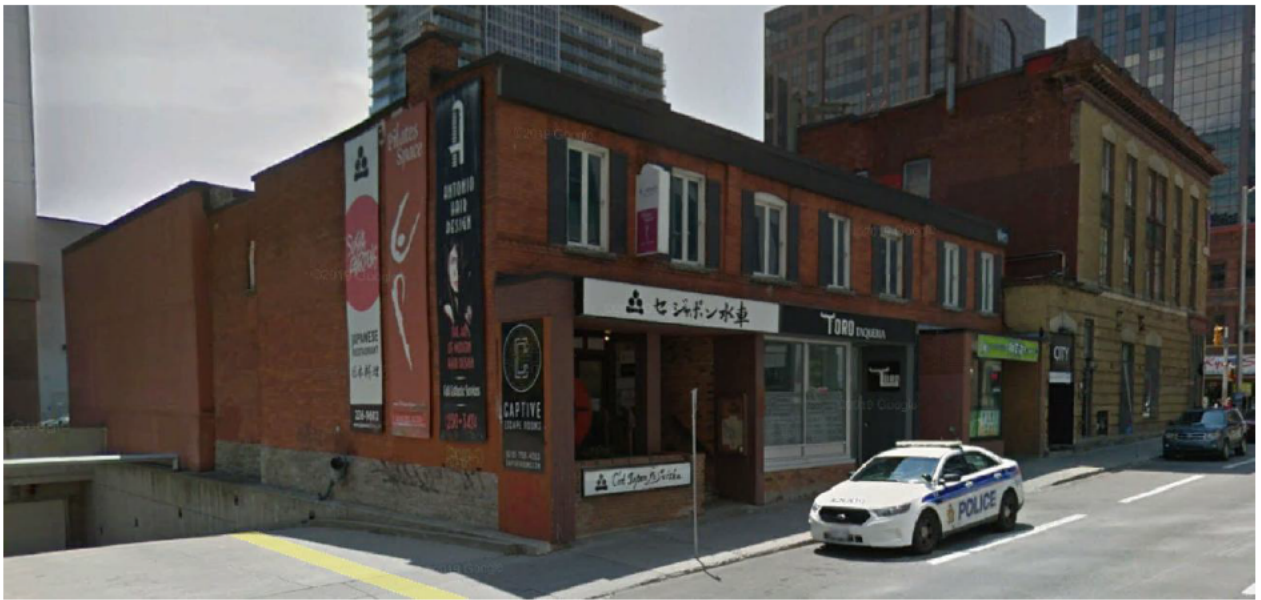




A HERITAGE IMPACT ASSESSMENT 208-212 SLATER STREET, OTTAWA



APRIL 22, 2025

Submitted To: 208 Slater Street (Realty) Inc

**Prepared By: John Stewart, Commonwealth Historic Resource
Management**

AUTHORS QUALIFICATIONS

Commonwealth Historic Resource Management is a consulting firm that offers professional services related to conservation, planning, research, design, and interpretation for historical and cultural resources. A key focus of the practice is planning and assessment of heritage resources as part of the development process.

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Stewart is a founding member of the Canadian Association of Heritage Professionals. He has served as the Canadian representative of the Historic Landscapes and Gardens Committee of ICOMOS and the International Federation of Landscape Architects. Stewart retired after 14 years as a panel member with the Ottawa Urban Design Review Panel and is a board member of Algonquin College Heritage Carpentry Program.

Ian Hunter, Built Heritage Specialist, Researcher is a specialist in the research and assessment of cultural heritage resources and building conservation. Experience in the heritage conservation field extends over 30 years, primarily working for Commonwealth Historic Resource Management.

Current Owner and Contact:

Broccolini

208 Slater Street (Realty) Inc

[REDACTED]

Director of Real Estate Development

Broccolini

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1.0 INTRODUCTION

1.1 Scope

The city of Ottawa Heritage Planning, Development, and Building Services Department (PDBS) conducted a preliminary review of the HIA for 208 Slater Street and have the following key issues that need to be highlighted:

1. The report needs to respond more clearly to Broccolini's intention to demolish the building
2. The key question to be answered is: does the building at 208 Slater Street, which is designated under Part V of the Ontario Heritage Act, continue to contribute to the Bank Street HCD? The use of criteria 09/06 provides useful information, but the issue at hand is not whether it meets the criteria for designation under Part IV.

