

PHASE III CLEMOW ESTATE PRELIMINARY HERITAGE STUDY

**PHASE III DE L'ÉTUDE PRÉLIMINAIRE SUR LE PATRIMOINE DU
DOMAINE CLEMOW**

SUB-COMMITTEE RECOMMENDATION

That Council:

- 1. Receive the Phase III Clemow Estate Preliminary Heritage Study, attached as Document 12 for information;**
- 2. Approve the issuance of a Notice of Intention to designate the Ambassador Court Apartments, 612 Bank Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 6;**
- 3. Approve the issuance of a Notice of Intention to Designate Central Park, 630 Bank Street and 19 Clemow Avenue under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 10;**
- 4. Direct staff to include a preliminary heritage conservation district study of the remainder of the Clemora Park subdivision including Glebe Avenue between the Clemow Estate East Heritage Conservation District and Bronson Avenue and Powell Avenue between Bank Street and Bronson Avenue with its prioritization to be identified in the 2020 Planning, Infrastructure and Economic Development departmental workplan for the remainder of the Term of Council.**

RECOMMANDATION DU SOUS-COMITÉ

Que le Conseil :

1. Prenne connaissance de la Phase III de l'Étude préliminaire sur le patrimoine du domaine Clemow, ci-jointe en tant que document 12, à titre d'information;
2. Approuve la publication d'un avis d'intention de désigner le complexe Ambassador Court Apartment, situé au 612, rue Bank, 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, ci-jointe en tant que document 6;
3. Approuve la publication d'un avis d'intention de désigner le parc Central, situé au 630, rue Bank et au 19, avenue Clemow, 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, ci-jointe en tant que document 10;
4. Demande au personnel d'inclure une étude préliminaire sur le district de conservation du patrimoine visant le reste du lotissement du parc Clemora, notamment l'avenue Glebe, entre la partie est du district de conservation du patrimoine du domaine Clemow et l'avenue Bronson, et l'avenue Powell, entre la rue Bank et l'avenue Bronson; une priorité y sera accordée au sein du plan de travail de 2020 de la Direction générale de la planification, de l'infrastructure et du développement économique, durant le reste du mandat du Conseil.

Documentation/Documentation

1. Manager's report, Right of Way, Heritage and Urban Design Services, Planning, Infrastructure and Economic Development Department, dated 26 August, 2019 (ACS2019-PIE-RHU-0016)

Rapport du Gestionnaire, Services des emprises, du patrimoine et du design urbain, Direction générale de la planification, de l'Infrastructure et du développement économique, daté le 26 août 2019
(ACS2019-PIE-RHU-0016)

2. Extract of draft Minutes, Built Heritage Sub-Committee, 10 September 2019.

Extrait de l'ébauche du procès-verbal, Sous-comité du patrimoine bâti, le 10 septembre 2019.

**BUILT HERITAGE SUB-COMMITTEE
REPORT 5
SEPTEMBER 25, 2019**

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**SOUS-COMITÉ DU PATRIMOINE BÂTI
RAPPORT 5
LE 25 SEPTEMBRE 2019**

**Report to
Rapport au:**

**Built Heritage Sub-Committee
Sous-comité du patrimoine bâti
10 September 2019 / 10 septembre 2019**

**and Council
et au Conseil
25 September 2019 / 25 septembre 2019**

**Submitted on August 26, 2019
Soumis le 26 août 2019**

**Submitted by
Soumis par:**

**Court Curry,
Manager / Gestionnaire, Right of Way, Heritage and Urban Design Services /
Services des emprises, du patrimoine et du design urbain Planning,
Infrastructure and Economic Development Department / Direction générale de la
planification, de l'Infrastructure et du développement économique**

**Contact Person
Personne ressource:**

**Lesley Collins, Heritage Planner II/Urbaniste Responsable du Patrimoine II, Right
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patrimoine et du design urbain, Planning, Infrastructure and Economic
Development Department/Direction générale de la planification, de l'Infrastructure
et du développement économique
(613) 580-2424, 21586, Lesley.Collins@ottawa.ca**

Ward: CAPITAL (17) / CAPITALE (17)

File Number: ACS2019-PIE-RHU-0016

SUBJECT: Phase III Clemow Estate Preliminary Heritage Study

OBJET: Phase III de l'Étude préliminaire sur le patrimoine du domaine
Clemow

REPORT RECOMMENDATIONS

That Built Heritage Sub-Committee recommend that Council:

1. Receive the Phase III Clemow Estate Preliminary Heritage Study, attached as Document 12 for information;
2. Approve the issuance of a Notice of Intention to designate the Ambassador Court Apartments, 612 Bank Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 6;
3. Approve the issuance of a Notice of Intention to Designate Central Park, 630 Bank Street and 19 Clemow Avenue under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 10;
4. Direct staff to include a preliminary heritage conservation district study of the remainder of the Clemora Park subdivision including Glebe Avenue between the Clemow Estate East Heritage Conservation District and Bronson Avenue and Powell Avenue between Bank Street and Bronson Avenue with its prioritization to be identified in the 2020 Planning, Infrastructure and Economic Development departmental workplan for the remainder of the Term of Council.

RECOMMANDATIONS DU RAPPORT

Que le Sous-comité du patrimoine bâti recommande au Conseil :

3. De prendre connaissance de la Phase III de l'Étude préliminaire sur le patrimoine du domaine Clemow, ci-jointe en tant que document 12, à titre d'information;
4. D'approuver la publication d'un avis d'intention de désigner le complexe Ambassador Court Apartment, situé au 612, rue Bank, 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, ci-jointe en tant que document 6;

5. D'approuver la publication d'un avis d'intention de désigner le parc Central, situé au 630, rue Bank et au 19, avenue Clemow, 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, ci-jointe en tant que document 10;
6. De demander au personnel d'inclure une étude préliminaire sur le district de conservation du patrimoine visant le reste du lotissement du parc Clemora, notamment l'avenue Glebe, entre la partie est du district de conservation du patrimoine du domaine Clemow et l'avenue Bronson, et l'avenue Powell, entre la rue Bank et l'avenue Bronson; une priorité y sera accordée au sein du plan de travail de 2020 de la Direction générale de la planification, de l'infrastructure et du développement économique, durant le reste du mandat du Conseil.

BACKGROUND

The area around Central Park in the Glebe was initially highlighted for its potential heritage value in 2004. Since then, the Clemow Estate East Heritage Conservation District was designated under Part V of the *Ontario Heritage Act* in 2011 (By-law 2011-346) and the Clemow Estate Heritage Conservation District Study Phase II is currently underway and is anticipated to be considered by Committee and Council in late 2019. The last remaining area for consideration was the area around Central Park, west of Bank Street.

City Council approved the initial study of this area on October 27, 2004 through the following motion:

Approve that this process be followed by Phase II, which would include Linden Terrace and Patterson Creek to the Canal, and by Phase III including Central Park and buildings adjacent to it west of Bank Street.

Central Park West is bounded by Lyon Street and Bank Street as well as Powell Avenue, Renfrew Avenue, Chamberlain Avenue and Rosebery Avenue. There are 26 properties adjacent to the park. A map of the Study Area is attached as Document 1.

