist institutional and school buildings in Ottawa, as well as several Modernist mid-century commercial and office buildings. While many of the firm's office buildings have been altered, such as the Commonwealth Building (77 Metcalfe Street) and the former Rhodes Insurance Building (420 O'Connor Street) the Wesley Building remains highly intact and continues to represent the architects' original vision.

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

With its rounded corner form and recessed ground floor storefronts, the Wesley Building is physically and functionally linked to its location on a prominent corner on Wellington Street West, at the intersection of Holland Avenue. This active location on Wellington Street West, one of Ottawa's key commercial corridors, was well suited for a new mixed-use building when it was developed for the Wesley Building. Today, the building continues to support the retail and commercial activities at this prominent junction.

Conclusion

The property at 1235 Wellington Street West/120 Holland Avenue meets four 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 supportive of the proposed designation of this building.

CONSULTATION

Heritage Planning staff initially contacted the property's Condominium Board in January 2025 to inform them that staff were undertaking an initial review of the property as a potential candidate for designation. Staff met with representatives of the Board in February 2025 to discuss the proposed designation and answer questions before proceeding with a formal recommendation. The Board provided initial feedback on the draft Statement of Cultural Heritage Value (SCHV) that had been provided prior to the meeting (attached as Document 6).

In the feedback, the Board raised a number of concerns related to the address of the property, reference in the SCHV referring to the property's uses, as well as how well the building's expression continues to reflect its original architecture style given that three additional floors were added to its original two storey form. The Board also disagreed that the building is a landmark.

As result of the comments, staff have amended the SCHV to ensure the address is accurate and clear and to clarify the attributes to ensure that references to the building's function speak to its mixed commercial expression, rather than its interior use. Staff agreed with the Board's opinion that the building was not itself a landmark and have since removed its reference. Despite early modifications to the building to add three floors to its original two storey form, based on the research to date, staff are of the opinion that the three additional floors were planned and do not have a negative impact on its stylistic expression.

A letter was mailed to individual property owners informing them of the proposed designation on April 22, 2025.

ACCESSIBILITY IMPACTS

The designation of properties under the *Ontario Heritage Act* does not impact the physical fabric of the buildings. 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.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications.

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

Document 6 Correspondence on behalf of the Condominium Board- Feedback on Draft Statement of Cultural Heritage Value, February 2025