The following document responds to these key issues. It incorporates the findings of a 2019 Cultural Heritage Impact Statement, and the findings of a Cultural Heritage Evaluation Report prepared in 2024.

A caveat to the analysis is the loss of a designated building within a heritage district. The client would like to demolish the existing 'residential remnant' and temporarily repurpose the site for community amenities. Their projected redevelopment intent foresees a residential tower integrating defining elements of the original structure as a podium.

Documents consulted in the preparation of this report include:

- Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010.
- Parts IV and V of the Ontario Heritage Act.
- Guidelines for the Preparation of Cultural Heritage Impact Statements, City of Ottawa.
- Bank Street Heritage Conservation District Study, Ground Plan 2000.
- NCC Statement of Cultural Heritage Significance for Sparks Street proposed Heritage Conservation District.
- Inventory Data Sheet 1998, 210-212 Slater Street, City of Ottawa;
- Inventory Data Sheet 1998, 129 and 131 Bank Street, City of Ottawa;
- Collections Canada – 1888, 1902/1912, Goad Fire Insurance Plans, City of Ottawa, Volume 1, Sheet 36;
- Archives Ottawa – Fire Insurance Plans 1925/1948, and 1963, Underwriters Survey Bureau Ltd.
- City of Ottawa Directories: 1898, 1900, 1901, 1909, 1910, 1913, 1915, 1921, 1923, and 1927; and,
- Census of Canada, 1901, 1911, 1921, and 1931.
- Proposed new development plans, images, renderings RLA, April 2019.
- CHIS 208-212 Slater Street, Commonwealth Historic Resource Management, May 30, 2019.

- City Pre-consultation Comments Sally Coutts, Heritage Comments, Wednesday, April 10, 2019.
- Email CHIS – 208 Slater Street between Anne Fitzpatrick and John Stewart, July 16, 2019.
- Revised Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest under the Ontario Heritage Act (O.Reg. 9/06) Amendment 569/22”.
- 208-212 Slater Street, CHER, Commonwealth Historic Resource Management, November 24, 2024.
- Email HIA – 208 Slater Street between Anne Fitzpatrick and Michael Beach, April 6, 2025.

1.2 Key Issue Broccolini’s Rationale

Broccolini is requesting the City’s permission to demolish 208 Slater Street prior to finalizing plans for a new multi-storey tower. The site is zoned and Broccolini is committed to proceeding with the redevelopment. The building is derelict, in poor condition, and does not contribute to its surroundings. Demolition is a strategic and beneficial course of action for both the developer and the city. Renovation or leasing is not economically viable. Ongoing maintenance, insurance, and heating costs average \$20,000/month. These expenses are wasteful for a vacant building that cannot be reused. In the short term, this money could be directed to much-needed community beautification. Demolition enables the site to be safely deactivated, provides much need beautification and clears the path for redevelopment in the future.

The building is not habitable, frequently vandalized, and poses a safety risk due to potential squatting and structural degradation. The HCD has issues, high vacancy, and this structure contributes to the visual and economic blight of the Bank and Slater intersection, which has become increasingly fragmented. Demolition would allow for the site to be temporarily repurposed for community amenities and improve the visual quality of the neighbourhood with a feature such as a park, children’s splash pad playground, dog park, or community gardens.

Today the building is a remnant with few of its original character defining features extant. In consultation, the city has stated there is considerable interest in the retention and integration of this ‘residential remnant’ into the proposed redevelopment for 208-212 Slater Street. Broccolini concurs that a future residential tower podium could respectfully reinterpret and reinstate the building’s original scale, materiality, and residential use, restoring its contribution to the streetscape’s character.

1.3 Key Issues Summary of Findings

The key question to be answered is: does the building at 208 Slater continue to contribute to the Bank Street HCD?

The following analysis considers the current state of the building and the HCD, as tentative for the following:

- The loss of the buildings across the street defining the intersection as a focus for the District.
- The existing two-storey designated remnant currently does not positively contribute to the District.
- The loss of original fabric, including the entire third floor, along with an altered floor plan.
- The repurposing the building from residential to office and ground floor commercial uses.

