

Document 9 - Heritage Survey Forms

HERITAGE SURVEY AND EVALUATION FORM

Building Name and Address: Hydro Sub-Station No. 2, 247 Glebe Avenue

Construction Date: 1922

Original Owner: Ottawa Hydro Electric Commission



Source: © 2019 Google

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

Hydro Sub-Station No. 2 has design value as an excellent example of late Edwardian Classicist influenced industrial architecture and as a significant example of the early to mid 20th century hydro sub-station in Ottawa. Edwardian Classicism appeared in the early 20th century and flourished until the First World War. Typical of its style, Hydro Sub-Station No. 2 features brick pilasters with stone capitals, stepped parapet, segmentally arched windows with stone keystones, brick corbelling, and a stone cornice.

Hydro Sub-Station No. 2 is a rectangular building, constructed in 1922, with an addition constructed in 1937. The building was originally a square plan, with a front, southern façade made up of two bays. The L-shaped addition was constructed on the north and east ends of the building and designed to match the original design and materials.



Aerial image showing the original building, 1928.

Source: GeoOttawa



Aerial image showing the 1937 “L-shaped” addition, 1958.

Source: GeoOttawa.

Hydro Sub-Station No. 2 is a two-storey, flat-roofed building with a stepped parapet. It is of concrete and steel construction with a red brick cladding. The building features a

rough-cut limestone foundation. Limestone is also used for the capitals of the brick pilasters, as well as the cornice, sills and the front façade keystones.

The front entrance includes a decorative metal canopy suspended by chains. The original wood door was replaced with a metal door but the simple door surround remains with flat brick lintels and a keystone. There are stone entrance stairs with closed stone railings capped with smooth stone.

The building has a variety of industrial style, metal windows. The south and west facade features windows with 16 lights and inset hopper windows. The windows have flat brick lintels, stone keystones and stone sills. The second storey of the south façade features segmentally-arched windows with brick voussoirs, stone keystones and corner details and sills

Craftsmanship/Artistic Merit

*Does the property display a high degree of
craftsmanship or artistic merit?*

YES NO

The property displays a high degree of artistic merit. The decorative design of Hydro Sub-Station No. 2 reflects the importance of hydro buildings and the expansion of the electrical network in the early to mid 20th century. The form of the building with many windows to provide natural light, large doors to provide access and open spaces to accommodate equipment reflects the industrial function of the building. Sub-station No. 2 features classical ornamentation including stone-capped pilasters, brick corbelling and a copper door canopy. This building and its early sympathetic addition retains a high degree of architectural integrity.

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

Hydro Sub-Station No. 2 has historical value for its associations with the introduction of electricity to Ottawa and the history of power generation and distribution in Ottawa, notably the establishment of a municipally owned provider: the Ottawa Hydro-Electric Commission (Ottawa Hydro).

Electric lighting came to the Ottawa in 1882 when two carbon lamps were erected in the lumber yards of Lebreton Flats near Chaudière Falls. By May 1, 1885, Ottawa was the first city in the world to have all of its streetlights lit with electricity, replacing the oil-fueled lamppost. The business of electricity generation and distribution was lucrative, and several companies were quickly established by the business and political elites in the city. Among these was the Chaudière Electric Light and Power Company, which was organized by a group including Thomas Ahearn and Warren Y. Soper. The company began with a circuit in Hull and six months later distribution crossed the river to Ottawa. Other companies at the time included the Ottawa Electric Light Company headed by Francis Clemow and the Standard Electric Light Company, with E. H. Bronson as President. In spite of the competition among companies, rates were high and the service was poor. In 1894, through mergers and acquisitions of these companies, Ahearn formed the Ottawa Electric Company and became the primary supplier of power to the city holding a monopoly on electric distribution.

At the beginning of the 20th century, Ottawa's City Council was frustrated by the lack of competition in electric services and the resulting high rates. In 1901, a privately-owned company in Hull, known as the Consumers Electric Company, applied for a charter with the City. To increase competition in the industry, the City attempted to impose a clause prohibiting Consumers Electric from amalgamating with any other company. The

Ottawa Electric Company reacted by applying directly to Parliament for the authority to purchase shares of any company engaged in the power business. They also asked for the authority to increase rates for electricity. The City then had to grant Consumers Electric the charter without the clause restricting its franchise.

Recognizing the importance of affordable, reliable electricity, James A. Ellis (1864-1934) the Mayor of Ottawa at the time, fought the establishment of an electrical monopoly. In 1905, Mr. Ellis and P.D. Ross, a newspaper publisher and engineering graduate from McGill University, directly approached the owners of the privately-owned Consumers Electric Company, who agreed to sell the company to the City. Mr. Ellis immediately convened a special meeting of City Council, who adopted a motion to buy out the Consumers Electric Company, which included one small sub-station and the distribution system. The plant came under control of City Council and the City established the Municipal Electric Department of the City of Ottawa. Power was generated at Chaudière Falls and was purchased from the Ottawa-Hull Power and Manufacturing Company. Following attempts by competitors to block the City's purchase of power, in 1907 the City turned to the newly formed Hydro Electric Commission of Ontario which granted a contract to the Ottawa-Hull and Power Manufacturing Company to supply the City with the output of two generating stations at Chaudière Falls.



Ottawa Journal, July 19, 1905

Meanwhile, in the private industry, by 1908, Ahearn, Soper and Bronson had consolidated their companies to form the Ottawa, Heat, Light and Power Company (OHLPC). For 42 years, the privately owned OHLPC and the City would be in direct competition for the role of primary power supplier in the City.

What's Your Reason?
 (Perhaps you can help us solve a paradoxical puzzle)



From where we sit--
 we can't think of a single reason why every tax-payer—citizen and householder in the City of Ottawa should not be an enthusiastic and whole-hearted supporter of the Hydro-Electric system.

The plant belongs to you. Its prices at their low level—is municipally owned and supported will make them still citizens as a whole. Every user is doing himself a favor and helping his neighbor at the same time. There are lots of other reasons. All for it.

Reasons against---None!

If you have a reason—let us know it. We are a public service corporation and should know any vitally important thing like this—and take steps to eliminate it.

If you are not a Hydro-Electric user—do not hesitate to apply for the service. If your house is wired—it will cost you nothing to secure it. Let us send you a representative to tell you all about "Hydro."

Ottawa Hydro-Electric Commission
 Formerly known as Ottawa Municipal Electric Dept.
 109 Bank St., Corner Albert St.
 Phone 1901 Queen. 229

D-11

BUT for the blessing of light—this world would be a cheerless and dreary place.



NATURE gives us light and darkness in about the ratio of fifty-fifty. But during the periods of darkness—the ingenuity of man was called upon to furnish light artificially. And this faculty is so highly prized by the human race that light itself is treated as a symbol of learning, knowledge and advance.


AND inasmuch as all the tax-payers in the City of Ottawa are part owners in this Hydro-Electric plant—you are entitled to a portion of the credit.

Remember that the Hydro is your company—that it furnishes light and power at practically the cost of production—that the more users there are the bigger chance you have of keeping electric prices at their present low level—of having them reduced still farther. Bear this in mind when you are contemplating moving or changing your electrical connections.

Ottawa Hydro-Electric Commission

109 Bank Street Phone 1901 Queen

"MERRY CHRISTMAS"



THIS is what we trust will be the lot of all our clients and supporters. We hope that we will have had a hand in contributing to the gaiety of your Christmas by furnishing you lots of reliable, dependable light in unlimited quantities. May your Christmas have lots of light and be most joyous.

Phone Us for Full Information About "Hydro"

Ottawa Hydro-Electric Commission
 109 Bank Street (Cor. Albert St.) Telephone 4844 Queen

J 1224

*Advertisements for the Ottawa Hydro-Electric Commission in the
Ottawa Journal, March 29, 1917, August 21, 1922, December 24, 1935*

In 1916, the Municipal Electric Department of the City of Ottawa, became the Ottawa Hydro-Electric Commission (Ottawa Hydro) an independent body administered by three Commissioners, which ran its own distribution system selling power it bought from the Hydro Electric Commission of the Province of Ontario (later Hydro One). The Commission consisted of mayor Nelson D. Porter, one member appointed by City Council, Mr. J.A. Ellis, and one member appointed by the Hydro Electric power Commission of Ontario, Mr. P.D. Ross, publisher of the Ottawa Journal. The company stopped purchasing power from the Ottawa Hull-Power Company and made a new contract for power through the Hydro Electric Commission of Ontario. The connection to the provincial grid, gave Ottawa Hydro access to continuous power on a larger scale.

Important Information

for the Residents of Ottawa —

The Municipal Electric Department
will hereafter be known as
Ottawa Hydro-Electric Commission

What the Plant is :

The plant is a modern, up-to-date, and efficient, and is the only one of its kind in the city.

It was built for the purpose of generating electricity, and is the only one of its kind in the city.

What the Plant Has Done :

It has done a great deal of good work, and has been the cause of many improvements in the city.

It has done a great deal of good work, and has been the cause of many improvements in the city.

What You Should Do :

If you are a resident of the city, you should do your part to help the plant to do its work.

If you are a resident of the city, you should do your part to help the plant to do its work.

How You Can Help :

You can help the plant to do its work by using electricity wisely, and by saving energy.

You can help the plant to do its work by using electricity wisely, and by saving energy.

We will be glad to meet a representative of the city and discuss the matter with you.

Ottawa Hydro-Electric Commission
207 SPARKS ST., near Bank. Phone QUINN 1901

Ottawa Journal, April 12 , 1916

The result of the City's venture into the hydro business was a drastic drop in rates. In 1905, the domestic rate for electricity was \$0.12 a kilowatt hour, with a meter rental charge of \$1 a year. From 1905-1914, the period when the City purchased Consumers Electric and created the Municipal Electric Department, the rates dropped to \$0.08 an

hour. By 1914, the domestic rate dropped further to \$0.025 and the meter charge ended. Ottawa Hydro continued to provide electricity at low rates and in 1950, Ottawa Hydro bought out its only competitor, the Ottawa Light, Heat and Power Company. At the time, the municipally owned, Ottawa Hydro supplied power at the lowest average rate in the world.