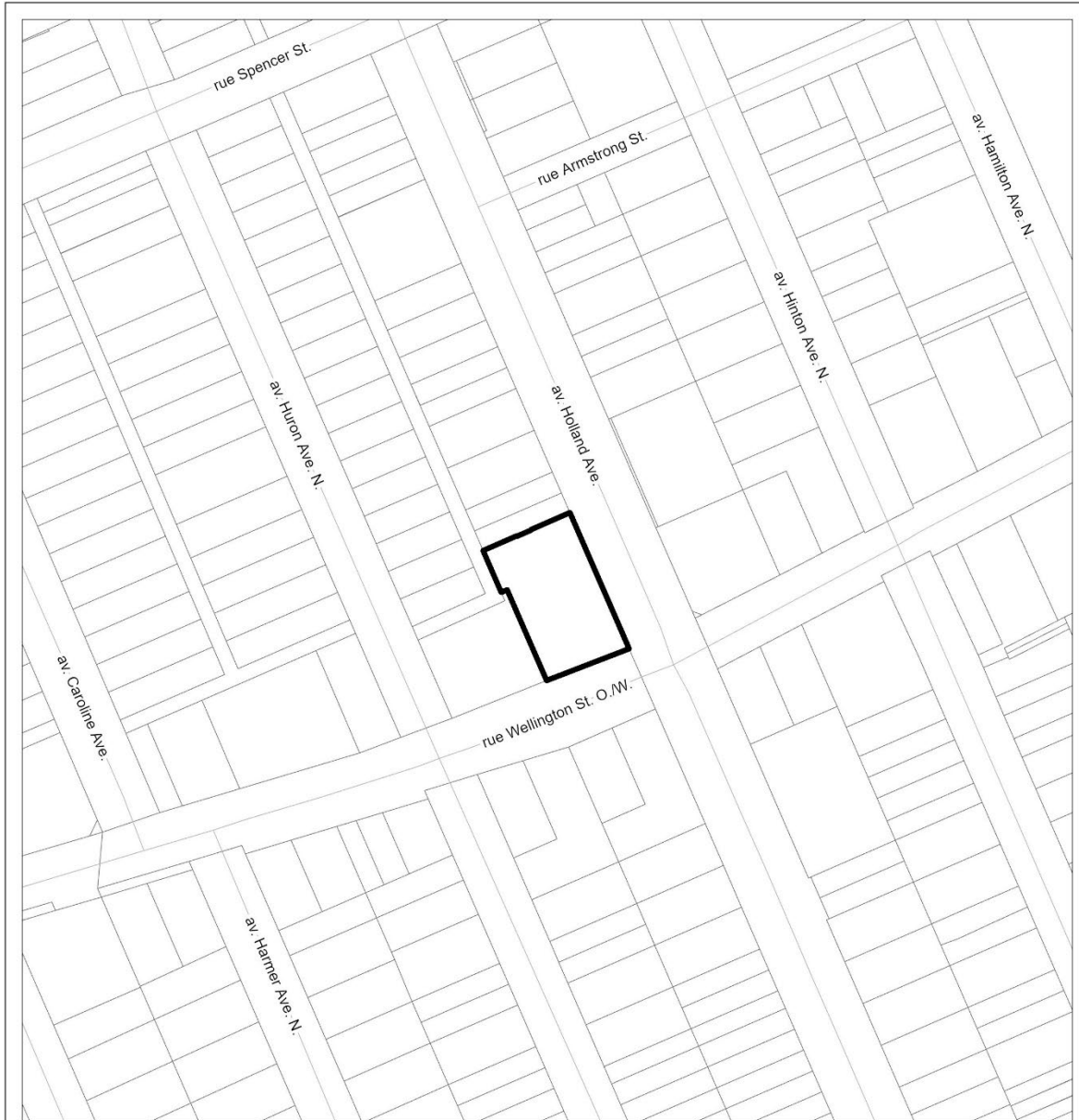
DISPOSITION

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 1235 Wellington Street West/120 Holland Avenue, 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, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision to issue a Notice of Intention to Designate the property at 1235 Wellington Street West /120 Holland Avenue 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



LOCATION MAP / PLAN DE LOCALISATION
HERITAGE / PATRIMOINE

D09-01-WELL1235

24-1154-E

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REVISION / RÉVISION - 2024 / 10 / 15



1235 rue Wellington St. Ouest/West



Document 2 – Property Photos



East and south elevations viewed from the intersection of Wellington Street West and Holland Avenue. City of Ottawa, 2024.



East elevation viewed from Holland Avenue. City of Ottawa, 2024.



Recessed entrance and original Vitrolite cladding at 120 Holland Avenue, east elevation. City of Ottawa, 2024.



Corner entrance at Wellington Street West and Holland Avenue (1235 Wellington Street West). City of Ottawa, 2024.



Close-up view of black tile on south elevation. City of Ottawa, 2024.



North (rear) elevation viewed from Holland Avenue. City of Ottawa, 2024.



Corner entrance viewed from the intersection of Wellington Street West and Holland Avenue. City of Ottawa, 2024.



Rounded corner and windows viewed from Wellington Street West. City of Ottawa, 2024.

Document 3 – Ontario Regulation 9/06

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

Ontario Regulation 9/06 Assessment

Address: 1235 Wellington Street West /120 Holland Avenue (Wesley Building)

Date: May 2025

Prepared by: Heritage Planning Staff



1235 Wellington Street West. City of Ottawa, October 2024.

Executive Summary

1235 Wellington Street West /120 Holland Avenue is a five-storey mixed-use brick building constructed in 1955, originally known as the Wesley Building. It is located in the Wellington Village neighbourhood in Ottawa's historic west end in Ward 15 at the border with Hintonburg. The building was designed in the Art Moderne style by the local architecture firm Abra & Balharrie, and it features a rounded corner, horizontal windows, smooth yellow brick and black tile cladding, and a flat roof.

Originally constructed as a two-storey building, its development took place over two planned phases. A real estate initiative of successful local bakery chain owner George Wesley Fenton, the Wesley Building was purpose-built for mixed commercial, and office uses during a time of heightened demand for more employment space in Ottawa. The original owners added an extra three storeys of office units in 1965, increasing the height to its existing five storeys. The office units were converted into condominiums by Routeburn Urban Developments in 1998. The ground floor units are currently used for commercial purposes.

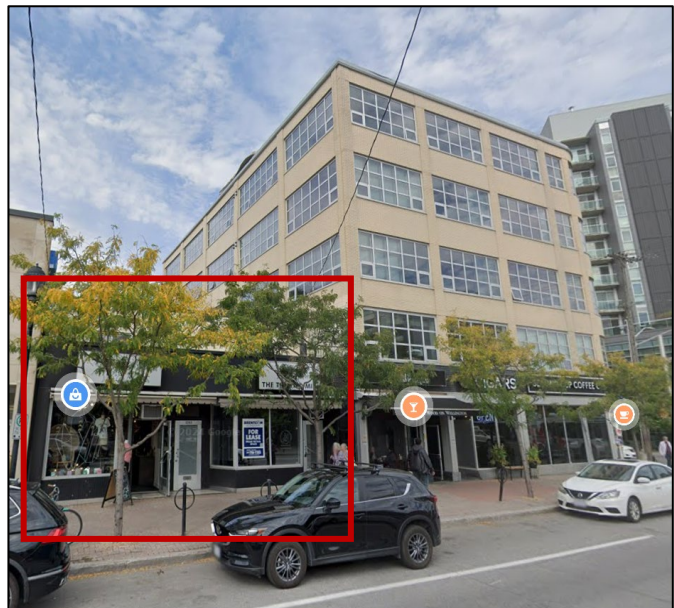
The property has cultural heritage value for its design, associative, and contextual values. It meets four of the nine criteria for designation under Part IV of the *Ontario Heritage Act*.

Introduction

1235 Wellington Street West is located on the northwest corner of the intersection of Wellington Street West and Holland Avenue in Wellington Village. The community of Wellington Village is bordered to the north by Scott Street, to the east by Holland Avenue, south by Highway 417, and to the west by Island Park Drive. Hintonburg is immediately east of the property, where the neighbourhood boundaries are divided by Holland Avenue.