- The negatively impacted character-defining attributes. Modern materials, such as replacement windows, plate glass, and various additions to the street front, have changed the original design.

1.4 Context—Site Location and Current Conditions

The property is located within the Centretown neighbourhood on the south side of Slater to the east of Bank Street. The block is bound by Bank St. to the west, Slater St. to the north, O'Connor St. to the east and Laurier Avenue to the south.

The property contains a two-storey brick building, consisting of three units with ground floor commercial and office uses above. A unique feature of the property is a carriageway that provides access to a parking area behind the building, as well as providing a service entrance to some of the commercial buildings fronting onto Bank Street.

The west side of the development site abuts the rear of the three-storey heritage commercial buildings fronting onto Bank Street, all of which are characterized as Category 1 heritage properties. The east side of the property abuts an access driveway to a below grade parking garage for an office building fronting onto Laurier Avenue. Further to the east is a small parkette. On the north side of Slater Street and Bank Street intersection, the four designated buildings were replaced by a new office building.

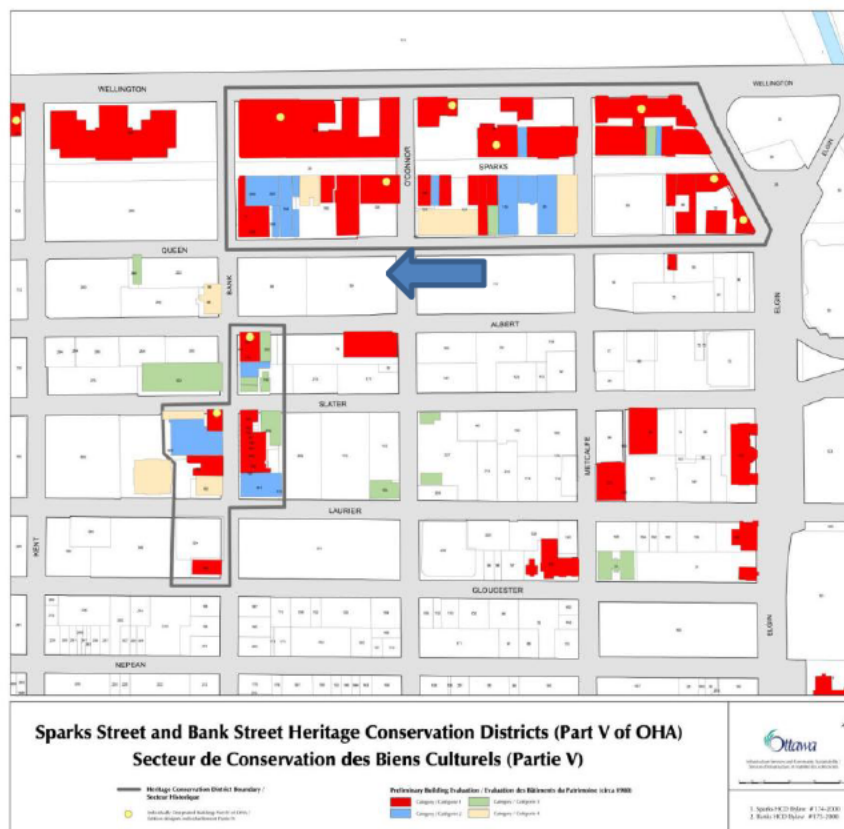
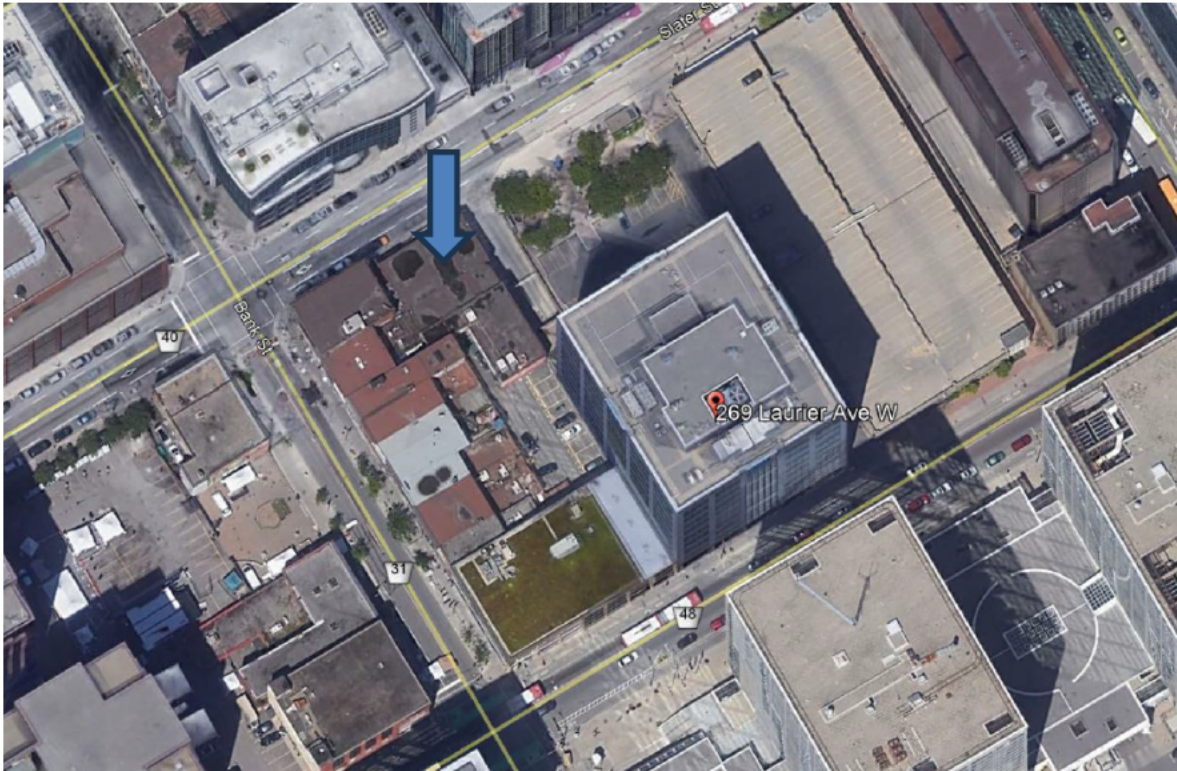