Staff have completed a review of this area and have determined that while the area does not merit designation as a Heritage Conservation District under Part V of the *Ontario Heritage Act*, there are several properties of cultural heritage value in the area (see Preliminary Heritage Study, Document 12).

This report has been prepared to fulfill the requirements of the 2004 Council motion and because designation requires the approval of council after consultation with the Built Heritage Sub-Committee.

DISCUSSION

Recommendation 1:

The preliminary heritage study for this area included research and review of the history of the study area and the Glebe as a whole, an analysis of the architectural character of the buildings in the study area and of Central Park and the buildings surrounding it west of Bank Street. The study found that while the area was not a cohesive cultural heritage landscape meriting designation as a heritage conservation district, Central Park and the Ambassador Court Apartments, 612 Bank Street were significant cultural heritage resources.

Central Park is the most important public space of the north end of the Glebe. Completed in 1912, the park is an example of an early capital beautification project undertaken by the Ottawa Improvement Commission (OIC).

The City-wide Heritage Inventory Project identified four properties within the study area for addition to the City's Heritage Register as non-designated, listed buildings. These properties were also reviewed in the context of this study and staff concurred with the listing of the buildings on the Register. The properties, located at 33, 39, 41 Powell Avenue and 4 Renfrew Avenue were added to the Register by Council in June 2019.

Recommendations 2 and 3:

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

Official Plan

The Official Plan has policies related to heritage in Section 2.5.5.2, Cultural Heritage Resources. These policies provide for the identification and designation of individual buildings under Part IV of the *Ontario Heritage Act*.

Section 2.5.5.2 states that, “Individual buildings, structures and cultural heritage landscapes will be designated as properties of cultural heritage value under Part IV of the *Ontario Heritage Act*”.

Provincial Policy Statement (2014)

Section 2.6.1 of the Provincial Policy Statement (2014) contains the following policy regarding the protection of cultural heritage resources: “Significant built heritage resources and significant cultural heritage landscapes shall be conserved”.

Ontario Heritage Act

Part IV of the *Ontario Heritage Act* provides municipalities with the authority to designate properties of cultural heritage value. Section 29(4) of the *Ontario Heritage Act* sets out the process for designation of individual buildings. It requires that Council consult with its municipal heritage committee and that the official notice served on the owner contain a description of the property and its heritage attributes and a statement explaining the cultural heritage value or interest of the property.

Ontario Regulation 09/06

Regulation 09/06 (Document 2) sets out criteria for designation under Part IV of the *Ontario Heritage Act*. It states that:

A property may be designated under Section 29 of the *Act* if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest ... These criteria are organized into three groups; design or physical value, historical or associative value and contextual value.

Ambassador Court Apartment Building, 612 Bank Street

The Ambassador Court Apartment Building is located at 612 Bank Street on the west side of Bank Street and immediately adjacent to the north side of Central Park (Documents 3 and 4). Through research and evaluation, staff have determined that the Ambassador Court Apartment Building meets all three criteria outlined in Ontario Regulation 09/06. A brief analysis of each criteria is provided below, and more detailed information is attached in the Heritage Survey and Evaluation Form (Document 5) and Statement of Cultural Heritage Value (Document 6).

Design Value

Ambassador Court has design value as a good example of a purpose-built apartment building constructed in the interwar period. Completed in 1928, the building displays elements of the Art Deco style including the symmetrical façade with recessed two storey entranceway, buff brick with raked mortar joints and brick panels with geometric motifs.

Associative Value

Ambassador Court was designed by prolific Ottawa architect, W.E. Noffke and is an excellent remaining example of his work during this time period. The building is representative of a larger trend of construction of apartment buildings for the middle class in the 1920s and 30s as Ottawa experienced significant population growth. Furthermore, it is associated with prominent local developer, David Epstein who developed several other apartment buildings in Ottawa during the interwar period.

Contextual Value

Ambassador Court has contextual value for its role as one of the remaining 20th century buildings on Bank Street in the Glebe. The building is also a landmark for its location adjacent to Central Park defining its northern edge, west of Bank Street.

Central Park, 19 Clemow Avenue and 630 Bank Street

Central Park was completed in 1912 and is located at the north end of the Glebe. It is building on land drained from Patterson Creek and the park runs on angle from northwest to southeast, along the line of the former creek bed (Documents 7 and 8).

Through research and evaluation, staff have determined that Central Park meets all three criteria for designation outlined in Ontario Regulation 09/06. A brief analysis is provided below, and detailed information is available in the Heritage Survey Form (Document 9) and the Statement of Cultural Heritage Value (Document 10).

Design Value

Central Park has design value as a large park designed for passive recreation, reflecting the City Beautiful movement of the early 20th century and the desire for the beautification of the national capital.

Associative Value

Central Park is associated with the early work of the Ottawa Improvement Commission (the predecessor to the National Capital Commission). The OIC was responsible for many beautification projects in Ottawa in the early 20th century. It is also associated with the work of Canada's first resident landscape architect, Frederick Todd. Todd recommended the creation of a regional parks system in his 1903 report to the OIC including the creation of "Patterson Creek Park". Todd was responsible for a wide range of projects in the early 20th Century including the Île de Ste. Hélène Park in Montreal, Bowring Park in St. John's, and Shaughnessy Heights in Vancouver.

Contextual Value

Central Park has contextual value as a defining feature of the north end of the Glebe. As the largest park in the neighbourhood, located on both sides of Bank Street it is a landmark in the neighbourhood.

Conclusion

Central Park and the Ambassador Court Apartments meet the criteria for designation in Ontario Regulation 09/06 and the designation of these properties is consistent with the Official Plan and the Provincial Policy Statement. For these reasons, the department recommends the issuance of a Notice of Intention to Designate under Part IV of the *Ontario Heritage Act*.

Recommendation 4:

Since the initial Council direction in 2004 regarding heritage conservation districts in the Glebe, staff, in partnership with the Glebe Community Association have been studying various parts of the neighbourhood for potential heritage designation. The research into the neighbourhood has identified two additional areas that merit study for potential designation as heritage conservation districts. These areas are:

1. Glebe Avenue between the Clemow Estate East HCD and Bronson Avenue
2. Powell Avenue between Bank Street and Bronson Avenue

The study of these two streets will ensure that the entire original Clemora Park subdivision has been analyzed. This study is expected to be completed using existing staff resources.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

The Ambassador Court Apartment Building is a condominium. As such, Carleton Condominium Corporation 822 was notified of the proposed designation of 612 Bank Street under the *Ontario Heritage Act*. Staff met with members of the condo board and their agent in spring 2019 to discuss the proposed designation and no concerns were raised at that time. The proposed designation was presented at the annual general meeting of the condo board in July 2019 and no objections were raised.

The City of Ottawa owns Central Park, 19 Clemow Avenue and 630 Bank Street. The Corporate Real Estate Branch and Recreation, Culture and Facility Services Department were advised of the proposal to designate Central Park under Part IV of the *Ontario Heritage Act*. No concerns were raised.