The main municipal address of the property parcel is 1235 Wellington Street West. The condominium units in the building, known as 'Real Lofts', are accessed through a side entrance at the east elevation with a civic address of 120 Holland Avenue. For the purposes of this report, the property is referred to as "1235 Wellington Street West."

The parcel also includes an adjacent two-storey brick building at 1239-1243 Wellington Street West situated directly to the west of the main building, which is excluded from the proposed designation.



Left: the boundaries of the property parcel, which includes the main address 1235 Wellington Street West and its subordinate address 120 Holland Avenue (condominiums). Right: the two-storey smaller building at 1239-1243 Wellington Street West, which is excluded from the proposed designation.

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

Yes

| | |
|----------------------|--|
| construction method. | |
|----------------------|--|

Response to Criterion

The Wesley Building has design value as a rare Ottawa example of a mixed-use building designed in the Art Moderne architecture style. A subset of Modernism, Art Moderne developed partly due to the Great Depression, gaining popularity in the 1930s as a simplified expression of the more extravagant Art Deco style. Its emphasis on simplicity and fluidity was achieved through rounded corners, horizontal elements, and smooth surfaces. The building exhibits many traditional elements of this style, most notably its prominent rounded corner, large horizontal window openings, steel detailing, flat roof, and smooth exterior cladding of buff yellow brick and black tile.

Supporting Details – Criterion 1

Architectural Analysis and Overview

Art Moderne, also known as ‘Streamline Moderne’ or just ‘Moderne’, is a simplified architecture style and a subset of Modernist design that emerged out of the more extravagant Art Deco style during the Great Depression in the 1930s.¹ Modernism, which refers to a broad architectural movement consisting of several subtypes, was prominent over the course of the 20th century, emerging between the Art Deco and later postmodern movements.

After the ‘roaring twenties’, industrial designers who embraced minimalism and simplistic forms became favoured over more stylistic architects.² Where Art Deco buildings were generally tall and vertical and included a high level of detail and ornamentation, Art Moderne embraced the simplicity of modernity with “streamlined” forms and placed an emphasis on fluidity, which was achieved through curves and rounded corners, low horizontal effects, smooth wall surfaces, flat roofs, and continuous stringcourses to heighten the visual length of the design.³

Key exterior attributes that contribute to the cultural heritage value of the Wesley Building as an example of a mixed-use building in the Art Moderne architectural style include its:

- Five storey massing with flat roof
- Rounded corner form with curved brickwork

¹ Mouldings One, “Art Moderne Architectural Style, Interior Mouldings,” <https://shorturl.at/iVZFw>.

² “Art Moderne Architectural Style, Interior Mouldings.”

³ John Blumenson, “*Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present*,” Fitzhenry & Whiteside, 1990.

- A storefront expression at the ground level, with typical elements including recessed entries and large display window openings with steel frames
- Horizontal bands of multi-pane window openings with steel frames divided by shallow brick pilasters on the upper storeys
- Smooth exterior cladding of polished buff brick and black tile
- Concrete foundation

Art Moderne in the Canadian Context

Art Moderne is generally not widely represented in Canada; it was only briefly popular prior to the development of the International style, which eventually became the common choice for large commercial buildings.⁴ In Ontario, Art Moderne was intended largely for the “small business person” and is generally seen in commercial buildings.⁵ While there are some examples of single-detached Art Moderne houses in the province, it was more often employed for components such as entrances and windows.⁶

Art Moderne commercial architecture in Ontario rejected any use of historical detailing such as ornamented cornices, brackets, and pediments, and is characterized by large windows, often curving and wrapping around rounded corners, and smooth polished exterior finishes.⁷ Construction materials generally included Vitrolite, polished metals such as stainless steel and chrome, translucent glass blocks, and neon signage.⁸

⁴ “Moderne Style 1930-1950”, Pennsylvania Historical & Museum Commission, accessed January 20, 2025 via <https://www.phmc.state.pa.us/portal/communities/architecture/styles/moderne.html>.

⁵ Shannon Kyles, “Machine Age or Art Moderne (1930 – 1950).”

⁶ Shannon Kyles, “Machine Age or Art Moderne (1930 – 1950),” <http://www.ontarioarchitecture.com/Artmoderne.htm#Machine%20Age%20Dundas>.

⁷ “Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present.”

⁸ Shannon Kyles, “Machine Age or Art Moderne (1930 – 1950).”



The Perkins Building at 2 Wilson Street West, Perth, ON. John D. Strung, via Flickr.



Hydro-Electric System Building, Hamilton, ON. Greg's Southern Ontario, via Flickr.

Architectural Style Locally

While there are several notable examples of Modernist mixed-use commercial and office buildings in Ottawa, the Art Moderne style is uncommon locally. Some local examples of commercial and mixed-use buildings in Ottawa with Art Moderne elements include the former McCoy Service Co. Limited building at 318 Dalhousie Street (c. 1946) and 205 Catherine Street (c. 1948), which feature rounded corners, smooth brick cladding, and large horizontal windows as well as glass block.