**Ottawa's Municipally Owned Hydro Electric Commission Supplies
POWER at the LOWEST AVERAGE RATE in the WORLD**
Its Total Assets, Valued at More Than \$16 Million, Cost the Taxpayer Nothing

Power at the Lowest Average Rate, in the World

Ottawa Hydro Electric Commission
Owned by the Municipality

The Ottawa Hydro Electric Commission, originally known as the "Municipal Electric Company," was formed in 1912 by the City of Ottawa with 50 per cent assets of \$200,000 to subsidize the purchase of which were used to purchase the assets of the recently closed Ottawa Light, Heat and Power Company.

Mr. J. A. Hill, then Mayor of the City of Ottawa, was the first director of the new Municipal Electric Company. The Commission is the successor of the Ottawa Light, Heat and Power Company.

The Ottawa Hydro Electric Commission was formed in 1912 out of the assets of the Ottawa Light, Heat and Power Company and the assets of the Ottawa Hydro Electric Commission of the Province of Ontario from which power was to be purchased and other benefits received. The Commission is 100 per cent owned by the City of Ottawa. Mr. J. A. Hill, the first Mayor of Ottawa, was the first Mayor of Ottawa. The Commission is 100 per cent owned by the City of Ottawa.

The assets of the Ottawa Light, Heat and Power Company were transferred to the Commission in 1912. The Commission is 100 per cent owned by the City of Ottawa.

The original capital investment of \$200,000 was paid for by a bond of \$200,000, issued by the City of Ottawa.



Ottawa Hydro Electric Commission's building at Colborne street and the Market Block.

Ottawa's municipally owned Hydro Electric Commission, since its formation, has followed a consistent policy of securing the best and cheapest power available at all times and of providing the most efficient service to its customers at the lowest possible cost.

The rates for domestic lighting which the Commission has been able to secure since the year 1912 are as follows: 1912 to 1914, 10¢ per kilowatt-hour; 1915 to 1917, 8¢ per kilowatt-hour; 1918 to 1920, 6¢ per kilowatt-hour; 1921 to 1923, 5¢ per kilowatt-hour; 1924 to 1926, 4¢ per kilowatt-hour; 1927 to 1929, 3¢ per kilowatt-hour; 1930 to 1932, 2.5¢ per kilowatt-hour; 1933 to 1935, 2.2¢ per kilowatt-hour; 1936 to 1938, 2.0¢ per kilowatt-hour; 1939 to 1941, 1.8¢ per kilowatt-hour; 1942 to 1944, 1.6¢ per kilowatt-hour; 1945 to 1947, 1.4¢ per kilowatt-hour; 1948 to 1950, 1.2¢ per kilowatt-hour.

The Ottawa Hydro Electric Commission is the only power utility in the world which has been able to reduce its rates to this extent.

The Commission is 100 per cent owned by the City of Ottawa. The Commission is 100 per cent owned by the City of Ottawa.

OTTAWA HYDRO ELECTRIC COMMISSION
FRANK H. PLANT, Chairman
MAYOR GRENVILLE W. GOODWIN, Commissioner
S. W. CANNIFF, General Manager and Chief Engineer
E. A. BAND, Commissioner
G. R. DAVIS, Assistant General Manager
W. C. LEWIS, Secretary-Treasurer

Ottawa Journal, May 9, 1951

Ottawa Taxpayers

The Answers...

*to your Questions on the proposed purchase by the
Ottawa Hydro-Electric Commission of the
Ottawa Light Heat and Power Co.*

QUESTION:
Why does the Ottawa Hydro-Electric Commission propose to purchase the assets and distribution system of the Ottawa Light Heat and Power Company?

ANSWER:
In order to give the people of Ottawa cheaper electricity with no loss of service. Also to give Ottawa Hydro a firm basis in planning a city-wide electrical system, including such improvements as removal of overhead poles and overhead wires.

QUESTION:
Does Ottawa Hydro intend to purchase the entire Ottawa Light Heat and Power system?

ANSWER:
No. Ottawa Hydro would take over the distribution system including such buildings, overhead and underground wiring and equipment. The Hydro-Electric Power Commission of Ontario would take over the Ottawa Light Heat and Power Company's office building at 56 Spadina street, and the power developments and sites now owned by the company. The Gas Company would continue to operate under its present management.

QUESTION:
Where would the money required for the purchase come from?

ANSWER:
The cost would be met first by \$4,000,000 in funds now held by the Ottawa Hydro-Electric Commission. For the balance, debentures would be issued to the amount of \$4,500,000 payable in 20 years. Ottawa Hydro's engineering and financial staffs have calculated that all four debentures can be paid off FROM EARNINGS OF THE COMBINED SYSTEMS IN THE 20-YEAR PERIOD.

QUESTION:
If such the purchase result in reduced electricity rates in Ottawa?

ANSWER:
Yes. Hydro engineers calculate that after operating the combined system for one full year, rates in Ottawa can be reduced by from five to ten percent, at least.

QUESTION:
How will savings be effected by consolidation of the two electrical systems?

ANSWER:

Ottawa Journal, December 4, 1946

In November 2000, through amalgamation, Gloucester Hydro, Goulbourn Hydro, Kanata Hydro, Nepean Hydro and Ottawa Hydro came together to create Hydro Ottawa Ltd., which serves the entire urban population of the City of Ottawa.

**HYDRO COMMISSION
HAS SPLENDID YEAR**

Gross Surplus of \$61,791 For Year—More Power Used.

That the Ottawa Hydro-Electric Commission passed through a most successful and profitable year in 1921 is indicated by the annual statement and balance sheet submitted by Mr. J. A. Ellis, chairman of the commission. It shows a gross surplus for the year of \$61,791.96, after deducting all charges for maintenance and operation, power, interest and sinking fund on \$700,000 debentures. Except for \$15,054.96, the surplus has all been carried to capital account for depreciations, renewals and extensions. Or, in other words, the net surplus was \$15,054.96. The operating report shows revenue for the year of \$228,108.97.

The steady increase in business during the year has rendered it necessary for the commission to secure additional horse power, the report states. Two thousand additional horse power was ordered from the Ontario Hydro-Electric Commission, this making the quantity of power

“Hydro Commission has Splendid Year”,
Ottawa Journal, March 1, 1922

OTTAWA, TUESDAY, FEBRUARY 5, 1929.

**Ottawa Hydro Smashes All Records
For Business And Shows Net Surplus
Of \$62,458 In 1928 Annual Report**

**Earnings Are \$42,499 Greater Than During Preceding
Year—Reveal Increase Local Accounts—Commis-
sion's Depreciation Reserve Now \$670,670.**

All records for business were shattered by the Ottawa Hydro Electric Commission in 1928. a

Hydro Chairman

“Ottawa Hydro Smashes All Records for Business....” Ottawa Journal, February 5, 1929

Hydro Sub-station No. 2 was constructed in 1922, during a period of continuous growth and expansion for Ottawa Hydro-Electric Commission (Ottawa Hydro). It was the first sub-station built by Ottawa Hydro after it acquired the assets of Consumers Electric in 1905. Initially, additions were made to the original distribution network that was purchased from Consumers Electric but the growing demand for electricity required further expansion. From 1905 to 1922 the demand load increased from 1000 horsepower to 12,269 horsepower (1922) and the number of costumers from 1314 (1905) to 12,138 (1922). To meet this growing demand, Ottawa Hydro undertook an ambitious building program that resulted in the construction of Hydro Sub-Station No 2. at 247 Glebe Avenue (1922), Sub-Station No. 3 at 1275 Carling Avenue (1929), Hydro Sub-Station No. 4 at 351 King Edward Avenue (1931) and Hydro Substation No. 5 at 39 Riverdale Avenue (1946). By 1941 the load had increased to 35,107 horsepower and the number of customers to 16,583.

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

The location of Hydro Sub-Station No.2 reflects the growth of Ottawa during the early to mid 20th century. It was the first sub-station to be constructed by Ottawa Hydro, and was

referred to as the “west end” sub-station, as it was the first to be built outside the downtown core.

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

The building has associative value as representative of the work of engineer John Brown and architect W. C. Beattie. The 1922 portion of the building was designed by John E. Brown, an engineer and the General Manager of Ottawa Hydro from 1915-1936. Architect W.C. Beattie designed the 1937 addition. A well-known local architect, Beattie also designed Ottawa Hydro’s office building at 109 Bank Street (1934), the sub-station at 1275 Carling Avenue (1929) and the sub-station 351 King Edward Avenue (1931). Beattie is also known for his work with the Ottawa Public School Board, designing their offices at 330 Gilmour Street (1922), and the York Street Public School (1921).

Contextual Value

Community Character

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

As with many of the hydro sub-stations in Ottawa, this building sits at the edge of a residential area. Most of the housing east of it was built at approximately the same time or later. The sub-station sits on a corner lot and faces onto the grounds of Glebe Collegiate, which was built in the same year as the sub-station. Sub-station No. 2, and its relationship to Glebe Collegiate Institute are important to supporting and maintaining the character of the area.

Context

Is the property physically, functionally, visually or historically linked to its surroundings? YES NO

Sub-station No. 2 is functionally and historically linked to its surroundings as a functioning power station that has remained in continuous use since its construction in 1922. The building is visually linked to its surroundings, notably Glebe Collegiate Institute, which was built in the same time period and shares a common architectural language of restrained classicism.