Figure 1: Plan of the Sparks and Bank Street HCD (2000). Site arrowed. The development site is adjacent to a series of Category 1 (red) heritage resources extending along Bank Street. The two Category 3 (light green) properties on the north side of Slater Street across from the development site have been demolished. Source: City of Ottawa



Figures 2: Aerial view illustrating the built and landscape context within and adjacent to the property at 208-212 Slater Street. Site arrowed. Source: Google Earth.

1.5 Cultural Heritage Context and Street Characteristics

The initial Bank Street Heritage Conservation District (BSHCD) consisted of 25 heritage properties, with frontage along Bank Street and Slater Street. The properties were evaluated and assigned a Group or Category ranging from 1 to 4; Group 1 through Group 3 properties are considered contributing heritage properties. Group 4 properties are considered non-contributing to the BSHCD. The development site is located within that was recognized in 2000 under Part V of the Ontario Heritage Act (OHA) (By-law 175-2000).

The development site is located to the east or rear of a row of three storey heritage commercial buildings (137 – 157 Bank St.) fronting onto Bank Street with service access to the rear of these buildings from 208's carriageway.



Figure 3: Bank Street Heritage Conservation District plan. Development site arrowed. After the plan was completed in 2000, 4 of the buildings within the district were demolished; specifically, the group of 4 buildings on the north side of Slater and the east side of Bank Street. Source: City of Ottawa.