205 Catharine Street. Google, October 2023.

Before it underwent alterations, the former Elmdale Theatre building at 1194 Wellington Street West (c. 1947) featured a smooth exterior surface of shiny black vitrolite tile on the ground floor and an angled front entrance with steel doors. Like the Wesley Building, these buildings were purpose-built for commercial uses in the postwar period, are situated at prominent intersections, and feature distinctive rounded corners typical of Art Moderne architecture.



The former McCoy Service Co. Limited building at 318 Dalhousie Street and the former Elmdale Theatre at 1196 Wellington Street West. Via Urbsite; The Ottawa Citizen.

Relation of the Building to the Style

Art Moderne is rarely seen in Ottawa, and where it was used, the style was generally applied to commercial and mixed-use buildings intended for small local businesses. The Wesley Building was purpose-built in 1955 as a mixed-use commercial and office building with ground floor retail units. The traditional elements of the Art Moderne architecture style are seen in its distinctive rounded corner, flat roof, smooth exterior surface of buff yellow brick and black tile, large horizontal window openings on the upper storeys, and an extensive use of steel detailing. Art Moderne had reached its peak popularity in the 1930s to late 1940s, making the Wesley Building a late example of a building in this style.



Rounded corner. City of Ottawa, October 2024.



Steel window and door detailing on commercial ground floor, south elevation. City of Ottawa, October 2024.



Left: original Vitrolite tile cladding at ground floor main entrance to condominium units (east elevation). Right: black tile cladding above storefront on south elevation, added in 1998. City of Ottawa, October 2024.



Left: rear (north) elevation viewed from Holland Avenue. Right: north and east elevations viewed from parking lot accessed at Holland Avenue. City of Ottawa, October 2024.

Alterations

In 1965, a three-storey addition for office units and a mechanical penthouse were added to the original two-storey building, maintaining its distinctive rounded corner form. In 1998, the upper storeys and the mechanical penthouse were converted into condominiums.



The Wesley Building in its original two-storey form in 1955. Ottawa Journal.

The conversion included minor alterations to the exterior of the building while retaining the important defining features of its Art Moderne expression, such as the rounded corner, smooth brick cladding, and horizontal window openings on the upper storeys. Where elements were replaced, such as the aluminum door frames at the 120 Holland Avenue

entrance, they were replaced in-kind with like materials. In 2016, new window glazing was installed on the upper storeys, while retaining the form and size of the original horizontal openings. The ground floor display windows have seen minor alterations throughout the building's history as commercial needs have changed.

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|---|------------|
| Criterion 2 | |
| The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit. | No |
| Response to Criterion Based on research conducted by staff, the construction method is typical of its style and type and does not display a high degree of craftsmanship or artistic merit. | |
| 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 Based on research conducted by staff, the construction method is typical of its style and type and does not display a high 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 |
| Response to Criterion The property is associated with the themes of suburban growth and development opportunity in Ottawa's west end in the postwar period. The construction of the building in 1955 brought a new modern office and retail space to the growing commercial area of Wellington Village during a time of heightened demand for more office and retail space in the city. A shortage of employment space had led to an increase in purpose-built commercial and office buildings being developed further outside of the downtown area, fuelled by the demands of both the public and private sectors. | |

Supporting Details – Criterion 4

Recognizing the opportunity for a new mixed-use development on the busy intersection of Wellington Street West and Holland Avenue, the Wesley Building was the result of a real estate initiative by George Wesley Fenton and family, a local bakery chain owner after whom the building was originally named.

The need for more employment space in the west end in the 1950s mirrored a broader trend seen in Ottawa at the end of the Second World War. The city had grown rapidly and the public sector expanded significantly, leading to an acute shortage of offices.⁹ The federal government, which had occupied most of the existing office buildings in the city, continued to require more space and the private sector also had the same heightened demands.¹⁰

Most existing office buildings were located downtown, but with the rise in popularity of the personal automobile in the 1940s through the 1960s and the resulting extensive suburbanization, there was a growing trend of decentralizing offices further into the surrounding neighbourhoods and new suburbs.¹¹ This created more opportunities for the development of purpose-built office buildings throughout the capital region, including the west end, where the large government office campus at Tunney's Pasture was built in the 1950s.¹² The city's growth also spurred on more commercial opportunities and mixed-use development.

Development History

George and Pearl Fenton were very successful business owners, having opened their first bakery location on Bank Street in 1924. From that first location, they had grown Fenton's Bakeries Ltd. from a small family-run enterprise into a large company with several locations across Ottawa by the 1950s.¹³ Like many local business owners in Ottawa who developed an interest in real estate during the postwar development boom, the Fentons' initiative was an attempt to profit from the demand for more employment space as the city expanded out from the downtown.¹⁴

⁹ Christopher Ryan, "Abra & Balharrie put Wesley on a Corner (a History of the World of Maps Building)," <https://ottawastart.com/christopher-ryan-abra-balharrie-put-wesley-on-a-corner-a-history-of-the-world-of-maps-building/>.

¹⁰ "Midcentury Imperialism," Historynerd.ca, accessed October 17, 2024, via <https://www.historynerd.ca/2013/11/05/midcentury-imperialism/>.

¹¹ Christopher Fullerton, "A Changing of the Guard: Regional Planning in Ottawa, 1945-1974," <https://www.erudit.org/en/journals/uhr/2005-v34-n1-uhr0613/1016050ar.pdf>.