Heritage Ottawa was notified of the recommendations of the report and offered the opportunity to provide comments.

The Glebe Community Association was consulted on the findings of the preliminary study and supports the recommendations and has requested that the City study the

remainder of the Clemora Park subdivision. The full comments of the GCA can be found attached as Document 11.

COMMENTS BY THE WARD COUNCILLOR

Councillor Menard concurs with the findings of the preliminary study.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications.

ASSET MANAGEMENT IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts.

TERM OF COUNCIL PRIORITIES

This report addresses the following Term of Council Priority:

HC4 – Support Arts, Heritage and Culture

SUPPORTING DOCUMENTATION

Document 1 Study Area Map

Document 2 Ontario Regulation 09/06

Document 3 Location Map – 612 Bank Street

- Document 4 Photos – 612 Bank Street
- Document 5 Heritage Survey Form, Ambassador Court Apartments
- Document 6 Statement of Cultural Heritage Value, Ambassador Court Apartments
- Document 7 Location Map – Central Park, 19 Clemow Avenue and 630 Bank Street
- Document 8 Photos, Central Park, 19 Clemow Avenue and 630 Bank Street
- Document 9 Heritage Survey Form, Central Park
- Document 10 Statement of Cultural Heritage Value, Central Park
- Document 11 Letter from Glebe Community Association
- Document 12 Phase III Clemow Estate Preliminary Heritage Study

DISPOSITION

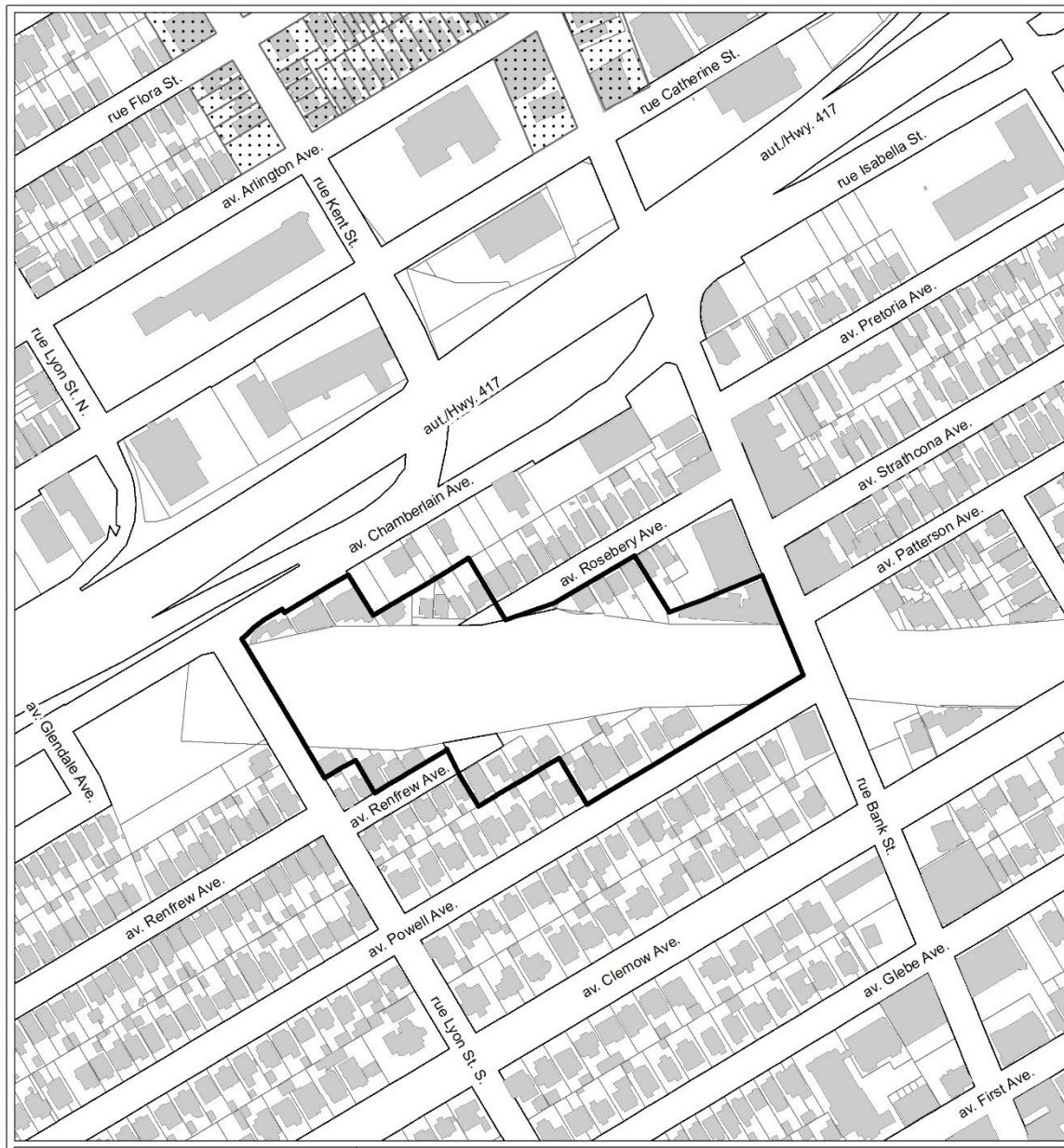
Heritage Services Unit, Planning Infrastructure and Economic Development Department to prepare the Notice of Intention to Designate. Office of the City Clerk, Legislative Services to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision to issue Notices of Intention to Designate 612 Bank Street and 19 Clemow Avenue/630 Bank Street under Part IV of the *Ontario Heritage Act*.

Heritage Services Unit, Planning Infrastructure and Economic Development Department to ensure publication of the Notice of Intention to Designate in the newspaper according to the requirements of the *Ontario Heritage Act*.

If the City Clerk does not receive any Notice of Objection within thirty (30) days of the publication of the Notice of Intention to Designate, Heritage Services Unit, Planning, Infrastructure and Economic Development Department, 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. Office of the City Clerk, Legislative 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.

Legal 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 registered against the property affected in the property land registry office. Heritage Services Unit, Planning, Infrastructure and Economic Development Department to ensure publication of the notice of the by-law in the newspaper according to the requirements of the *Ontario Heritage Act*.

Document 1 – Study Area Map



Document 2 – Ontario Regulation 09/06

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Consolidation Period: From January 25, 2006 to the [e-Laws currency date](#).

No amendments.

This is the English version of a bilingual regulation.