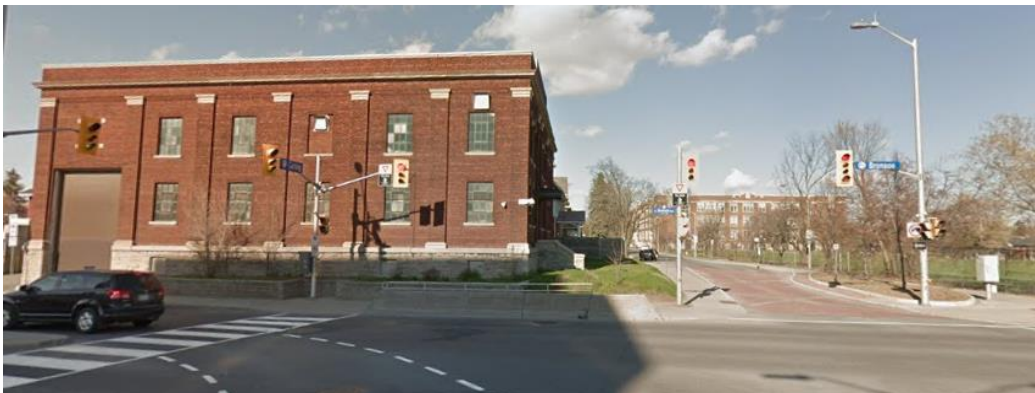


Photo showing Hydro Sub-Station No. 2 and Glebe Collegiate Institute.

Source: © 2019 Google.

Landmark

Is the property a landmark?

YES

NO

The building is a local landmark because of its large size, bold architectural detailing and its location on a prominent corner at the intersection of Glebe and Bronson Avenues.

Sources

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HERITAGE SURVEY AND EVALUATION FORM

Building Name and Address: Ottawa Electric Railway Company Sub-Station, 340 Holland Avenue

Construction Date: 1924

Original Owner: Ottawa Electric Railway



Source: © 2019 Google

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

Prepared by: Adrian Phillips/Anne Fitzpatrick

Date: December 2019

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

The Ottawa Electric Railway (OER) Sub-Station has design value design value as an excellent example of Modern Classical influenced industrial architecture and as a significant example of the early to mid 20th century hydro sub-station in Ottawa. The OER Sub-Station is a two-storey, steel framed building clad with red brick. It is comprised of two rectangular sections forming a “T” shaped plan. The building features a decorative two bay front façade with a large metal door with a stone surround. There is a round arched window above the door with stone keystones, metal panelling and steel muntins. The three facades of the front section have two-storey, round-arched windows with stone keystones, metal panelling and steel muntins. These windows met a functional demand to provide maximum light in the workspace of the interior by using a classically inspired decorative style. With their steel muntins, ranging from thin muntins to a wider muntin, as well as with a horizontal section of steel panels, these windows are an architectural highlight of the Electric Railway Powerhouse.

There is a parapet wall with stone inserts and brick corbelling. On the south façade there is a two-storey, round-arched window with stone keystones, metal panelling and steel muntins. The north and south facades of the rear portion are two bays wide and feature four, rectangular window openings. The windows on the rear section have been covered over with metal, as have the lower, first storey portion of each of the two-storey, round-arched windows on the front section.

The (OER) Sub-Station has design value of an industrial building influenced by the Modern Classical style. The Modern Classical style is a variant of the Art Deco style that was popular in the 1920s and 1930s and commonly used for public buildings. This style maintained essential elements of classicism while limiting the use of ornamentation.

Typical of its style, it features simple brick pilasters, stone door surrounds and brick corbelling.

Although there have been some modifications to the original design, including parping the stone foundation and covering portions of the windows with metal, overall, the building retains its architectural integrity.

Craftsmanship/Artistic Merit

Does the property display a high degree of craftsmanship or artistic merit?

YES NO

The OER Sub-Station is an industrial building which features modest classical ornamentation with a high degree of craftsmanship including stone inserts, brick corbelling and entranceway stone surround. The decorative design of the Ottawa Electric Railway Sub-Station reflects the prestige associated with electricity in the early to mid 20th century and the Ottawa Electric Railway. The form of the building with many windows to provide natural light, large doors to provide access and open spaces to accommodate equipment reflects the industrial function of the building.

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

Constructed as an Ottawa Electric Railway Company sub-station in 1924, the building at 340 Holland Avenue has historical value for its associations with the OERC, a streetcar public transit system in the city of Ottawa that operated between 1891 and 1959.

Electric streetcar service began in Ottawa in 1891 and was operated by the Ottawa Electric Street Railway Co., which was owned by Thomas Ahearn and Warren Soper. Ahearn and Soper were pioneers in the development of electrical power in Ottawa. In addition to starting the first electric streetcar service, the two started the city's first electrical service to homes and businesses in 1887.

The Ottawa Electric Railway Company formed in 1893 when Thomas Ahearn and Warren Soper merged the Ottawa Electric Street Railway Company, with the older, Horse and Carriage Streetcar Company. The OER then purchased the firm of W.W. Wylie Carriage Works and began to manufacture its own cars.



Ottawa City Passenger Railway Horse Streetcar, which operated between 1871-1893. Source: Taylor, John H., Ottawa: An Illustrated History: The History of Canadian Cities, 1986

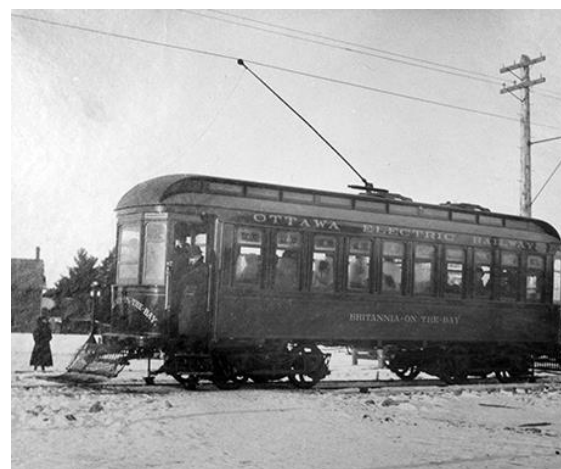


June 1891, the first streetcars of Ottawa Electric Railway were paraded through the city. Source: Taylor, John H., Ottawa: An Illustrated History: The History of Canadian Cities, 1986

The original power plant for the Ottawa Electric Street Railway was constructed in 1891, on the north side of Middle Street on Victoria Island. The plant was destroyed by the Ottawa-Hull fire in 1900 and re-built on the same site in 1902. As the network expanded, the Middle Street complex was supplemented by sub-stations at Britannia, Holland Avenue, Albert Street and Nelson Street. The sub-station on Holland Avenue was built in 1924, during a period of steady growth and prosperity for the Ottawa Electric Railway Company. In 1927 the annual ridership had reached thirty-six million, compared to a one and a half million annual ridership in 1893, its first year of operation.



Ottawa Electric Railway streetcar line to Britannia Park, date unknown c.190?. City of Ottawa Archives/CA025462



Britannia Village Car Stop. date unknown c.190?. City of Ottawa Archives/ CA018366

The Ottawa Electric Railway Company was granted its franchise under a thirty-year agreement with the City of Ottawa. It was subject to review every five years and gave the City the option to purchase the company at those intervals. Council renewed the charter until August 1948, when a vote was passed to purchase the company's assets for \$6,000,000. The City created the Ottawa Transportation Commission to operate the system. In 1950, the City annexed Nepean, increasing the size of the City and subsequently the transit service area from 5000 acres to 27,000 acres. By 1958 the City had replaced all its streetcars by diesel buses. The line from Holland to Carling was

removed in 1956 and in 1959 the final train ran to Britannia. The end of streetcar service was marked by ceremonial parade attended by 25,000 people, with a procession of historic streetcars ranging from an 1870 horse drawn car to a new 1959 bus from downtown to Holland and Byron. The streetcar tracks were dismantled by the following year.



View of last streetcar parade, Confederation Square, May 4, 1959 City of Ottawa Archives/CA001550.

C. 1944, the ownership of the OERC Sub-Station changed and was operated by the Ottawa Electric Company, a private power generator and distribution company that was also owned by Ahearn. The Ottawa Electric Company was taken over by the Ottawa Hydro Electric Commission in 1950 and became part of the existing network of hydro sub-stations operated by Ottawa Hydro including Hydro Sub-Station No 2. at 247 Glebe Avenue (1922), Sub-Station No. 3 at 1275 Carling Avenue (1929), Hydro Sub-Station No. 4 at 351 King Edward Avenue (1931) and Hydro Substation No. 5 at 39 Riverdale Avenue (1946).

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

The Electric Railway Sub-Station yields information about the growing population of Ottawa in the 20th century. The Holland Avenue Sub-Station served the western portion of the electric streetcar system, including the Holland and Britannia street-car lines. The Holland Avenue line opened in 1898, and went down Holland Avenue, to Carling Avenue and the Experimental Farm. In 1924, the Holland line was expanded to include a loop for the newly constructed Civic Hospital. The Britannia line opened in 1900 and went to Britannia Beach, a popular resort with public swimming areas and concert pavilions. Neighbourhoods, including Hampton Park, Wellington Village, Westboro and Champlain Park began to develop along the streetcar lines.

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

The building has associative value as representative of the work of architect D.J. Spence and engineers Herdt and Burr. D.J. Spence was born in Louisville Kentucky. He studied architecture at M.I.T and at the Ecole des Beaux-Arts in Paris. He came to Montreal at the turn of the 20th century and became a member of l'Association des Architectes de la Province du Quebec in 1901. D.J. Spence worked predominantly in Montreal but also was the architect for a major addition and extensive alterations to the former Dominion Theatre and adjacent Hotel Cecil on Sparks Street in Ottawa.