¹² "A Changing of the Guard: Regional Planning in Ottawa, 1945-1974."

¹³ "G.W. Fenton Found Dead," The Ottawa Journal, October 6, 1958, page 21, <https://www.newspapers.com/article/the-ottawa-journal/157320598/>.

¹⁴ "Abra & Balharrie put Wesley on a Corner (a History of the World of Maps Building)."

In the early 1950s, the Fentons purchased two adjacent properties at 1239-1243 Wellington Street West and 1235 Wellington Street West (formerly Wellington Street), which at the time contained two 19th century buildings. Recognizing the commercial development opportunity, in 1953, they built an addition at the front of the old duplex at 1239-1243 Wellington Street West to bring it to the sidewalk line and to create a commercial storefront with space for two businesses on the ground floor, converting the house from residential use. They subsequently opened their tenth Fenton's Bakery store in the east half of the addition, which remained at this location for 17 years until 1970.¹⁵

In 1954, the Fentons demolished the original 19th century building at the corner of 1235 Wellington Street West in order to build the Wesley Building, which was completed in 1955.¹⁶ The construction of the Wesley Building proved to be a successful endeavor for the Fentons, as the office units on the second floor filled up quickly while demand for more office space in Ottawa continued to increase over the next decade.¹⁷ It proved to be so successful that the Fentons added three additional storeys for offices to the building in 1965, increasing its original height of two-storeys to the five storeys it is today.¹⁸



The Wesley Building under construction in 1955. The Fenton's bakery can be seen at the smaller building to the west. Kitchissippi Museum.

Development Context

The late 1940s to early 1960s saw the construction of many purpose-built, mixed-use office and commercial buildings in Ottawa as the public and private sectors responded to demands for more employment space. The high demand sometimes necessitated additions to existing buildings, such as the extra three storeys for office units added to the

¹⁵ Dave Allston, "A Hidden Piece of 124-Year-Old Wellington Village History," The Kitchissippi Museum, <https://kitchissippimuseum.blogspot.com/search?q=fenton>.

¹⁶ "A Hidden Piece of 124-Year-Old Wellington Village History."

¹⁷ "Abra & Balharrie put Wesley on a Corner (a History of the World of Maps Building)."

¹⁸ "A Hidden Piece of 124-Year-Old Wellington Village History."

Legion House on Kent Street in 1957 and the large addition and extra two floors for office units added to the former Metropolitan Life Assurance Building (currently known as the Wellington Building) in 1959.¹⁹

The Wesley Building, located in the rapidly growing area west of the core, was strategically designed to be able to accommodate a later addition. The phased development approach was intended to allow the owners to seamlessly increase the height of the building if demand for more office space continued. An additional three storeys were added by the Fentons in 1965. The result was a smooth exterior finish with little indication that the three upper storeys were not part of the original 1955 construction.

It is unknown if the pre-planned phased approach for additions to office buildings was first used in Ottawa for the Wesley Building, as staff are not aware of any earlier local examples, although there is a known later example. The seven-storey Imperial Building at 251 Bank Street was designed by architect J. Morris Wolfson in 1957 to accommodate a later addition, and four extra storeys for office units were added to the original four-storey building between 1965 and 1976, resulting in a seamless exterior finish.²⁰

| 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 staff's research, the Wesley Building does not yield or have the potential to yield more information that contributes to understanding of a community or culture. | |
| Criterion 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. | Yes |
| The Wesley Building has cultural heritage value because it reflects the work of the prominent local architecture firm Abra & Balharrie, whose portfolio includes many notable Modernist institutional and school buildings in Ottawa, as well as several Modernist mid-century commercial and office buildings. The Wesley | |

¹⁹ "Heavy Demand for Ottawa Office Space," The Ottawa Journal, March 7, 1957, page 5, <https://www.newspapers.com/article/the-ottawa-journal/157341318/>.

²⁰ "Midcentury Imperialism," Historynerd.ca.

Building was strategically designed to accommodate a later addition, resulting in a seamless exterior finish when an extra three storeys for office units were added by the Fentons in 1965. While many of the firm's office buildings have since been altered, because of the planned phased approach for the later addition, the Wesley Building continues to represent the architects' original vision.

Supporting Details – Criterion 6

The architecture firm of Abra & Balharrie was hired by the Fentons in the early 1950s to design the Wesley Building, which was to be located next to their newest Fenton's Bakery location at 1239 Wellington Street West. The firm's portfolio can best be described as Modernist, which appears to make the building a relatively rare example of the firm's use of the Art Moderne architecture style.

Originally completed as a two-storey building in 1955, the Wesley Building's development took place over two planned phases as it was strategically designed to accommodate a later addition.²¹ As demand for office space in Ottawa continued to increase into the next decade, three additional storeys for office units were added to the building in 1965, raising its height to its current five storeys.²² This phased approach resulted in a seamless exterior finish for the addition, using like materials and maintaining the building's original Art Moderne expression.