Criteria

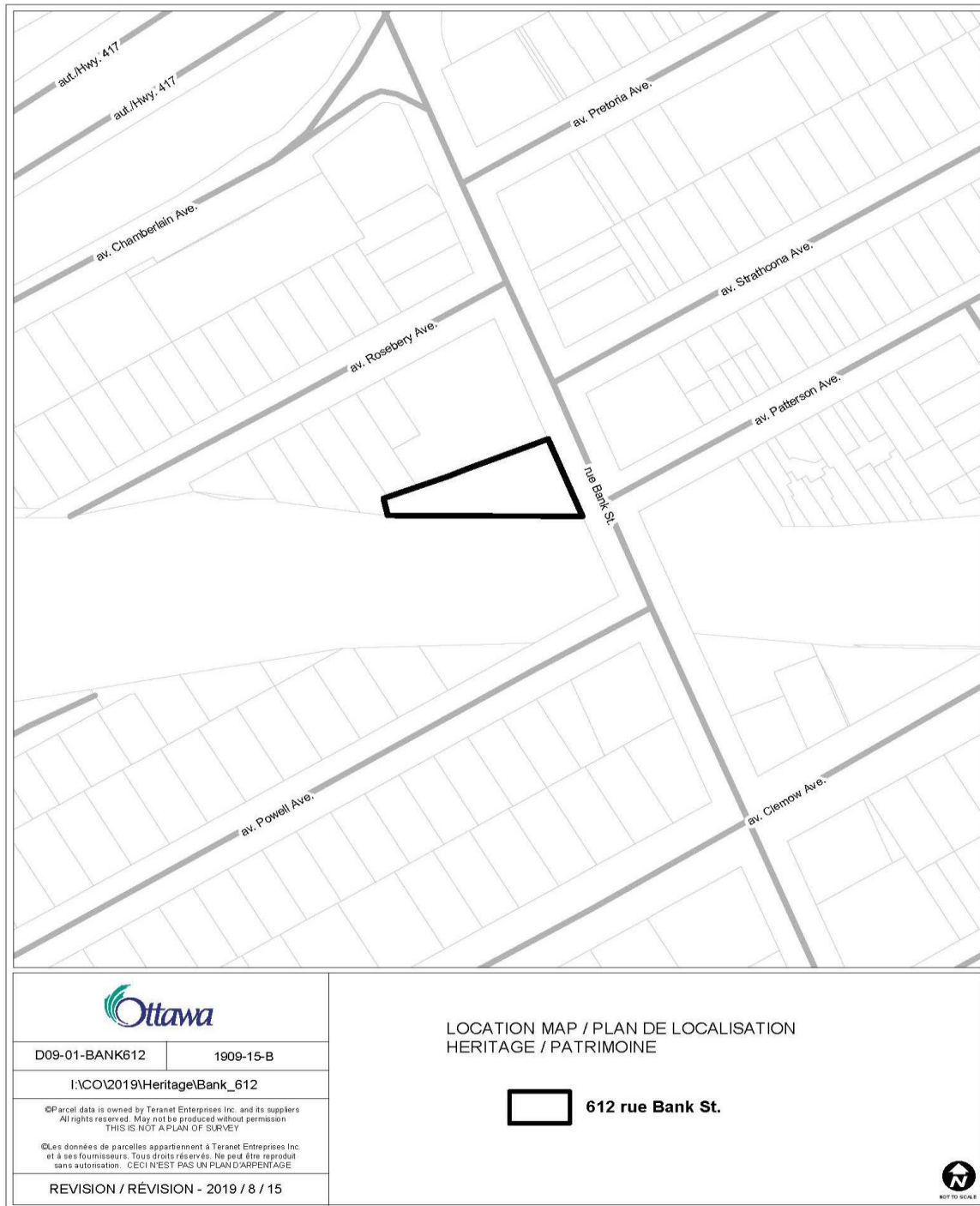
- [1.\(1\)](#) The criteria set out in subsection (2) are prescribed for the purposes of Clause 29 (1) (a) of the *Act*. O. Reg. 9/06, s. 1 (1).
- (2) A property may be designated under section 29 of the *Ontario Heritage Act* if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:
1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
 2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
 3. The property has contextual value because it,

- i. is important in defining, maintaining or supporting the character of an area,
- ii. is physically, functionally, visually or historically linked to its surroundings, or
- iii. is a landmark. O. Reg. 9/06, s. 1 (2).

Transition

- 2.** This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the *Act* on or before January 24, 2006. O. Reg. 9/06, s. 2.

Document 3 – Location Map, 612 Bank Street



Document 4 – Photos, 612 Bank Street







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Document 5 – Heritage Survey Form, 612 Bank Street

HERITAGE SURVEY AND EVALUATION FORM

Prepared By: Lesley Collins Date: January 2019

Building Name and Address: Ambassador Court, 612 Bank Street

Construction Date: 1928

Original Owner: David Epstein



CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE/ INTEREST

	Yes	No
Design Value	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Historical Value	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contextual Value	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A property may be designated under Section 29 of the *Ontario Heritage Act* if it meets one or more of the above criteria. Ontario Regulation 09/06

Design or Physical Value

Architecture

Is the property a rare, unique, representative, or early example of a style, type, expression, material or construction method? YES ☒ NO ☐

Ambassador Court, 612 Bank Street, is a good example of the type of walk-up apartment building built in the interwar period in many North American cities. It features elements of the Art Deco style, coinciding with its construction at the end of the 1920s and is typical of the work of its architect Werner Noffke in this time period.

Ambassador Court is a three-storey building with a high basement. It is a flat roofed apartment building with a triangular plan and cinder block foundation. The plan of the building takes advantage of its setting on Central Park and the grade change between Bank Street and the park. This setting means that the building has two primary façades, the east on Bank Street and the south, facing Central Park.

The building is clad in buff brick in stretcher bond with raked mortar joints and features decorative stone and brick details. Brick and stone banding highlight the first and third storeys of the façade with the banding also forming the window sills.

The Bank Street façade is symmetrical, featuring seven bays with a central entrance. The façade includes two, three-storey projecting bays. The main feature of the front façade is the slightly inset three storey entrance bay with a parapet that breaks the cornice and roof lines. The entrance bay features a recessed two-storey entrance door with sidelights and a multi-paned transom, a decorative metal frieze with the name and address of the building, and a multi-paned round arched window above, a decorative pendant light and a decorative smooth stone surround. The third storey of the entrance bay has a round arched window with stone and brick surround.

The southeast corner of the building at Bank Street and Central Park has a chamfered corner with a wrought iron balconette on the second storey enhanced by a round-arched opening and stone keystone and brick voussoirs that spring from decorative stone units. The south façade of the building faces Central Park and features projecting bays, wrought iron balconettes, and generous windows. The high basement includes windows facing onto the park.

The building includes below-grade parking which is accessed from a ramp off Bank Street. This is one of the early examples of underground parking for a residential apartment building in Ottawa and speaks to the increased use of personal automobiles by the middle class in the 1920s and 30s.

The building features elements of the Art Deco style, popular in Canada in the 1920s and 30s. The Art Deco style was the bridge between the older, more decorative styles of the 19th century and the unadorned modern styles of the mid-20th century. The Ambassador Court features element of the Art Deco style including the decorative frieze above the front door, the two-storey entrance with stone surround, decorative brick courses, stone stringcourses, and raked mortar joints.

Craftsmanship/Artistic Merit

Does the property display a high degree of

craftsmanship or artistic merit?

YES ☒ NO ☐

The triangular plan of the building takes advantage of an irregularly shaped property and the siting of Central Park to the south. The building is cleverly designed to respond to its surroundings and the change in grade.