Contextual Value

Community Character

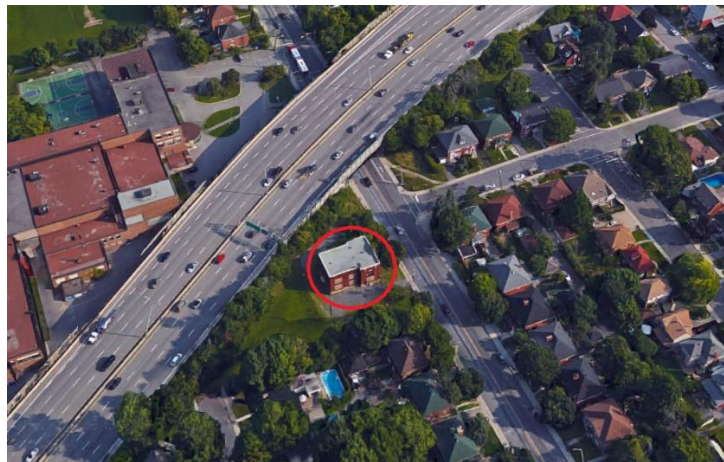
Is the property important in defining, maintaining, or supporting the character of the area? YES NO

The Ottawa Electric Railway Sub-Station is located on Holland Avenue, a residential street lined with housing dating from the same period. As the most architecturally distinctive building in the area, the building has an important, neighbourhood character-supporting role.

Context

Is the property physically, functionally, visually or historically linked to its surroundings? YES NO

The building is functionally and historically linked to its surroundings as a functioning power station that has remained in use since its construction in 1924.



Ottawa Electric Railway Company Sub-Station. *Source: © 2019 Google*

Landmark

Is the property a landmark? YES NO

The building also is landmark because of its large size, bold architectural detailing and prominent location.

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HERITAGE SURVEY AND EVALUATION FORM

Building Name and Address: Sub-Station No. 3, 1275 Carling Avenue

Construction Date: 1929

Original Owner: Ottawa Hydro Electric Commission



Source: © 2019 Google

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

Prepared by: Adrian Phillips/Anne Fitzpatrick

Date: December 2019

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

Hydro Sub-Station No. 3 has design value as an excellent example of an industrial building influenced by the Modern Classical style and as a significant example of the early to mid 20th century hydro sub-stations in Ottawa. The Modern Classical is a variant of the Art Deco style that was popular in the 1920s and 1930s and often used for public buildings. This style maintained essential elements of classicism while limiting the use of ornamentation. Typical of its style, Hydro Sub-Station No. 3 is symmetrical and features simply executed classical elements, such as its round-arched windows, stone window surrounds with keystones, and its use of brick complemented by stone detailing.



1275 Carling Avenue, c.1950, Source: Hydro Ottawa Ltd.

Sub-Station No. 3 is a rectangular, one-storey building with a taller, central, square tower at the rear. The building is symmetrical in plan and design and is clad in red brick with a decorative granite foundation at the front and a concrete foundation at the rear. The building has brick pilasters that break the parapet with decorative stone caps and

stone detailing including diamond-shaped decorative stone elements. The entrance is surrounded by brick piers and has a double front door with decorative metal grill, a smooth stone surround, a metal canopy suspended by chains, and a stone staircase. The central window above the main entrance is a multi-paned, round-arched window with a stone frame and keystone. The fenestration pattern includes tall, arched and rectangular, metal-framed windows, which reflects the need to maximize light for the work being done inside. These windows feature stone sills and keystones as well as decorative, copper spandrel panels. Stone is used for the decorative trim on Sub-Station No. 3, including stone banding, and ornamental detailing on the parapet. A stone panel above the main entrance names the building and is flanked by ornamental stone panels.

Craftsmanship/Artistic Merit

Does the property display a high degree of craftsmanship or artistic merit?

YES NO

The property displays a high degree of artistic merit. The decorative design of Hydro Sub-station No. 3 reflects the importance of hydro buildings and the expansion of the electrical network in the early to mid 20th century. The form of the building with many windows to provide natural light, large doors to provide access and open spaces to accommodate equipment reflects the industrial function of the building. Sub-Station No. 3 has unique architectural features that display excellent craftsmanship, including the impressive central entrance, decorative stone detailing and the ornamental parapet.

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

Hydro Sub-Station No. 3 has historical value for its associations with the introduction of electricity to Ottawa and the history of power generation and distribution in Ottawa, notably the establishment of a municipally owned provider: the Ottawa Hydro-Electric Commission (Ottawa Hydro).

Electric lighting came to the Ottawa in 1882 when two carbon lamps were erected in the lumber yards of Lebreton Flats near Chaudière Falls. By May 1, 1885, Ottawa was the first city in the world to have all of its streetlights lit with electricity, replacing the oil-fueled lamppost. The business of electricity generation and distribution was lucrative, and several companies were quickly established by the business and political elites in the city. Among these was the Chaudière Electric Light and Power Company, which was organized by a group including Thomas Ahearn and Warren Y. Soper. The company began with a circuit in Hull and six months later distribution crossed the river to Ottawa. Other companies at the time included the Ottawa Electric Light Company headed by Francis Clemow and the Standard Electric Light Company, with E. H. Bronson as President. In spite of the competition among companies, rates were high and the service was poor. In 1894, through mergers and acquisitions of these companies, Ahearn formed the Ottawa Electric Company and became the primary supplier of power to the city holding a monopoly on electric distribution.

At the beginning of the 20th century, Ottawa's City Council was frustrated by the lack of competition in electric services and the resulting high rates. In 1901, a privately-owned

company in Hull, known as the Consumers Electric Company, applied for a charter with the City. To increase competition in the industry, the City attempted to impose a clause prohibiting Consumers Electric from amalgamating with any other company. The Ottawa Electric Company reacted by applying directly to Parliament for the authority to purchase shares of any company engaged in the power business. They also asked for the authority to increase rates for electricity. The City then had to grant Consumers Electric the charter without the clause restricting its franchise.

Recognizing the importance of affordable, reliable electricity, James A. Ellis (1864-1934) the Mayor of Ottawa at the time, fought the establishment of an electrical monopoly. Mr. Ellis and P.D, Ross, a newspaper publisher and engineering graduate from McGill University, directly approached the owners of the privately-owned Consumers Electric Company, who agreed to sell the company to the City. Mr. Ellis immediately convened a special meeting of City Council, who adopted a motion to buy out the Consumers Electric Company, which included one small sub-station and the distribution system. The plant came under control of City Council and the City established the Municipal Electric Department of the City of Ottawa. Power was generated at Chaudière Falls and was purchased from the Ottawa-Hull Power and Manufacturing Company. Following attempts by competitors to block the City's purchase of power, in 1907 the City turned to the newly formed Hydro Electric Commission of Ontario which granted a contract to the Ottawa-Hull and Power Manufacturing Company to supply the City with the output of two generating stations at Chaudière Falls.

Meanwhile, in the private industry, by 1908, Ahearn, Soper and Bronson had consolidated their companies to form the Ottawa, Heat, Light and Power Company (OHLPC). For 42 years, the privately owned OHLPC and the City would be in direct competition for the role of primary power supplier in the City.

What's Your Reason?
 (Perhaps you can help us solve a paradoxical puzzle)



From where we sit---
 we can't think of a single reason why every tax-payer—citizen and householder in the City of Ottawa should not be an enthusiastic and whole-hearted supporter of the Hydro-Electric system.

The plant belongs to you. It is municipally owned and run for the benefit of the citizens as a whole. It furnishes electric power and service at practically cost. It is the biggest single factor in the keeping of electric prices at their low level—

and if more generally supported will make them still lower. Every user is doing himself a favor and helping his neighbor at the same time. There are lots of other reasons. All for it.

Reasons against---None!

If you have a reason—let us know it. We are a public service corporation and should know any vitally important thing like this—and take steps to eliminate it.

If you are not a Hydro-Electric user—do not hesitate to apply for the service. If your house is wired—it will cost you nothing to secure it. Let us send you a representative to tell you all about "Hydro."

Ottawa Hydro-Electric Commission
 Formerly known as Ottawa Municipal Electric Dept.
 109 Bank St., Corner Albert St.
 Phone 1901 Queen. 229

D-12

BUT for the blessing of light—this world would be a cheerless and dreary place.



NATURE (like us) is light and darkness in about the ratio of fifty-fifty. But during the periods of darkness—the ingenuity of man was called upon to furnish light artificially. And this faculty is so highly prized by the human race that light itself is treated as a symbol of learning, knowledge and advance.


AND inasmuch as all the taxpayers in the City of Ottawa are part owners in this Hydro-Electric plant—you are entitled to a portion of the credit.

Remember that the Hydro is your company—that it furnishes light and power at practically the cost of production—that the more users there are the bigger chances you have of keeping electric prices at their present low level—or having them reduced still farther. Bear this in mind when you are contemplating moving or changing your electrical connections.

All of which goes to show how important a place in this world of affairs your Hydro-Electric plant fills. For the Hydro is an important maker of light. It furnishes the best possible of all lighting motives in almost unlimited quantities. It is, therefore, a benefactor to the Ottawa public.

Ottawa Hydro-Electric Commission
 109 Bank Street Phone 1901 Queen

"MERRY CHRISTMAS"



THIS is what we trust will be the lot of all our clients and supporters.

We hope that we will have had a hand in contributing to the gaiety of your Christmas by furnishing you lots of reliable, dependable light in unlimited quantities. May your Christmas have lots of light and be most joyous.

Phone Us for Full Information About "Hydro"

Ottawa Hydro-Electric Commission
 109 Bank Street (Cor. Albert St.) Telephone 4844 Queen

21224

Advertisements for the Ottawa Hydro-Electric Commission in the Ottawa Journal, March 29, 1917, August 21, 1922, December 24, 1935

In 1916, the Municipal Electric Department of the City of Ottawa, became the Ottawa Hydro-Electric Commission (Ottawa Hydro) an independent body administered by three Commissioners, which ran its own distribution system selling power it bought from the Hydro Electric Commission of the Province of Ontario (later Hydro One). The Commission consisted of mayor Nelson D. Porter, one member appointed by City Council, Mr. J.A. Ellis, and one member appointed by the Hydro Electric power Commission of Ontario, Mr. P.D. Ross, publisher of the Ottawa Journal. The company stopped purchasing power from the Ottawa Hull-Power Company and made a new contract for power through the Hydro Electric Commission of Ontario. The connection to the provincial grid, gave Ottawa Hydro access to continuous power on a larger scale.