Background and Design Philosophy

William James Abra, also known for his work with architect Hugh Richards (Richards & Abra) including projects such as the ByWard Market Building and the National Press Building, partnered with Modernist architect James Watson Balharrie in 1946 following Richards' death. A year later, architect David Shore became a partner as well and the firm was renamed Abra, Balharrie & Shore.²³ In 1953, David Shore died unexpectedly, and the firm reverted to being known as Abra & Balharrie.²⁴ Eventually, following Abra's retirement, Balharrie partnered with D'Arcy G. Helmer and Henry Joseph Morin in 1956, continuing the tradition of designing institutional, commercial, and office buildings in a distinctive Modernist style.²⁵

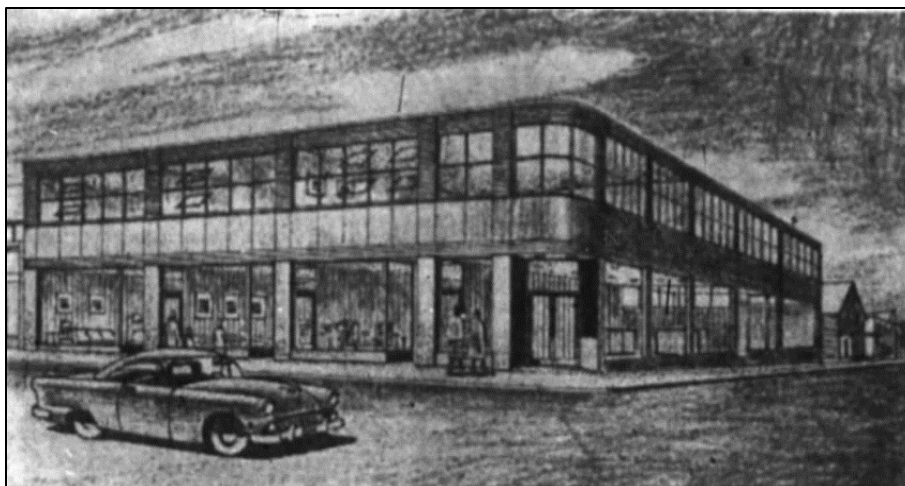
²¹ Christopher Ryan, "Abra & Balharrie Put Wesley on a Corner," Ottawa Start, <https://ottawastart.com/christopher-ryan-abra-balharrie-put-wesley-on-a-corner-a-history-of-the-world-of-maps-building/>.

²² "Modern Wesley Building Tribute to Growing West End," The Ottawa Journal, Saturday December 17, 1955, page 8, <https://cityofottawaarchives.newspapers.com/image/48619072>.

²³ Biographical Dictionary of Architects in Canada 1800-1950, "Abra, William James", <http://www.dictionaryofarchitectsincanada.org/node/6>.

²⁴ "Ottawa Architect, David Shore, 43, Collapses, Dies", The Ottawa Journal, August 17, 1953, page 5, <https://cityofottawaarchives.newspapers.com/image/49431987/>.

²⁵ Biographical Dictionary of Architects in Canada 1800-1950, "Balharrie, James Watson", <http://dictionaryofarchitectsincanada.org/node/1023>.



Architects' sketch of the proposed two-storey Wesley Building, 1955. Ottawa Journal.

James Watson Balharrie is considered to have been one of Ottawa's most significant Modernist architects, most well known for the Brooke Claxton Building (c. 1961-64) at Tunney's Pasture, a Modern office tower which he designed with Greenspoon, Freeland, and Dunne of Montreal. Balharrie was born in Ottawa and did not receive a formal university education in architecture, gaining experience articling for Abra's firm. Balharrie was one of few Canadian architects who was a member of the Congress International d'Architecture Moderne, a European organization of leading architects and theorists.²⁶

Balharrie is notable for his use of crisp geometry, which can be seen in the futuristic design of the Hog's Back Park Refreshment Stand, and his early use of advanced technology, such as the curtain wall.²⁷ He was also known for a keen attention to proportion and handling of materials.²⁸ His influence on the Wesley Building can be seen in its sleek form, proportionate and symmetrical massing, and the use of quality modern materials for the exterior such as Vitrolite/tile and steel to create visual appeal and interest to the otherwise simple design.

Portfolio

Abra & Balharrie specialized mainly in Modernist institutional and commercial buildings. Their portfolio includes several schools in the Ottawa Valley and Eastern Ontario, and mid-century purpose-built mixed-use buildings in Ottawa including the Metcalfe Building at 82 Metcalfe Street (demolished in the 1990s), the Commonwealth Building at 77

²⁶ "Balharrie, James Watson."

²⁷ Urbsite, "Go Tilden: Watson Balharrie in a Hut Shell," accessed October 17, 2024 via <https://urbsite.blogspot.com/2015/06/go-tilden-watson-balharrie-in-hut-shell.html>.

²⁸ "Go Tilden: Watson Balharrie in a Hut Shell."

Metcalfe Street, and the former Rhodes Insurance Building at 420 O'Connor Street.

The Metcalfe Building in Centretown was considered to have been Ottawa's "first fully modern office building".²⁹ Completed in 1950, it had continuous bands of large horizontal windows that wrapped across the entire building, an element that Balharrie would continue to use in several designs.³⁰ Before it was significantly altered in the 21st century, the original Commonwealth Building (c. 1954) also featured large horizontal windows with steel detailing, and included ground-level retail space and a prominent corner entrance.³¹



Undated photo of the former Metcalfe Building, likely in the 1950s. Ottawa Journal, via Urbsite.