Technical/Scientific Merit

Does the property demonstrate a high degree of

technical or scientific achievement?

YES ☐ NO ☒

Historical and Associative Value

Date of Construction: 1928

Historical Associations

Does the property have direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community? YES ☒ NO ☐

Ambassador Court was constructed in 1928 for Ottawa developer David Epstein. Epstein was a Jewish immigrant to Ottawa from Poland in the early 20th century who quickly became known for his real estate holdings and development of apartment buildings in the 1920s and 30s. He owned the Commercial Chambers at 139-141 Sparks Street and had other apartment buildings on O'Connor Street and Laurier Avenue West. Epstein was also active in public service, serving as a member of the Court of Revision and as a Justice of the Peace. Epstein was appointed by Ottawa City Council to the Court of Revision related to Assessments in 1930, particularly for his expertise in commercial real estate.



Epstein and his wife Rachel were active in the Jewish community in Ottawa, including being involved in the Independent Order of the B'Nai Brith. He was also a director of, and the couple donated money to the Ottawa Boys' Club (predecessor to the Boys and Girls Club).

The Epsteins were also avid travellers. Several articles in newspapers of the time remark on their travels and that Epstein was inspired by developments he saw in other cities in Canada, the United States and Europe. An Ottawa Journal article about the Ambassador Court development from March 1928 states that Epstein had recently returned from a trip to Bermuda, Havana and New York City, going on to say that, "While in New York City, Mr. Epstein obtained many ideas which he intends to incorporate into the plans."

Epstein and his wife lived at the Ambassador Court for many years and he died there in 1968 at the age of 90. Epstein's will provided for the creation of the David and Rachel Epstein Foundation which was devoted to Jewish charitable, religious and education

organizations and also a scholarship at Carleton University. This scholarship program still exists.

Ambassador Court is also associated with the broader trend of apartment building construction in the interwar period. Ottawa's population grew by 17.6% between 1921 and 1931 and 22.1% between 1931 and 1941 (Ross, 25.) As the federal public service grew rapidly in the early 20th century, denser forms of development began to appear. These buildings tended to have high end finishes, modern conveniences such as electric refrigerators and were targeted at middle class tenants including single female public servants.

The Ambassador Court's location on Bank Street was also attractive as tenants had access both to the electric street car route downtown and the picturesque tranquility of Central Park outside of the urban core.

Community History

Does the property yield, or have the potential to yield, information that contributes to an understanding of a community or culture? YES ☐ NO ☒

Representative Work

Does the property demonstrate or reflect the work or ideas of an architect, artist, building, designer or theorist who is significant to a community? YES ☒ NO ☐

Ambassador Court was designed by prolific Ottawa architect W.E. Noffke. Noffke practiced in the city from around 1896 until 1960 and over 200 projects are listed in his job book. Noffke designed all types of buildings including institutional, commercial, industrial and domestic buildings (including both houses and apartment buildings) and his work is representative of the evolution of architectural styles in the first half of the 20th century. Noffke's surviving buildings are a testament to his versatility as an architect, showcasing his ability to design buildings with different functions in a variety of architectural styles.

The design of the Ambassador Court is a good example of Noffke's work in the 1920s and features design elements found on other buildings designed by Noffke in the same time period such as the Charles Kert Apartments (1927) on Besserer Street and some of

the buildings at the Booth Street Complex. Ambassador Court is the best remaining example of his apartment buildings.

Ambassador Court bookends Noffke's work in the Clemow Estate development in the early decades of the 20th century. This building, along with at least 12 houses organized around Central Park east of Bank Street form the largest concentration of Noffke's work in Ottawa.

Contextual Value



Community Character

Is the property

important in defining, maintaining, or supporting the character of the area? YES



NO ☐

There is a grade change between Central Park and its adjacent streets west of Bank Street, as the park was part of Patterson's Creek that was drained by the Ottawa Improvement Commission to allow development of the park in the early 1900s.

Ambassador Court is the only building on the park west of Bank Street and it defines the northern edge of Central Park and the southern edge of the building is designed as a primary façade and was designed to take advantage of the park views and features generous windows and balconies overlooking the park. The photo to the right is incorrectly dated 1927 but it appears to show Central Park west with the south façade of the Ambassador Court visible in to the right. Interestingly, large poplar trees are planted around the remaining perimeter of the park, separating the park from the residential streets above.



Context

Is the property physically, functionally, visually or historically linked to its surroundings?

YES ☒ NO ☐

Ambassador Court is important for its role as one of the remaining early 20th century buildings on Bank Street in the Glebe. Similar to other main streets in the urban core, Bank Street remains a mixed-use street. Representative of the early development of higher density residences, the Ambassador Court is an important visual and historical reminder of the trend towards purpose-built apartment buildings in the interwar period in Ottawa.

As the only building adjacent to Central Park west of Bank Street, the Ambassador Court is physically, visually and historically linked to its surroundings and is important in defining Central Park west of Bank Street.

Landmark

Is the property a landmark?

YES ☒ NO ☐

Ambassador Court is a landmark in the Glebe for its location adjacent to Central Park.

Sources

“Banquet in Honor of David Epstein” Ottawa Journal, 14 January 1930. p. 10

Blumenson, John. Ontario Architecture. Fitzhenry and Whiteside. 1990.

“Club Support Noted.” Ottawa Journal, 17 January 1959. p.32

“New Justice of Peace” Ottawa Journal, 18 September 1931. P. 10

Obituary, David Epstein. Ottawa Journal, 16 July 1968. p.20

“Spending \$25,000 on Uptown Row.” Ottawa Journal, 22 December 1932, p.1

“Splendid Ambassador Apartments, Magnificently Fitted, Are Situated in Beauty Spot of Ottawa.” Ottawa Journal, 22 September 2019, p.16-17

Ricketts, S. Maitland, L. Hucker, J. A Guide to Canadian Architectural Styles, 2nd ed. Broadview Press. 2004.

Ross, Susan. "Between the Wars, 1919-1939" From Walk-Up to High-Rise: Ottawa's Historic Apartment Buildings. Heritage Ottawa 2017.

Document 6 – Statement of Cultural Heritage Value

Ambassador Court Apartments, 612 Bank Street

Description of Historic Place

The Ambassador Court Apartment building, 612 Bank Street, is a flat roofed, three-storey building with a high basement with a triangular plan constructed in 1928. The building is located on the west side of Bank Street and forms the northern border of Central Park in the Glebe neighbourhood of Ottawa.

Cultural Heritage Value

The Ambassador Court Apartment building has cultural heritage value as an excellent example of an early 20th century apartment building, its association with development of apartment buildings in the interwar period, and its association with developer David Epstein and architect Werner Noffke. The building has contextual value for its location on Bank Street and for its linkages to Central Park.

Ambassador Court has design value as an excellent example of the type of walk-up apartment building built in the interwar period in many North American cities. It features elements of the Art Deco style including its symmetrical façade with two-storey central entrance, buff brick cladding with raked mortar joints and decorative brick panels in geometric patterns. The triangular plan of the building takes advantage of both its location adjacent to a large municipal park and the grade change between Bank Street and the park below, as a result the building has two principle facades- one facing Bank Street and one facing Central Park.