Ottawa's Municipally Owned Hydro Electric Commission Supplies Power at the Lowest Average Rate in the World. Ottawa Journal, May 9, 1951

Ottawa Taxpayers

The Answers...

*to your Questions on the proposed purchase by the
Ottawa Hydro-Electric Commission of the
Ottawa Light Heat and Power Co.*

QUESTION:
Why does the Ottawa Hydro-Electric Commission propose to purchase the assets and distribution system of the Ottawa Light Heat and Power Company?

ANSWER:
In order to give the people of Ottawa cheaper electricity with no lossing of service. Also to give Ottawa Hydro a free hand in planning a city-wide electrical network, including such improvements as removal of overhead poles and overhead wires.

QUESTION:
Does Ottawa Hydro intend to purchase the entire Ottawa Light Heat and Power system?

ANSWER:
No. Ottawa Hydro would take over the distribution system including such buildings, overhead and underground wiring and equipment. The Hydro-Electric Power Commission of Ontario would take over the Ottawa Light Heat and Power Company's office building at 36 Sparks street, and the power developments and sites now owned by the company. The Gas Company would continue to operate under its present management.

QUESTION:
Where would the money required for the purchase come from?

ANSWER:
The cost would be met first by \$1,000,000 in funds now held by the Ottawa Hydro-Electric Commission. For the balance, debentures would be issued in the amount of \$2,500,000 payable in 20 years. Ottawa Hydro's engineering and financial staff have calculated that all these debentures can be paid off FROM EARNINGS OF THE COMBINED SYSTEMS IN THE 20-YEAR PERIOD.

QUESTION:
Would the purchase result in reduced electricity rates in Ottawa?

ANSWER:
Yes. Hydro engineers calculate that after operating the combined system for one full year, rates in Ottawa can be reduced by from five to ten percent, at least.

QUESTION:
How will savings be effected by consolidation of the two electrical systems?

ANSWER:

Ottawa Journal, December 4, 1946

In November 2000, through amalgamation, Gloucester Hydro, Goulbourn Hydro, Kanata Hydro, Nepean Hydro and Ottawa Hydro came together to create Hydro Ottawa Ltd., which serves the entire urban population of the City of Ottawa.

HYDRO COMMISSION HAS SPLENDID YEAR

**Gross Surplus of \$61,791 For
Year—More Power Used.**

That the Ottawa Hydro-Electric Commission passed through a most successful and profitable year in 1921 is indicated by the annual statement and balance sheet submitted by Mr. J. A. Ellis, chairman of the commission. It shows a gross surplus for the year of \$61,791.82, after deducting all charges for maintenance and operation, power, interest and sinking fund on \$700,000 debentures. Except for \$15,054.96, the surplus has all been carried to capital account for depreciations, renewals and extensions. or, in other words, the net surplus was \$15,054.96. The operating report shows revenue for the year of \$228,108.97.

The steady increase in business during the year has rendered it necessary for the commission to secure additional horse power, the report states. Two thousand additional horse power was ordered from the Ontario Hydro-Electric Commission, this making the quantity of power

OTTAWA, TUESDAY, FEBRUARY 5, 1929.

Ottawa Hydro Smashes All Records For Business And Shows Net Surplus Of \$62,458 In 1928 Annual Report

**Earnings Are \$42,409 Greater Than During Preceding
Year—Reveal Increase Local Accounts—Commis-
sion's Depreciation Reserve Now \$670,870.**

All records for business were shattered by the Ottawa Hydro Electric Commission in 1928. a

Hydro Chairman

“Hydro Commission has Splendid Year”, Ottawa Journal, March 1, 1922

“Ottawa Hydro Smashes All Records for Business....” Ottawa Journal, February 5, 1929

Hydro Sub-station No. 3 was constructed in 1929, during a period of steady growth and expansion for Ottawa Hydro-Electric Commission (Ottawa Hydro). It was the second sub-station built by Ottawa Hydro after it acquired the assets of Consumers Electric in 1905. Initially, additions were made to the original distribution network that was purchased from Consumers Electric but the growing demand for electricity required further expansion. From 1905 to 1922 the demand load increased from 1000 horsepower to 12,269 horsepower (1922) and the number of costumers from 1314 (1905) to 12,138 (1922). To meet this growing demand, Ottawa Hydro undertook an ambitious building program that resulted in the construction of Hydro Sub-Station No 2. at 247 Glebe Avenue (1922), Sub-Station No. 3 at 1275 Carling Avenue (1929), Hydro Sub-Station No. 4 at 351 King Edward Avenue (1931) and Hydro Substation No. 5 at 39 Riverdale Avenue (1946). By 1941 the load had increased to 35,107 horsepower and the number of customers to 16,583.

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

The location of the Hydro Sub-Station No.3 reflects the growth of Ottawa during the early to mid years of the 20th century. The building at 1275 Carling Avenue, the largest of the early sub-stations, was on the west side of the city and reflects population increases and annexations in the west end including Hintonburg (1907) Bayswater (1907) and then Mechanicsville (1911).

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

The building represents the work of architect W. C. Beattie. A well-known local architect, Beattie also designed Ottawa Hydro's office building at 109 Bank Street (1934), the sub-station at 351 King Edward Avenue (1931) and the addition to the sub-station at 247 Glebe Avenue (1937). Beattie is also known for his work with the Ottawa Public School Board, designing their offices at 330 Gilmour Street (1922), and the York Street Public School (1921).

Contextual Value

Community Character

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

Sub-Station No. 3 is located at the intersection of two major arterial roads. The building is the most prominent building of its era in the immediate area which otherwise includes, a shopping mall, hotel and a post-war “Victory” housing neighbourhood.

Context

Is the property physically, functionally, visually or historically linked to its surroundings? YES NO

Sub-Station No. 3 is functionally and historically linked to its surroundings as a functioning power station that has remained in continuous use since its construction in 1929.



Photo showing Hydro Sub-Station No. 3. Source: © 2019 Google.

Landmark

Is the property a landmark? YES NO

Hydro Sub-Station No. 3 is a landmark because of its large size, bold architectural detailing and its location. It is the only prominent building of its era in the immediate area.

Sources

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HERITAGE SURVEY AND EVALUATION FORM

Building Name and Address: Sub-Station No. 4, 351 King Edward Avenue

Construction Date: 1931

Original Owner: Ottawa Hydro Electric Commission



Source: © 2019 Google

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

Hydro Sub-Station No. 4 has design value as an example of an industrial building influenced by the Modern Classical style and is an example of the early to mid 20th century hydro sub-stations in Ottawa. The Modern Classical is a variant of the Art Deco style that was popular in the 1920s and 1930s and often used for public buildings. This style maintained some essential elements of classicism while reducing the use of ornamentation. Typical of its style, Hydro Sub-Station No. 4 features decorative metal work, a parapet with stone detailing and a stone stringcourse.



351 King Edward Avenue, c.1945, Source: Hydro Ottawa Ltd.

Sub-Station No. 4 has an L-shaped plan, and irregular massing composed of a two-storey rectangular section and a three-storey, square section. The building is clad in brick with a limestone foundation. It features brick pilasters with decorative stone caps and stone stringcourses. There is an impressive front entrance bay with a stone door surround, a metal canopy suspended by chains and a metal balustrade leading to the main entrance. The entrance bay also has narrow, vertical windows, a round-arched window and small square windows immediately above the foundation. The sub-station has a decorative parapet with stone detailing, copper flashing and a stone pane incised with the building name

In 1969, the original street-level entranceway was enlarged and the existing doors and windows were replaced by a rolling steel doorway. Above this entranceway, and directly below the copper panels, three windows have been covered over in corrugated steel. Wrought iron light fixtures, once flanking the main entrance at the top of the stairs, were removed in 2015. Despite these alterations, the building retains its architectural integrity.

Craftsmanship/Artistic Merit

*Does the property display a high degree of
craftsmanship or artistic merit?*

YES NO

The property displays a high degree of artistic merit. The decorative design of Hydro Sub-Station No. 4 2 reflects the importance of hydro buildings and the expansion of the electrical network in the early to mid 20th century. The form of the building with many windows to provide natural light, large doors to provide access and open spaces to accommodate equipment reflects the industrial function of the building. Sub-Station No. 4 has several unique architectural features that display excellent craftsmanship, including decorative copper panels, and simple, stone detailing at the roofline.

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

Hydro Sub-Station No. 4 has historical value for its associations with the introduction of electricity to Ottawa and the history of power generation and distribution in Ottawa, notably the establishment of a municipally owned provider: the Ottawa Hydro-Electric Commission (Ottawa Hydro).

Electric lighting came to the Ottawa in 1882 when two carbon lamps were erected in the lumber yards of Lebreton Flats near Chaudière Falls. By May 1, 1885, Ottawa was the first city in the world to have all of its streetlights lit with electricity, replacing the oil-fueled lamppost. The business of electricity generation and distribution was lucrative, and several companies were quickly established by the business and political elites in the city. Among these was the Chaudière Electric Light and Power Company, which was organized by a group including Thomas Ahearn and Warren Y. Soper. The company began with a circuit in Hull and six months later distribution crossed the river to Ottawa. Other companies at the time included the Ottawa Electric Light Company headed by Francis Clemow and the Standard Electric Light Company, with E. H. Bronson as President. In spite of the competition among companies, rates were high and the service was poor. In 1894, through mergers and acquisitions of these companies, Ahearn formed the Ottawa Electric Company and became the primary supplier of power to the city holding a monopoly on electric distribution.

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What's Your Reason?
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prices at their low level—and if more generally supported will make them still lower. Every user is doing himself a favor and helping his neighbor at the same time. There are lots of other reasons. All for it.

Reasons against---None!

If you have a reason—let us know it. We are a public service corporation and should know any vitally important thing like this—and take steps to eliminate it.

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AND inasmuch as all the tax-payers in the City of Ottawa are part owners in this Hydro-Electric plant—you are entitled to a portion of the credit.