The firm was also familiar with Ottawa's historic west end, having designed several buildings in Westboro and Hintonburg both as partners and separately, and were presumably known to developers and business owners in the area. Some of their notable west end projects include the Biological Building at the Central Experimental Farm (Abra), the Nepean Township Fire Hall (Abra), the Nepean Township Police Station (Abra & Balharrie), an addition at Elmdale School (Abra & Balharrie), the second Hilson Avenue Public School (Abra, Balharrie & Shore), and a major addition at Nepean High School (Abra, Balharrie & Shore). Many of these have been demolished.

The Wesley Building shares several design elements with Abra & Balharrie's contemporary Modernist office buildings; however, its distinct rounded corner and smooth exterior surface of polished brick and Vitrolite and tile are characterizing features of the Art Moderne architecture style, which the firm does not appear to have frequently used in their other designs. The former Rhodes Insurance Building (420 O'Connor Street), designed by Balharrie in 1956 one year after the Wesley Building's construction, included a rounded curved glass wall at the corner entrance but otherwise featured typical Modernist design elements.³²

²⁹ "Go Tilden: Watson Balharrie in a Hut Shell."

³⁰ "Go Tilden: Watson Balharrie in a Hut Shell."

³¹ "Go Tilden: Watson Balharrie in a Hut Shell."

³² Urbsite, "Construction House/Ottawa Builders' Exchange," <https://urbsite.blogspot.com/?q=%22balharrie%22>.



The original Commonwealth Building before alterations. Urbsite.



The original Rhodes Insurance Building before alterations, with rounded glass corner wall. Urbsite.

Design Philosophy in Relation to the Wesley Building

Although the Art Moderne style was not typically used by Abra & Balharrie, the Wesley Building shares similarities with the firm's contemporary mid-century mixed-use buildings, such as horizontal windows, steel detailing, and the inclusion of street-oriented retail space with large floor-to-ceiling windows. Described in the *Ottawa Journal* as “streamlined for beauty and efficiency”, the Wesley Building was praised for its large windows, all-steel frame, and its “cosmopolitan air.”³³

The building also had several elements that were popular in Modernist buildings the time, including linoleum and terrazzo flooring, steel door frames, and full-size display windows on the ground floor.³⁴ The shiny black Vitrolite cladding, a common feature of Art Moderne buildings, was commended for creating a “striking contrast” to the light buff tone of the polished brick surface.³⁵

³³ “Modern Wesley Building Tribute to Growing West End.”

³⁴ “Modern Wesley Building Tribute to Growing West End.”

³⁵ “Modern Wesley Building Tribute to Growing West End.”

The planned phased approach for the development of the Wesley Building allowed the original owners to maintain the Art Moderne design when they decided to construct an addition in 1965, ten years after the construction of the original building. Therefore, unlike the heavily altered Commonwealth Building and former Rhodes Insurance Building, and despite the addition of three extra storeys, the Wesley Building continues to represent the architects' original vision.

| | |
|---|------------|
| <i>Criterion 7</i> | |
| The property has contextual value because it is important in defining, maintaining, or supporting the character of an area. | No |
| <i>Response to Criterion</i> | |
| The contemporary architectural character of Wellington Street West is largely mixed and varied, which is typical of most commercial corridors. Therefore, while it is situated at a prominent intersection and continues to support traditional commercial functions in the community since its construction, the Wesley Building does not strongly define, maintain, or support a distinct character in the area and does not meet this criteria. | |
| <i>Criterion 8</i> | |
| The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings. | Yes |
| <i>Response to Criterion</i> | |
| The property has contextual value because it is physically and functionally linked to its location at the prominent and busy intersection of Wellington Street West and Holland Avenue, particularly via its rounded corner expression and remaining ground floor storefronts. The junction has long been one of the area's busiest intersections and a key commercial corridor for the area. This active corner was well suited for a new modern mixed-use building when it was developed for the Wesley Building in 1955. | |

Supporting Details – Criterion 8

The Wesley Building is physically and functionally linked to its surroundings as a mixed-use building located on a prominent street corner in the core of Wellington Village. In the 1950s, the active street corner would have offered an optimal location for a larger modern mixed-use development. In 1955, recognizing the growing need and development potential, the Fentons built the new Wesley Building on this corner, bringing an “attractive new employment and shopping center” to the area.³⁶ The Ottawa Journal called the

³⁶ “Wesley Building Has Fine Stores and Offices,” The Ottawa Citizen, December 17, 1955, page 10, <https://www.newspapers.com/article/the-ottawa-citizen/157313450/>.

Wesley Building a “tribute to the growing West End.”³⁷

Development History of Wellington Street West

The northwest corner of the intersection currently occupied by the Wesley Building has long served commercial functions in the community, having originally contained a late 19th century house that was converted for retail uses as early as 1913.³⁸ As a “four transfer corner”, the junction of Wellington Street West and Holland Avenue was a busy crossroads for streetcars and buses in the 20th century, which stopped at all four points of the intersection, offering an attractive location for businesses.³⁹

Wellington Street West has a long history as one of the most important roads in early Ottawa. It has functioned as a major inland transportation route since the early 19th century, when portions of it were originally called Richmond Road.⁴⁰ From the 1890s to the late 1950s, commercial development in the west end was spurred on by the streetcar lines that ran along Wellington Street West and Holland Avenue. Wellington Street West’s role as a major transportation route aided the outward expansion of Ottawa westward and the streetcar lines had opened Ottawa to the suburbs, making them more accessible.