1.6 Digital Images of Cultural Heritage Attributes

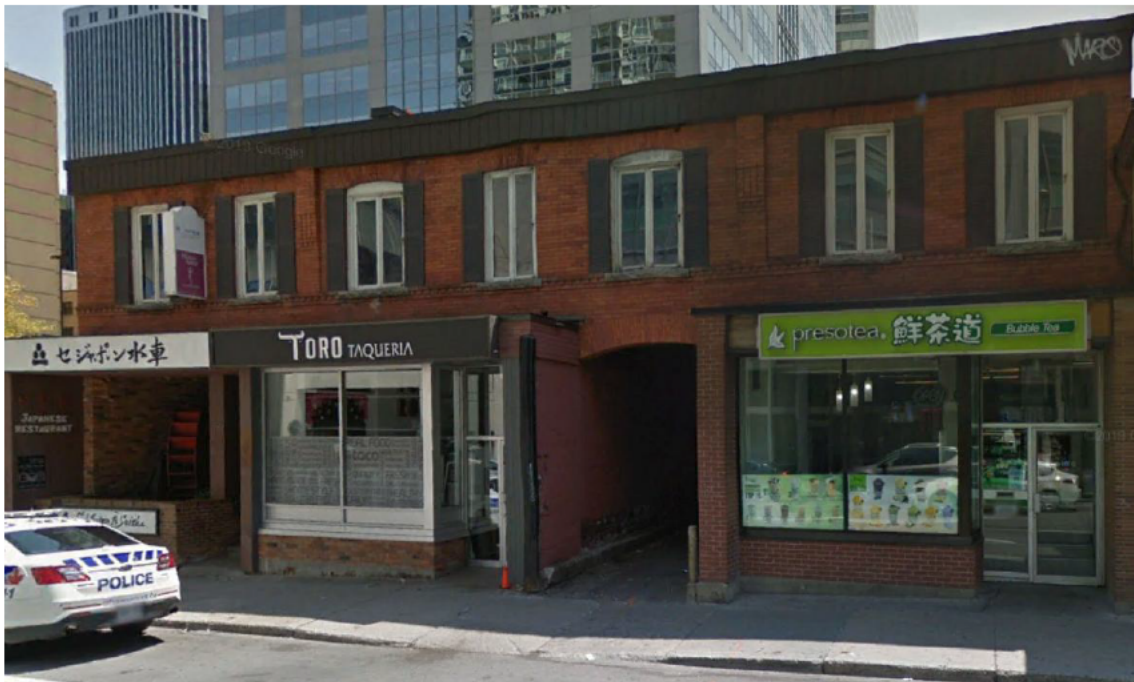


Figure 4: View of the 3-bay façade articulated with projecting pilasters that group the bays into a 2:3:2 fenestration pattern. The central bay is further articulated with a central flat headed window flanked by two wider windows with segmental brick arches and accented with raised pilasters and a corbelled brick band below the second floor window. The loss of the third floor and the ad hoc additions on the ground floor have lessened appreciation of this early well designed row house. Source: Google Earth.