Remember that the Hydro is your company—that it furnishes light and power at practically the cost of production—that the more users there are the bigger chance you have of keeping electric prices at their present low level or having them reduced still farther. Bear this in mind when you are contemplating moving or changing your electrical connections.

All of which goes to show how important a place in this world of affairs your Hydro-Electric plant fills. For the Hydro is an important maker of light. It furnishes the best possible of all lighting motives in almost unlimited quantities. It is therefore, a benefactor to the Ottawa public.

Ottawa Hydro-Electric Commission
 109 Bank Street Phone 1901 Queen

"MERRY CHRISTMAS"

THIS is what we trust will be the lot of all our clients and supporters.

We hope that we will have had a hand in contributing to the gaiety of your Christmas by furnishing you lots of reliable, dependable light in unlimited quantities.

May your Christmas have lots of light and be most joyous.

Ottawa Hydro-Electric Commission
 109 Bank Street (Cor. Albert St.) Telephone 4844 Queen

Phone Us for Full Information About "Hydro"

Advertisements for the Ottawa Hydro-Electric Commission in the Ottawa Journal, March 29, 1917, August 21, 1922, December 24, 1935

In 1916, the Municipal Electric Department of the City of Ottawa, became the Ottawa Hydro-Electric Commission (Ottawa Hydro) an independent body administered by three Commissioners, which ran its own distribution system selling power it bought from the Hydro Electric Commission of the Province of Ontario (later Hydro One). The Commission consisted of mayor Nelson D. Porter, one member appointed by City Council, Mr. J.A. Ellis, and one member appointed by the Hydro Electric power Commission of Ontario, Mr. P.D. Ross, publisher of the Ottawa Journal. The company stopped purchasing power from the Ottawa Hull-Power Company and made a new contract for power through the Hydro Electric Commission of Ontario. The connection to the provincial grid, gave Ottawa Hydro access to continuous power on a larger scale.

Important Information

for the Residents of Ottawa —

The Municipal Electric Department
will hereafter be known as
Ottawa Hydro-Electric Commission

What the Plant is:

It is a year-day and should be a pleasure to receive your electricity bills.

What You Should Do:

By providing your City Council with light or power, you are not only helping to provide for the future.

What the Plant Has Done:

It has already saved the City of Ottawa a great deal of money by providing a steady and reliable supply of electricity.

How You Can Help:

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Ottawa Hydro-Electric Commission
207 SPARKS ST., near Bank. Phone QUINN 1391

Ottawa Journal, April 12, 1916

The result of the City's venture into the hydro business was a drastic drop in rates. In 1905, the domestic rate for electricity was \$0.12 a kilowatt hour, with a meter rental charge of \$1 a year. From 1905-1914, the period when the City purchased Consumers Electric and created the Municipal Electric Department, the rates dropped to \$0.08 an hour. By 1914, the domestic rate dropped further to \$0.025 and the meter charge ended. Ottawa Hydro continued to provide electricity at low rates and in 1950, Ottawa Hydro bought out its only competitor, the Ottawa Light, Heat and Power Company. At the time, the municipally owned, Ottawa Hydro supplied power at the lowest average rate in the world.

Ottawa's Municipally Owned Hydro Electric Commission Supplies POWER at the LOWEST AVERAGE RATE in the WORLD

Its Total Assets, Valued at More Than \$16 Million, Cost the Taxpayer Nothing

Ottawa Hydro Electric Commission
Owned by the Municipality

The Ottawa Hydro Electric Commission, originally known as the "Municipal Electric Commission," was created in 1905 by the City of Ottawa, which at that time owned 800,000 kilowatts of generating capacity, which were used to produce the power of the city's municipal electric plant.

Mr. J. A. Biles, then Mayor of the City of Ottawa, was the first Mayor to see the need for a municipally owned electric plant. He was the first to see the need for a municipally owned electric plant. He was the first to see the need for a municipally owned electric plant.

Power at the Lowest Average Rate in the World

Ottawa's municipally owned Hydro Electric Commission, since its formation, has achieved a reputation for providing power at the lowest average rate in the world. This is due to the fact that the Commission has been able to secure power at a lower cost than any other city in the world.

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Ottawa Hydro Electric Commission's sub-station on Cartier Avenue and the Metcalfe Road.

OTTAWA HYDRO ELECTRIC COMMISSION

FRANK H. PLANT, Chairman

MAYOR GRENVILLE W. GOODWIN, Commissioner E. A. BAND, Commissioner

S. W. CANNIFF, General Manager and Chief Engineer

G. R. DAVIS, Assistant General Manager W. C. LEWIS, Secretary-Treasurer

Ottawa Journal, May 9, 1951

Ottawa Taxpayers

The Answers...

*to your Questions on the proposed purchase by the
Ottawa Hydro-Electric Commission of the
Ottawa Light Heat and Power Co.*

QUESTION:
Why does the Ottawa Hydro-Electric Commission propose to purchase the assets and distribution system of the Ottawa Light Heat and Power Company?

ANSWER:
In order to give the people of Ottawa cheaper electricity with no lossing of service. Also to give Ottawa Hydro a firm basis in planning a city wide electrical system, including such improvements as removal of unsightly poles and overhead wires.

QUESTION:
Does Ottawa Hydro intend to purchase the entire Ottawa Light Heat and Power system?

ANSWER:
No. Ottawa Hydro would take over the distribution system including lines, buildings, overhead and underground wiring and equipment. The Hydro-Electric Power Commission of Ontario would take over the Ottawa Light Heat and Power Company's office building at 36 Sparks street, and the power developments and sites now owned by the company. The Gas Company would continue to operate under its present management.

QUESTION:
When would the money required for the purchase come from?

ANSWER:
The cost would be met first by \$1,000,000 in bonds now held by the Ottawa Hydro-Electric Commission. For the balance, debentures would be issued in the amount of \$2,500,000 payable in 20 years. Ottawa Hydro's engineering and financial staff have calculated that all these debentures can be paid off FROM EARNINGS OF THE COMBINED SYSTEMS IN THE 20-YEAR PERIOD.

QUESTION:
If and the purchase would it reduced electricity rates in Ottawa?

ANSWER:
Yes. Hydro engineers calculate that after operating the combined system for one full year, rates in Ottawa can be reduced by from five to ten percent, at least.

QUESTION:
How will savings be effected by consolidation of the two electrical systems?

Ottawa Journal, December 4, 1946

In November 2000, through amalgamation, Gloucester Hydro, Goulbourn Hydro, Kanata Hydro, Nepean Hydro and Ottawa Hydro came together to create Hydro Ottawa Ltd., which serves the entire urban population of the City of Ottawa.

**HYDRO COMMISSION
HAS SPLENDID YEAR**

**Gross Surplus of \$61,791 For
Year—More Power Used.**

That the Ottawa Hydro-Electric Commission passed through a most successful and profitable year in 1921 is indicated by the annual statement and balance sheet submitted by Mr. J. A. Ellis, chairman of the commission. It shows a gross surplus for the year of \$61,791.96, after deducting all charges for maintenance and operation, power, interest and sinking fund on \$700,000 debentures. Except for \$15,054.96, the surplus has all been carried to capital account for depreciations, renewals and extensions, or, in other words, the net surplus was \$46,736.96. The operating report shows revenue for the year of \$228,108.97.

The steady increase in business during the year has rendered it necessary for the commission to secure additional horse power, the report states. Two thousand additional horse power was ordered from the Ontario Hydro-Electric Commission, this making the quantity of power

OTTAWA, TUESDAY, FEBRUARY 5, 1929.

**Ottawa Hydro Smashes All Records
For Business And Shows Net Surplus
Of \$62,458 In 1928 Annual Report**

**Earnings Are \$42,499 Greater Than During Preceding
Year—Reveal Increase Local Accounts—Commis-
sion's Depreciation Reserve Now \$670,670.**

All records for business were shattered by the Ottawa Hydro Electric Commission in 1928. a

Hydro Chairman

“Hydro Commission has Splendid Year”, Ottawa Journal, March 1, 1922

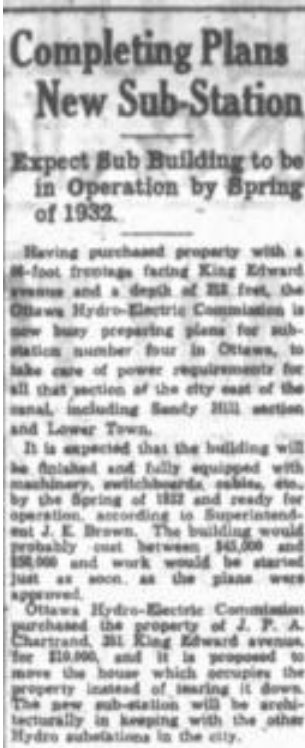
“Ottawa Hydro Smashes All Records for Business....” Ottawa Journal, February 5, 1929

Hydro Sub-station No. 4 was constructed in 1931, during a period of continuous growth and expansion for Ottawa Hydro-Electric Commission (Ottawa Hydro). It was the third sub-station built by Ottawa Hydro after it acquired the assets of Consumers Electric in 1905. Initially, additions were made to the original distribution network that was purchased from Consumers Electric but the growing demand for electricity required further expansion. From 1905 to 1922 the demand load increased from 1000 horsepower to 12,269 horsepower (1922) and the number of costumers from 1314 (1905) to 12,138 (1922). To meet this growing demand, Ottawa Hydro undertook an ambitious building program that resulted in the construction of Hydro Sub-Station No 2. at 247 Glebe Avenue (1922), Sub-Station No. 3 at 1275 Carling Avenue (1929), Hydro Sub-Station No. 4 at 351 King Edward Avenue (1931) and Hydro Substation No. 5 at 39 Riverdale Avenue (1946). By 1941 the load had increased to 35,107 horsepower and the number of customers to 16,583.