Ambassador Court is associated with the trend of apartment building construction in the interwar period. As the federal public service grew rapidly after the First World War century, denser forms of development became more common near the downtown core. Ambassador Court is associated with local Ottawa developer David Epstein who developed several apartment buildings in the 1920s and 30s that were influenced by his travels abroad. His buildings tended to have high end finishes, modern conveniences such as electric refrigerators and were targeted at middle class tenants including the growing number of single women in the federal work force. Epstein himself lived in the building from its completion until his death in 1968.

Ambassador Court also has cultural heritage value as an example of the work of prolific Ottawa architect, W.E. Noffke. Noffke practiced in Ottawa for over 50 years and over 200 projects are listed in his job book. Noffke's surviving buildings are a testament to his versatility as an architect, showcasing his ability to design buildings with different functions in a variety of architectural styles.

The Ambassador Court Apartments has contextual value as a landmark in the Glebe, with its key location facing both Bank Street and Central Park. As the only building adjacent to Central Park west of Bank Street, the Ambassador Court is physically, visually and historically linked to its surroundings and is important in defining the northern edge of Central Park.

Heritage Attributes

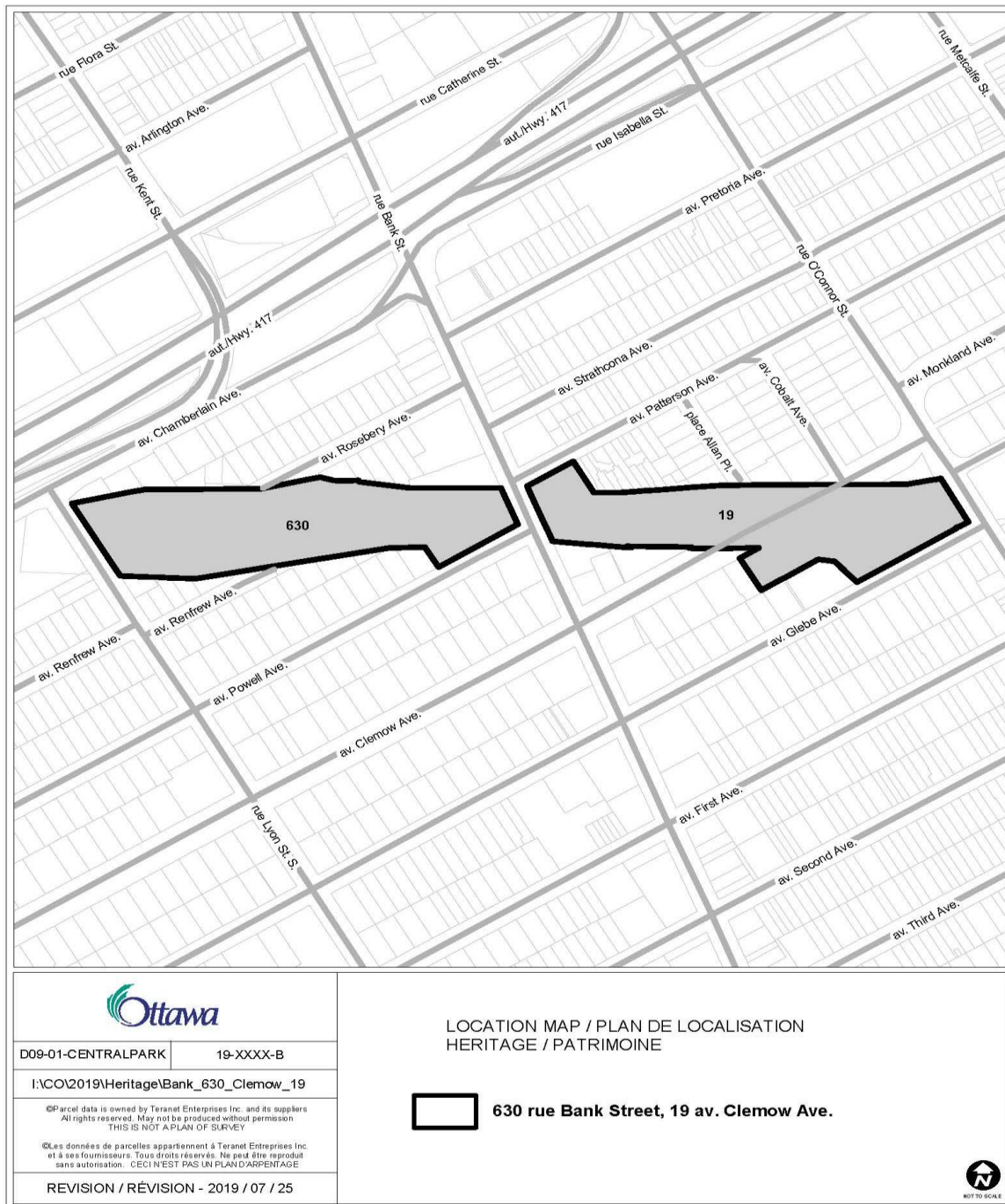
The cultural heritage value of the Ambassador Court Apartments is expressed through its:

- Three storey massing with a high basement
- Masonry foundation
- Flat roof
- Triangular plan that takes advantage of the location adjacent to Central Park
- Deep metal cornice with simple details
- Buff brick cladding laid in stretcher bond with raked mortar joints
- Decorative parapet that breaks the cornice line
- Chamfered corner with wrought iron balconette and round arched window opening with stone keystone and brick voussoirs that spring from decorative stone units
- Stone and brick banding and stringcourses
- Generous rectangular window openings arranged in a symmetrical pattern with brick lintels and stone sills
- Seven bay east façade on Bank Street including:
 - Two projecting three-storey bays
 - Slightly recessed central entrance bay including the following details:
 - Third storey round arched window with stone and brick window surround and keystone

- Smooth stone door surround
- Metal frieze featuring the name of the building with round arched multi-paned tripartite window above.
- Decorative metal sconces and pendant light
- 1928 date stone including the developer's name, D. Epstein
- Front door with transom and sidelights
- Brick panels between second and third storey windows in herringbone pattern
- Sixteen bay south façade facing Central Park including:
 - Four storey massing including walk out ground floor
 - Projecting four storey bays
 - Wrought iron balconies
 - Exposed cinder block foundation
- Location on Bank Street, adjacent to Central Park

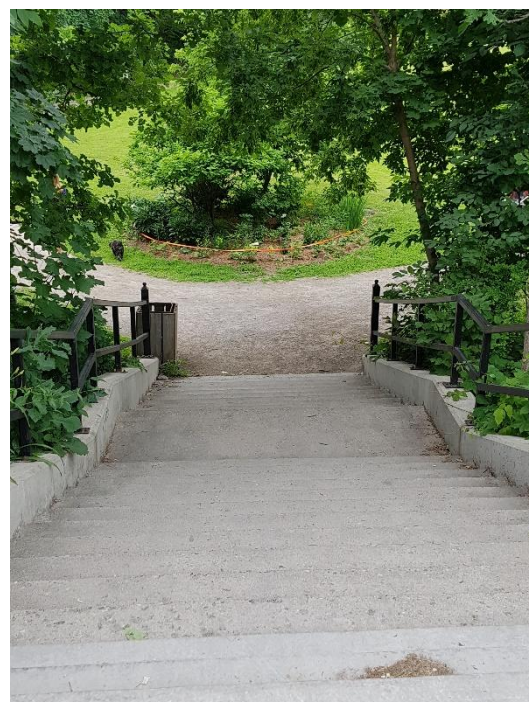
The interior of the building is excluded from the designation.