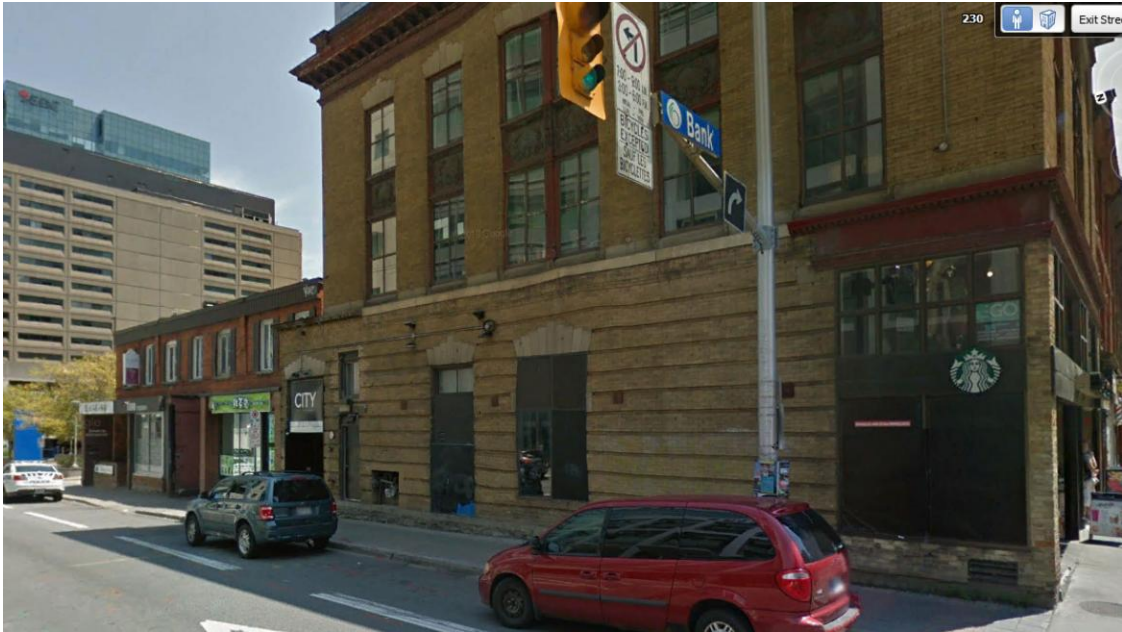


Figure 5: Context view of 129 Bank (right) and 208-212 Slater (left). Note the projecting brick commercial entrances on 208-212 Slater and the one-storey addition to the Bank Street building. The stepping cornice heights do not represent the original building's relationship to its neighbour. Source: Google Earth.

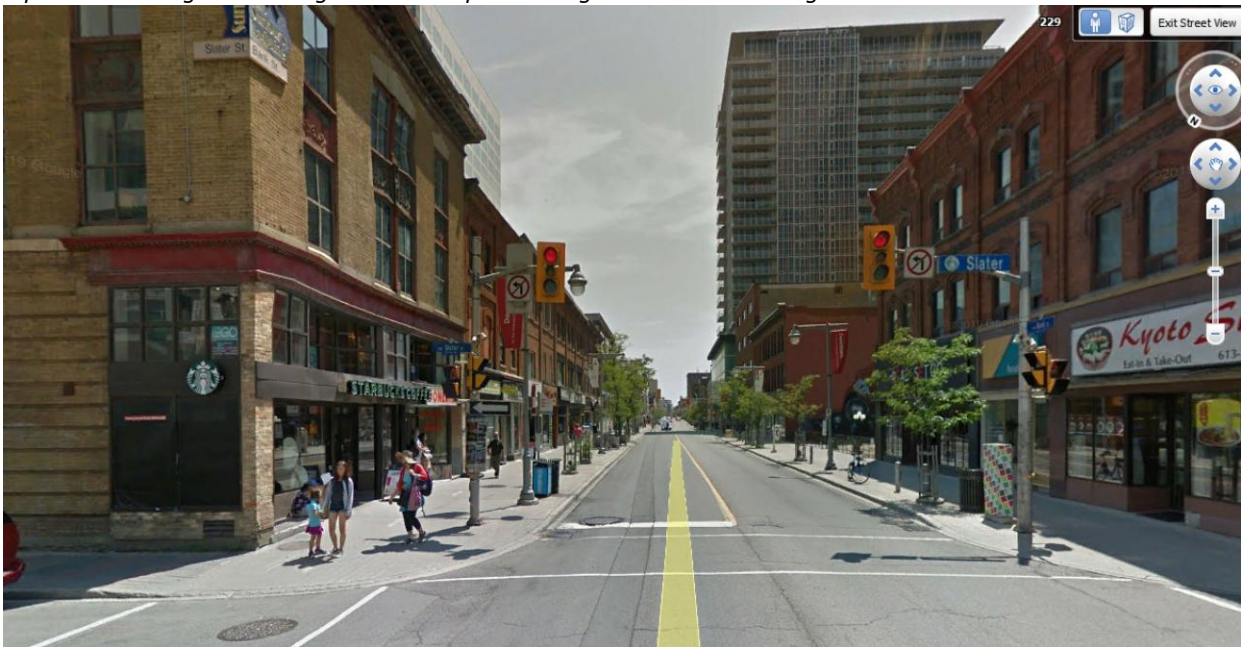


Figure 6: View south along Bank Street from Slater. The row of three storey commercial heritage properties (left) will form a visual podium to the development site when viewed from Bank Street. Source: Google Earth



Figure 7: View looking west on Slater to the development site. Note the projecting brick walls enclosing the storefronts. Note the east wall (left) and the stone foundation walls that delimit the original built plan. The rear addition evident to the left of the photograph was completed post 1965. Source: Google Earth