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

Hydro Sub-Station No. 4 reflects of the growth of Ottawa through population increase and annexation during the early years of the 20th century. Sub-station No. 4 was the first sub-station to be built east of the canal, and the last to be built before the Second World War. The King Edward Avenue sub-station was built to provide power to customers east of the canal including Sandy Hill and Lowertown, and it continued to do this alone until 1946.



Completing Plans for New Sub-Station, Ottawa Journal, June 26, 1931.

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

The building has associative value as representative of the work of architect W. C. Beattie. A well-known local architect, Beattie also designed Ottawa Hydro's office building at 109 Bank Street (1934), the sub-station at 1275 Carling Avenue (1929) and the addition to the hydro sub-station 247 Glebe Avenue (1937). Beattie is also known for his work with the Ottawa Public School Board, designing their offices at 330 Gilmour Street (1922), and the York Street Public School (1921).

Contextual Value

Community Character

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

Sub-station No. 4 supports the character of the neighbourhood as one of several early 20th century public and institutional buildings located near the intersection of King Edward Avenue and Rideau Street, including the Champagne Bath (1922), and the Adath Jeshurun Synagogue (1904), now the Seventh Day Adventist Church.



375 King Edward Avenue, former Adath Jeshurun Synagogue (1904), now the Seventh Day Adventist Church. Source: © 2019 Google



321 King Edward Avenue, Champagne Bath (1922).

Source: © 2019 Google

Context

Is the property physically, functionally, visually or historically linked to its surroundings? YES NO

Hydro Sub-Station No. 4 is physically and historically linked to its surroundings as one of several early to mid 20th century buildings located near the intersection of King Edward Avenue and Rideau Street, including the Champagne Bath (1922), and the former Adath Jeshurun Synagogue (1904), now the Seventh Day Adventist Church. It is

also functionally linked to its surroundings as a hydro sub-station that has remained in use since its construction in 1931.



Photo showing Hydro Sub-Station No. 4. Source: © 2019 Google

Landmark

Is the property a landmark?

YES

NO

Hydro Sub-Station No. 4 is a landmark because of its large size, bold architectural detailing, and its prominent location along a major arterial road.

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Underwriters’ Survey Bureau. *Insurance Plan of the City of Ottawa, Ontario*. 1963.

HERITAGE SURVEY AND EVALUATION FORM

Building Name and Address: Hydro Sub-Station No. 5, 39 Riverdale Avenue

Construction Date: 1946

Original Owner: Ottawa Hydro Electric Commission



Source: © 2019 Google

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

Prepared by: Adrian Phillips/Anne Fitzpatrick

Date: December 2019

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

Hydro Sub-station No. 5 has design value as an excellent example of an industrial building influenced by the Streamlined Moderne variant of the Art Deco style and is a significant example of the early to mid 20th century hydro sub-stations in Ottawa. The Streamlined Moderne style was popular in the 1920s until the mid 1940s. The style featured bold masses, smooth finishes and occasionally traces of the classical style. Typical of its style, Hydro Sub-Station No. 5, features smooth surfaces, symmetry and stylized dentils.

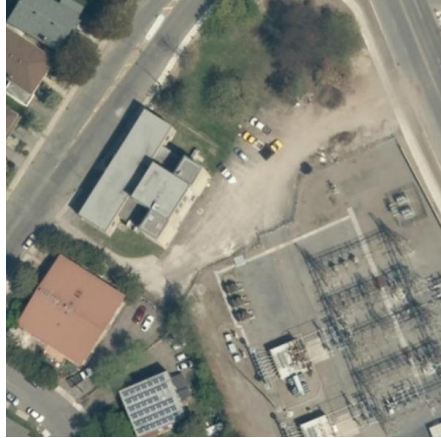
Constructed in 1946, Hydro Sub-Station No. 5 is a one storey, rectangular plan building with a long front facade and a three-storey tower at the rear. The building has a flat roof and is clad in a smooth ashlar stone. The front entrance consists of double metal front doors with sidelights, a curved metal canopy and a central window above the door. There is a stone panel above the door that reads "Ottawa Hydro Electric". Other notable architectural details include the dentilled stone banding at roofline, stone sills, and subtle stone quoining on corners and around windows. There are regularly spaced, rectangular, metal windows on the front and side elevation with continuous stone banding above. The original portion of the tower features large glass block windows, whereas the remaining windows and doors are steel frame.

Additions to both sides of the tower at the rear of the building were added in 1989.



Aerial image showing the original building, 1937.

Source: GeoOttawa



Aerial image showing current building, two rear additions, 2017.

Source: GeoOttawa.

Craftsmanship/Artistic Merit

Does the property display a high degree of craftsmanship or artistic merit?

YES NO

The property displays a high degree of artistic merit. The decorative design of Hydro Sub-station No. 5 reflects the importance of hydro buildings and the expansion of the electrical network in the early to mid 20th century. The form of the building with many windows to provide natural light, large doors to provide access and open spaces to accommodate equipment reflects the industrial function of the building. Sub-station No. 5 has several notable architectural features that display excellent craftsmanship, including the curved copper door canopy and the enlarged dentil-like detailing. This building retains a high degree of architectural integrity.

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

Hydro Sub-Station No. 5 has historical value for its associations with the early expansion of power generation and distribution in Ottawa, notably the establishment of a municipally owned provider: the Ottawa Hydro-Electric Commission (Ottawa Hydro).

Electric lighting came to the Ottawa in 1882 when two carbon lamps were erected in the lumber yards of Lebreton Flats near Chaudière Falls. By May 1, 1885, Ottawa was the first city in the world to have all its streetlights lit with electricity, replacing the oil-fueled lamp posts. The business of electricity generation and distribution was lucrative, and several companies were quickly established by the business and political elites in the city. Among these was the Chaudière Electric Light and Power Company, which was organized by a group including Thomas Ahearn and Warren Y. Soper. The company began with a circuit in Hull and six months later distribution crossed the river to Ottawa. Other companies at the time included the Ottawa Electric Light Company headed by Francis Clemow and the Standard Electric Light Company, with E. H. Bronson as President. In spite of the competition among companies, however, rates were high and the service was unreliable. In 1894, through mergers and acquisitions of these companies, Ahearn formed the Ottawa Electric Company and became the primary supplier of power to the city holding a monopoly.

At the beginning of the 20th century, Ottawa City Council was frustrated by the lack of competition in electric service and the resulting high rates. In 1901, a privately-owned company in Hull, known as the Consumers Electric Company, applied for a charter with

the City. To increase competition in the industry, the City attempted to impose a clause prohibiting Consumers Electric from amalgamating with any other company. The Ottawa Electric Company reacted by applying directly to Parliament for the authority to purchase shares of any company engaged in the power business. They also requested the authority to increase rates for electricity. The City then had to grant Consumers Electric the charter without the clause restricting its franchise.

Recognizing the importance of affordable, reliable electricity, James A. Ellis (1864-1934) the Mayor of Ottawa at the time, fought the establishment of an electrical monopoly. Mr. Ellis and P.D, Ross, a newspaper publisher and engineering graduate from McGill University, approached the owners of the privately-owned Consumers Electric Company, who agreed to sell the company to the City. Mr. Ellis immediately convened a special meeting of City Council, who adopted a motion to buy the Consumers Electric Company, which included one small sub-station (Sub-Station No.1) and the distribution system. The plant came under control of City Council and the City established the Municipal Electric Department of the City of Ottawa. Power was generated at Chaudière Falls and was purchased from the Ottawa-Hull Power and Manufacturing Company. Following attempts by competitors to block the City's purchase of power, in 1907 the City turned to the newly formed Hydro Electric Commission of Ontario which granted a contract to the Ottawa-Hull and Power Manufacturing Company to supply the City with the output of two generating stations at Chaudière Falls.

Meanwhile, in the private industry, by 1908, Ahearn, Soper and Bronson had consolidated their companies to form the Ottawa, Heat, Light and Power Company (OHLPC). For 42 years, the privately owned OHLPC and the City would be in direct competition for the role of primary power supplier in the City.

What's Your Reason?
 (Perhaps you can help us solve a paradoxical puzzle)



From where we sit--
 we can't think of a single reason why every tax-payer—citizen and householder in the City of Ottawa should not be an enthusiastic and whole-hearted supporter of the Hydro-Electric system.

The plant belongs to you. It is municipally owned and run for the benefit of the citizens as a whole. It furnishes electric power and service at practically cost. It is the biggest single factor in the keeping of electric prices at their low level—and if more generally supported will make them still lower.

Every user is doing himself a favor and helping his neighbor at the same time. There are lots of other reasons. All for it.

Reasons against---None!

If you have a reason—let us know it. We are a public service corporation and should know any vitally important thing like this—and take steps to eliminate it.

If you are not a Hydro-Electric user—do not hesitate to apply for the service. If your house is wired—it will cost you nothing to secure it. Let us send you a representative to tell you all about "Hydro."

Ottawa Hydro-Electric Commission
 Formerly known as Ottawa Municipal Electric Dept.
 109 Bank St., Corner Albert St.
 Phone 1901 Queen. 529

D-12

BUT for the blessing of light—this world would be a cheerless and dreary place.



NATURE gives us light and darkness in about the ratio of fifty-fifty. But during the periods of darkness—the ingenuity of man was called upon to furnish light artificially. And this faculty is so highly prized by the human race that light itself is treated as a symbol of learning, knowledge and advance.

AND inasmuch as all the tax-payers in the City of Ottawa are part owners in this Hydro-Electric plant—you are entitled to a portion of the credit.

Remember that the Hydro is your company—that it furnishes light and power at practically the cost of production—that the more users there are the bigger chance you have of keeping electric prices at their present low level or having them reduced still farther. Bear this in mind when you are contemplating moving or changing your electrical connections.

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82 J 1224

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**Important
Information**

for the Residents of Ottawa —

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Ottawa Hydro-Electric Commission**

What the Plant is:

This is your first factory. It is located — YOU are a stakeholder. Although owned by the City — it has never been a part of the taxpayer's bill.