Streetcar-based public transportation facilitated the convenient movement of workers between Ottawa’s core and the surrounding neighbourhoods and municipalities, leading to several phases of development in the new “streetcar suburbs”, including the neighbourhoods in the west end, which grew rapidly around the rail lines.⁴¹

Commercial development on Wellington Street West would continue steadily over the years and reached its peak in the decades following the Second World War as demand for employment space increased in the west end and across Ottawa.⁴² As the west end continued to grow, many earlier residential properties on Wellington Street West were converted into shops and offices.⁴³ The Fentons purchased the property in the mid-1950s and demolished the original 19th century building to construct the Wesley Building in 1955, two years after they converted the neighbouring duplex at 1239-1243 Wellington Street West for commercial uses and the successful opening of their tenth bakery store at this location.

³⁷ “Modern Wesley Building Tribute to Growing West End.”

³⁸ “The History of One of the Busiest Corners of Kitchissippi.”

³⁹ “Modern Wesley Building Tribute to Growing West End.”

⁴⁰ Bruce Elliot, “The City Beyond: A History of Nepean, Birthplace of Canada’s Capital, 1792-1990.” 1991.

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⁴² Dave Allston, “The History of One of the Busiest Corners of Kitchissippi,” Kitchissippi Times, <https://kitchissippi.com/2017/08/31/wellington-holland/>.

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Advertisement for the new Wesley Building in 1955. Source: The Ottawa

| <i>Criterion 9</i> | |
|--|-----------|
| The property has contextual value because it is a landmark. | No |
| <i>Response to Criterion</i> <p>The building at 1235 Wellington Street West is notable for its rare architectural expression and its prominent corner location at the intersection of Wellington Street West and Holland Avenue. However, the building is more commonly recognized in the community today for its corner retailer, which changes over time. Therefore, the property does not meet this criteria.</p> | |

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Document 5 – Statement of Cultural Heritage Value

Statement of Cultural Heritage Value

Description of Property

The Wesley Building at 1235 Wellington Street West /120 Holland Avenue is a five-storey mixed-use building constructed in 1955. The property is located on the northwest corner of the intersection of Wellington Street West and Holland Avenue in Wellington Village, at the border with Hintonburg.

Statement of Cultural Heritage Value or Interest

The Wesley Building has design value as a rare Ottawa example of a mixed-use building constructed in the Art Moderne style. A subset of Modernism, Art Moderne developed partly due to the Great Depression, gaining popularity in the 1930s as a simplified expression of the more extravagant Art Deco style. The Art Moderne style is not widely represented in Canada having only been briefly popular prior to the development of the International style. It was most often used by small business owners in Ontario for commercial buildings. In Ottawa, the Wesley Building is one of few remaining examples of the style in the city. The style's emphasis on simplicity and fluidity is achieved through horizontal elements, rounded corners, and smooth surfaces. The Wesley Building features typical elements of the Art Moderne style, including a rounded corner, flat roof, horizontal windows, steel detailing, and smooth exterior cladding of buff brick and tile.

In the mid-1950s the Fenton family, owners of a successful local bakery chain, recognized an opportunity for a mixed-use development in Ottawa's growing west end and commissioned the prominent local architectural firm of Abra & Balharrie. The firm designed many Modernist institutional and school buildings, as well as several Modernist commercial and office buildings. While many of the firm's office buildings have been altered, such as the Commonwealth Building (77 Metcalfe Street) and the former Rhodes Insurance Building (420 O'Connor Street) the Wesley Building remains highly intact and continues to represent the architects' original vision.

The property is associated with suburban growth and development in postwar Ottawa. The development of the Wesley Building brought a new modern office and retail building to the growing commercial area of Wellington Village during a time of heightened demand for more office and retail space in Ottawa. Constructed in 1955 as a two-storey structure, the building's original plans contemplated future additional height and three extra floors were added in 1965.

With its rounded corner form and recessed ground floor storefronts, the Wesley Building

is physically and functionally linked to its location on a prominent corner on Wellington Street West, at the intersection of Holland Avenue. This active location on Wellington Street West, one of Ottawa's key commercial corridors, was well suited for a new mixed-use building when it was developed for the Wesley Building. Today, the building continues to support the retail and commercial activities at this prominent junction.

Description of Heritage Attributes

Key exterior attributes that contribute to the cultural heritage value of the Wesley Building as an example of a mixed-use building in the Art Moderne architectural style include its:

- Five storey massing with flat roof
- Rounded corner form with curved brickwork
- A storefront expression at the ground level, with typical elements including recessed entries and large display window openings with steel frames
- Horizontal bands of multi-pane window openings with steel frames divided by shallow brick pilasters on the upper storeys
- Smooth exterior cladding of polished buff brick and black tile
- Concrete foundation

A key attribute that contributes to the contextual heritage value of the Wesley Building is its location and corner expression at the intersection of Wellington Street West and Holland Avenue.

The interior of the building, the rooftop penthouse structure including the wooden decks and pergolas, as well as any additions or outbuildings including the two-storey building at 1239-1243 Wellington Street West, are excluded from this designation.