Document 7 – Location Map, Central Park, 19 Clemow Avenue and 630 Bank Street



Document 8 – Photos, Central Park





Document 9 – Heritage Survey and Evaluation Form, Central Park

Prepared By: Lesley Collins

Date: February 2019

Building Name and Address: Central Park, 630 Bank Street, 19 Clemow Avenue

Original Owner: Ottawa Improvement Commission

Construction Date: 1912



Central Park West



CENTRAL PARK EAST, LAC PA-0101030



Central Park Pathway



PATTERSON CREEK AND O'CONNOR ST BRIDGE

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE/ INTEREST

	Yes	No
Design Value	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Historical Value	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Contextual Value



A property may be designated under Section 29 of the *Ontario Heritage Act* if it meets one of more of the above criteria. Ontario Regulation 09/06

Design or Physical Value

Architecture

Is the property a rare, unique, representative, or early example of a style, type, expression, material or construction method? YES ☒ NO ☐

Central Park is a good example of an early 20th century large neighbourhood park reflecting the Picturesque tradition. The east end of the park is bounded by the O'Connor Street bridge over Patterson's Creek and the west end of the park is bounded by Lyon Street.

Central Park retains its character as a large green space designed for passive recreation despite the loss of some of its historic elements.



Patterson Creek

Topley studio fonds PA-013015

Developed by the Ottawa Improvement Commission, Central Park is built on land drained from Patterson's Creek in the early 20th century. The park runs on an angle from northwest to south east. It is bounded by several streets including Lyon Street, Clemow, Rosebery, Renfrew, Chamberlain, and Glebe Avenues, and O'Connor Street. It is bisected by Bank Street.

Central Park was landscaped to provide a bucolic waterside setting for the local neighbourhood as well as those travelling along the Clemow-Monkland Parkway. The design of Central Park has changed over the years but the general setting of the park on Patterson's Creek has remained. The park was designed for passive recreation and its design includes a varied topography, expanses of lawn, walking paths and benches.



Central Park East of Bank Street,

[Topley studio fonds, PA-010130](#)

The character of the park is different east and west of Bank Street. East of Bank Street, the houses on Glebe and Clemow Avenues were designed to take advantage of their location overlooking the park, creating a strong connection between them and the park, and a blending of public and private space.

The Patterson's Creek inlet at the east end of the park provides a quiet waterside setting.



Central Park, West of Bank Street, c. 1929

[LAC MIKAN 5026414](#)

West of Bank Street the character of the park is different, as there is a much larger grade change between the park and the adjacent houses on Renfrew, Clemow and Rosebery Avenues with the exception of Ambassador Court, 612 Bank Street which is immediately adjacent to the park. Central Park West of Bank Street is characterized by its large green expanse surrounded by mature trees. Only the outside circulation path remains from the original pathway design, but the peaceful setting for passive recreation is still intact.

Both sides of the park feature the pebbledash globe light standards designed by the Ottawa Improvement Commission and used throughout the city on federal lands. Both sides also feature concrete or stone steps with metal railings and stone retaining walls.

Craftsmanship/Artistic Merit

Does the property display a high degree of

craftsmanship or artistic merit?

YES ☐ NO ☒

Technical/Scientific Merit

Does the property demonstrate a high degree of

technical or scientific achievement?

YES ☐ NO ☒

Historical and Associative Value

Historical Associations

Does the property have direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community?

YES ☒ NO ☐

Central Park was one of the first parks developed by the Ottawa Improvement Commission (OIC- the predecessor to the National Capital Commission) at the beginning of the 20th century. The Park is important for its association with the early

development of the OIC and the theme of creating a beautiful national capital in the early 20th century.

Following the formation of the OIC in 1899, Montreal landscape architect, Frederick Todd was hired to provide advice on a landscaping strategy for the capital. Todd presented his preliminary plan for Ottawa in 1903 and one of the recommendations of his report was the creation of a regional parks system. Todd's report looked to the future of Ottawa as the capital of an "extensive country, rapidly growing in population and wealth, possessed of almost unlimited water power for manufacturing purposes, and with a location admirably adapted not only for the building of a great city but a city of unusual beauty and attractiveness."

Todd also noted that Ottawa should have extensive parks and open spaces, ample boulevards and parkways focussing on the waterways and connecting the principal parks and public buildings, as befitted the nation's capital, Todd's plan for Ottawa was broken into five sections: large natural parks or reserves, suburban parks, boulevards and parkways, waterway parks-bathing, and city parks and squares.

Todd's plan echoed the City Beautiful movement popular in the early 20th century. The plan called for the development of parks and open spaces for their "mental, physical and moral" benefits. Consistent with this theory, Todd felt that access to a variety of open spaces (from large natural parks or reserves to city parks and squares) would not only be beneficial to the citizens of Ottawa but it would also enhance Ottawa as a capital city. These social benefits of open spaces were a recurring theme in Todd's work and were echoed in his 1903 report,

...large areas of untamed forest which can be set aside forever for the enjoyment of people who wish to get away for a day from the crowded city, who wish to wander in the woods where the wildest birds are at home, and where nature's mossy carpet is still luxuriant and unworn?

Development of "Patterson Creek Park" was part of Todd's 1903 plan. The Patterson Creek area was acquired by the OIC and Central Park was ultimately completed in 1912 becoming one of the first completed parks in Todd's plan. Regarding the natural landscape at Patterson Creek, Todd noted:

...that there should be so near the centre of a city as large as Ottawa a stream with such beautiful natural shores and with such fine woods adjacent seems almost incredible....therefore the taking of the land on either side of Patterson Creek for a small public park is perhaps more important than the taking of any other piece of land which I have examined because it is likely to be sooner lost forever to the purpose for which it is so happily suited.

Todd did not prescribe exactly how the park should be designed but he did envision that it would maintain the natural beauty of Patterson Creek. As he notes:

Patterson Creek and its surroundings are naturally so beautiful, that if it is taken for park purposes, its present natural character should determine to a great extent its future treatment.