It was not set to work, purchased or the plant — that making the delivery and establishing a delivery plant to serve the town's own needs.

What You Should Do:

If you are not a stakeholder — a privilege to share your own money.

By participating you have become an equal in ownership — you share the same risks and the same benefits.

What the Plant Has Done:

It has eliminated the need for a separate power plant. It has increased the capacity of the plant. It has increased the capacity of the plant. It has increased the capacity of the plant.

It is a great public enterprise for the city — that makes the people and the city alike.

How You Can Help:

If you are not a stakeholder — you are not a stakeholder. If you are not a stakeholder — you are not a stakeholder. If you are not a stakeholder — you are not a stakeholder.

See the Commission's report, filed in full in the office of the City Clerk, Ottawa, Ontario.

We will be glad to send a representative to any and all meetings held for you.

Ottawa Hydro-Electric Commission
207 SPARKS ST., near Bank. Phone Queen 1911

Ottawa Journal, April 12, 1916

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ANSWER:

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QUESTION:

Does Ottawa Hydro intend to purchase the entire Ottawa Light Heat and Power system?

ANSWER:

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The Gas Company would continue to operate under its present management.

QUESTION:

Where would the money required for the purchase come from?

ANSWER:

The cost would be met first by \$1,000,000 in funds now held by the Ottawa Hydro-Electric Commission. For the balance, debentures would be issued in the amount of \$4,500,000 payable in 20 years. Ottawa Hydro's engineering and financial staffs have calculated that all four debentures can be paid off FROM EARNINGS OF THE COMBINED SYSTEMS IN THE 20-YEAR PERIOD.

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QUESTION:

How will savings be effected by consolidation of the two electrical systems?

ANSWER:

Ottawa Journal, December 4, 1946

Ottawa's Municipally Owned Hydro Electric Commission Supplies
POWER at the LOWEST AVERAGE RATE in the WORLD
Its Total Assets, Valued at More Than \$16 Million, Cost the Taxpayer Nothing

Ottawa Hydro Electric Commission
Owned by the Municipality

The Ottawa Hydro Electric Commission, originally known as the "Municipal Electric Company", was created in 1900 by the City of Ottawa which at that time issued \$100,000 in debentures the proceeds of which were used to purchase the assets of the existing privately owned Ottawa Electric, headed by Mr. J. B. Miller.

Mr. J. A. Ellis, then Mayor of the City of Ottawa, was the first director of the Municipal Electric Company. Present members of the Commission are: Mayor Grenville W. Goodwin, Chairman; Mayor Grenville W. Goodwin, Commissioner-in-Chief; and E. A. Band, Commissioner.

The original capital investment of \$200,000 has grown to a total of more than \$16,000,000, mainly gained from interest revenues without the addition of any municipal or otherwise raised capital.

Power at the Lowest Average Rate in the World

Ottawa's municipally owned Hydro Electric Commission since its inception, has followed a consistent policy of paying out both the original investment and its properly expiring service and equipment cost of revenue and at the same time carrying over to future years the balance of the investment cost.

The rates for domestic lighting when the privately owned Municipal Electric in 1935 were 12 cents per kilowatt hour with water rates of 12 per cent.

This figure was reduced during the period from 1935 to 1944 to 4 cents per kilowatt hour less 10% plus 10% per annum under rental with five long term contracts. Further its revenue was made to 10% of total in 1944. In 1945 the rate for domestic lighting was reduced to 3 cents per kilowatt hour plus 10% on the 1945 power rates. This rate is the lowest in the world.

The Ottawa Hydro Electric Commission today supplies electric power to households, commercial and industrial establishments at the following rates:

DOMESTIC LIGHTING — Commercial Charge: 3 cents per kilowatt hour plus 10% on the 1945 power rates.

COMMERCIAL LIGHTING — Commercial Charge: 4 cents per kilowatt hour plus 10% on the 1945 power rates.

POWER RATES

Domestic lighting rates are based on a standard rate of 100 watts per hour for 100 hours per month. The above mentioned conditions have been observed and at the same time power has been supplied to the customers by the Ottawa Hydro Electric Commission at the lowest average rate in the world. The object of the Commission is to supply electricity as cheap as possible, while maintaining efficient management and the proper reserves.



Ottawa Hydro Commission's sub-station on Colling street and the Metcalf Road.

OTTAWA HYDRO ELECTRIC COMMISSION
FRANK H. PLANT, Chairman
MAYOR GRENVILLE W. GOODWIN, Commissioner E. A. BAND, Commissioner
S. W. CANNIFF, General Manager and Chief Engineer
G. R. DAVIS, Assistant General Manager W. C. LEWIS, Secretary-Treasurer

Ottawa Journal, May 9, 1951

In November 2000, through amalgamation, Gloucester Hydro, Goulbourn Hydro, Kanata Hydro, Nepean Hydro and Ottawa Hydro came together to create Hydro Ottawa Ltd., which serves the entire urban population of the City of Ottawa.

Hydro Sub-station No. 5 was constructed in 1946, during a period of continuous growth and expansion for Ottawa Hydro-Electric Commission (Ottawa Hydro). Initially,

additions were made to the distribution network that was purchased from Consumers Electric in 1905, but the growing demand for electricity required further expansion. From 1905 to 1922 the demand increased from 1000 horsepower to 12,269 horsepower (1922) and the number of costumers from 1314 (1905) to 12,138 (1922). Although electric demand slowed during the Depression, it picked up again during the Second World War. By 1941 the load had increased to 35,107 horsepower and the number of customers to 16,583. To meet this continuous growing demand, Ottawa Hydro undertook an ambitious building program that resulted in the construction of Hydro Sub-Station No 2. at 247 Glebe Avenue (1922), Sub-Station No. 3 at 1275 Carling Avenue (1929), Hydro Sub-Station No. 4 at 351 King Edward Avenue (1931) and Hydro Substation No. 5 at 39 Riverdale Avenue (1946). Hydro Sub-station No. 5 was the last numbered sub-station to be built in the bold and decorative style and later sub-stations became simple, utilitarian brick boxes, designed to unnoticed into their surroundings.

**THE OTTAWA HYDRO-ELECTRIC COMMISSION PLAYS A BIG PART
IN DEVELOPING CANADA'S NATIONAL CAPITAL PLAN**

<p>FRANK H. PLANT <i>Chairman</i></p> <p>CHARLOTTE WHITTON <i>Mayor - Vice Chairman</i></p> <p>STANLEY LEWIS <i>Commissioner</i></p>	<p>ASSETS \$17,441,051.03 (AT THE END OF DECEMBER, 1951)</p> <p>During 1950-51 the Commission's plant was increased by an additional amount of \$1,184,507.75. This was accomplished without issue of debentures. There has been no increase in the Commission's rates since 1931.</p>	<p>G. R. DAVIS <i>General Manager AND Chief Engineer</i></p> <p>W. C. LEWIS <i>Secretary-Treasurer</i></p>
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At present the Commission is constructing a station in the central part of the city at a cost of approximately \$425,000. This station will relieve overloads on existing sub-stations and supply new loads and assist in relieving the Laurier Avenue sub-station so that it may be abandoned in a few years.

The Ottawa Hydro-Electric Commission is now serving approximately 61,000 customers. Despite rising costs, the Commission has extended its plant without a boost in rates.



The Riverdale Avenue Sub-Station

The Ottawa Hydro-Electric Commission took over the assets of the Ottawa Light Heat and Power Company on January 1, 1950, and on the same date the City of Ottawa annexed parts of Nepean and Gloucester Townships, increasing the area of the city of Ottawa by five times overnight. This meant that the Ottawa Hydro-Electric Commission had to look after the additional areas by providing services to homes and by erecting street lights, at the rate of 1,000 a year. All this means progress and development. The City of Ottawa has an asset in its Hydro-Electric Commission of which it may well be proud.

“The Ottawa Hydro Electric Commission Plays a Big Part in Developing Canada’s National Capital Plan” Ottawa Journal, July 2, 1952

An additional note of interest, the property at 39 Riverdale Avenue was the site of two notable aviation events. The property is located on a former farmers field known as Slattery's Field, which is the site of the first airplane flight in the Ottawa region. Between September 11-14, 1911, pilot Lee Hammond flew a biplane and performed for crowds as part of the Central Canada Exhibition. Later, on October 8, 1913 the first flight between two Canadian cities landed here after flying from Montreal. The plaque on the building from the Canadian Aviation Historical Society notes that "both pilots had to contend with cows and horses, which shared the crude airfield."

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

The location of the Hydro Sub-Station No.5 reflects the growth of Ottawa during the early to mid 20th century through population increase and annexations. The Ottawa South neighbourhood grew significantly in the post-war era, and this resulted in an increased demand for electricity. As a result, the Riverdale sub-station was built at the junction of Ottawa East and Ottawa South, both of which were annexed to the City in 1908.



Aerial photo, 1928. Source: GeoOttawa

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

The building has associative value as representative of the work of architect J. Albert Ewart, a prominent Ottawa architect who worked in the city from the turn of the century until the late 1950s. Ewart also designed the Ottawa Electric Building (1926) on Sparks Street, the Ottawa Civic Hospital (1924), and Southminster Church (1931) on Bank Street. J. Albert Ewart was the son of David Ewart, Chief Dominion Architect 1897-1914.

Contextual Value

Community Character

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

Sub-station No. 5 is located at the intersection of Main Street and Riverdale Avenue, which marks the division between what was originally a semi-rural 19th century community and a post-war suburb. Most of the housing east of it was built at approximately the same time or shortly thereafter.

Context

Is the property physically, functionally, visually or historically linked to its surroundings? YES NO

Sub-station No. 5 is functionally and historically linked to its surroundings as a functioning power station that has remained in use since its construction in 1946.

Landmark

Is the property a landmark? YES NO

Hydro Sub-Station No. 5 is a landmark because of its distinctive architectural expression, industrial character and location at a busy intersection.

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