Instead of following Todd's desire to maintain the natural beauty of Patterson Creek, however, the OIC walled in the creek, filled it in west of O'Connor Street and planted Central Park with formal flowerbeds and pathways. The park was completed in 1912. Subsequently, the OIC faced criticism for its implementation of Todd's 1903 Plan. In comments regarding Central Park, Ottawa architect and OIC Commissioner Colborne Meredith recognized that, "everything had been done as it should not be done"

Community History

Does the property yield, or have the potential to yield, information that contributes to an understanding of a community or culture? YES ☒ NO ☐



HENRIETTA CLEWOW
LAC MIKAN 3202955



Patterson's Creek occupied what is now Central Park until the construction of the driveway system in the early 20th century to connect the Experimental Farm to Parliament Hill. The creation of the Clemow-Monkland Parkway as part of the system involved the damming of Patterson's Creek which created the land on which Central Park is now located.

Central Park is also significant for its association with the development of the Clemow Estate. In the early 20th century, the upper-middle class were looking property in a pastoral setting with the convenience of accessibility and proximity to the core of

the city for employment and other amenities. Central Park was the focal point of a new neighbourhood developed by Henrietta Clemow and her cousin, William F. Powell. Central Park provided the beautiful setting that the upper middle classes and new civil servants in Ottawa were seeking. East of Bank Street, many of the houses address and relate to the park in a clearly planned manner. This development is an excellent example of the trends in early suburban development in Ottawa and was designated as a Heritage Conservation District in 2011.

**WILLIAM F. POWELL,
LAC MIKAN 3240295**

Representative Work



FREDERICK TODD, McCORD MUSEUM,
II175018

Does the property demonstrate or reflect the work or ideas of an architect, artist, building, designer or theorist who is significant to a community? YES ☒ NO ☐ The location and development of Central Park was one of the recommendations of landscape architect Frederick Todd's 1903 report to the Ottawa Improvement Commission and is a significant example of the work of the OIC in the early 20th century.

Frederick Todd was the first resident landscape architect in Canada. Todd was born in 1876 in Concord, New Hampshire and apprenticed with the renowned landscape architecture firm of Olmstead, Olmstead and Eliot in Massachusetts and he moved to Montreal in 1900. Todd was responsible for a wide range of projects across Canada in the early 20th century including the Ile de Ste. Helene Park in Montreal, Bowring Park in St. John's, and Shaughnessy Heights in Vancouver.

While a plan for the park was initially outlined by Frederick Todd to include a naturalized landscape with a waterside setting, the OIC did not implement this plan, opting instead for a more formal landscape laid out with pathways and formal gardens. The actual designer/landscape architect is unknown.

Contextual Value



1928 (Source: GeoOttawa)



2017 (Source: GeoOttawa)

Community Character

Is the property important in defining, maintaining, or supporting the character of the area? YES ☒ NO ☐

Central Park is one of the largest green spaces in the Glebe and is important as one of the early parks developed in the area. It is a ribbon of green that defines the northern section of the neighbourhood. Central Park is connected to Patterson's Creek and the Rideau Canal and stretches northwest to Lyon Street.

Context

Is the property physically, functionally, visually or historically linked to its surroundings?

YES ☒ NO ☐



**REAR OF 85 GLEBE AVENUE AND
CENTRAL PARK**

Central Park East has a very strong link to the former Clemow Estates, which surround it. The area has very high contextual integrity as a middle-class neighbourhood surrounding a park. All of the houses on the north side of Clemow and the south side of Glebe Avenue continue to face the park blending the

public and private realms. There are few fences delineating the private space from the park space in this area.



**STEPS FROM CENTRAL PARK TO
ROSEBERY AVENUE**

West of Bank Street, the park is also connected to the neighbourhood streets through staircases that bridge the grade change.

Landmark

Is the property a landmark?

YES ☒
NO ☐

As one of the largest parks in the Glebe and its location on both sides of Bank Street, Central Park is a landmark in the neighbourhood and in Central Ottawa.

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William James Topley Studio Fonds. Library and Archives Canada. 3240295

Document 10 – Statement of Cultural Heritage Value, Central Park

Description of Property

Central Park is a large park constructed as part of the Ottawa Improvement Commission's (OIC) driveway and parkway system. Completed in 1912, on land drained from Patterson Creek, the park runs on an angle from northwest to southeast, along the line of the former creek bed in the north end of the Glebe. Central Park is bounded by O'Connor Street in the east and Lyon Street in the west, and to the north and south it is bounded by several streets including Patterson, Glebe, Powell, Renfrew, Rosebery and Chamberlain Avenues.

Statement of Cultural Heritage Value

Central Park has cultural heritage value for its association with the OIC and Frederick Todd, an early Canadian landscape architect, its design value as a large park designed for passive recreation, its contextual value as a landmark and its role in defining the character of the north end of the Glebe.

Central Park has associative value as a good example of the early work of the OIC, the predecessor to the National Capital Commission. Established in 1899, the OIC was responsible for many beautification projects in Ottawa in the early 20th century. Completed in 1912, Central Park was one of the first parks developed by the OIC.

Central Park is also associated with the work of Canada's first resident landscape architect, Frederick Todd. Todd apprenticed with the renowned firm of Olmstead and Eliot and moved to Montreal in 1900. In 1903 Todd was hired by the OIC to prepare a parks plan for the capital and one of the recommendations of his plan was the creation of a regional parks system including "Patterson Creek Park." Todd was responsible for a wide range of projects across the country in the early 20th century including the Île de Ste. Hélène Park in Montreal, Bowring Park in St. John's, and Shaughnessy Heights in Vancouver.

Central Park has design value as a large park designed for passive recreation, reflecting the City Beautiful movement of the early 20th century and the desire for the beautification of the national capital. While the location of the park is attributed to Todd, the OIC did not follow through on his design recommendations which stated that "...its

present natural character should determine to a great extent its future treatment.¹ Instead the park was designed with formal walking paths, expanses of lawn, benches and flower beds.

Central Park has contextual value as a defining feature at the north end of the Glebe. East of Bank Street, the Clemow Estate development is arranged around Patterson Creek and Central Park with houses fronting and backing onto the park. West of Bank Street, steps and pathways bridge the grade change between the park and the surrounding streets. Furthermore, as the largest park in the neighbourhood and for its location on both sides of Bank Street, Central Park has contextual value as a landmark in the neighbourhood.

Description of Heritage Attributes

The design and associative values of Central Park are illustrated through its:

- Asymmetrical shape, and location at a lower grade than surrounding streets reflecting the former Patterson Creek bed.
- Layout of stone dust pathways in the original configuration.
- Mix of mature deciduous and coniferous trees around the perimeter of the park and flanking the pathways.
- Benches and expanses of lawn intended for passive recreation.
- Metal railing and stone wall of Patterson Creek Inlet.
- Simple metal railings along border of park with Bank Street, Lyon Street and Patterson Avenue.
- Stone and concrete steps connecting the park to neighboring streets including Bank Street, O'Connor Street, Rosebery Avenue, Renfrew Avenue, and Lyon Street.

Those attributes of Central Park that illustrate its contextual value include:

¹ Todd, Frederick. "Preliminary Report to the Ottawa Improvement Commission." August 1903.

- The arrangement of the surrounding houses west of Bank Street at a significantly higher grade above the park, screened by mature trees, particularly along Powell and Renfrew Avenues.
- The smooth transition between the public space of Central Park and the private landscape of the Ambassador Court Apartments west of Bank Street.