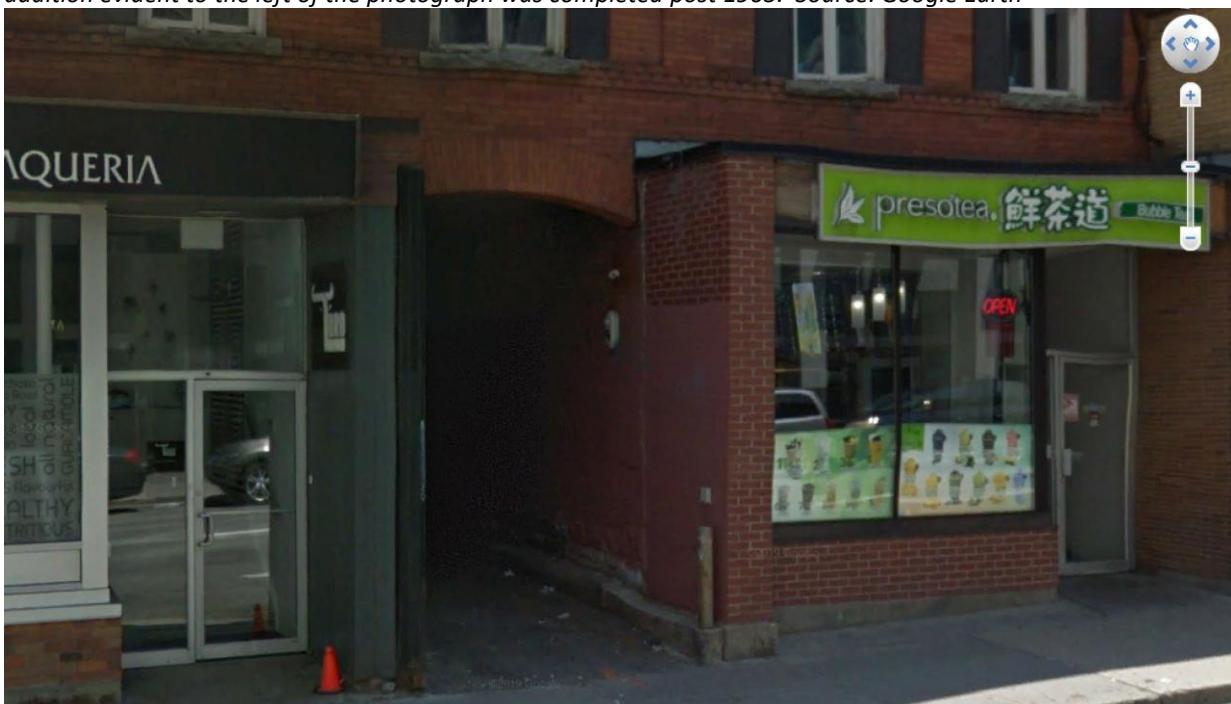


Figure 8: Detail view of the storefront on 208-212 Slater. It would appear that the projecting brick walls, and panel below the storefront window, are contemporaneous with a more recent rehabilitation of the storefronts

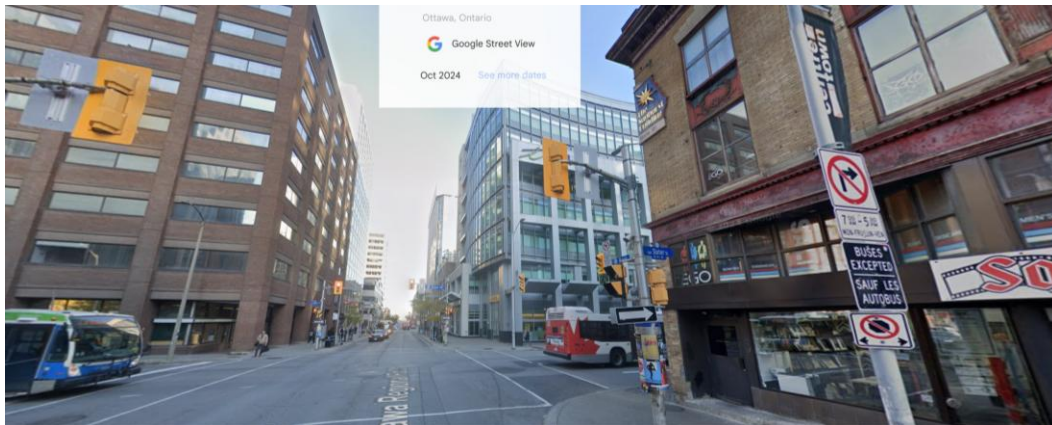
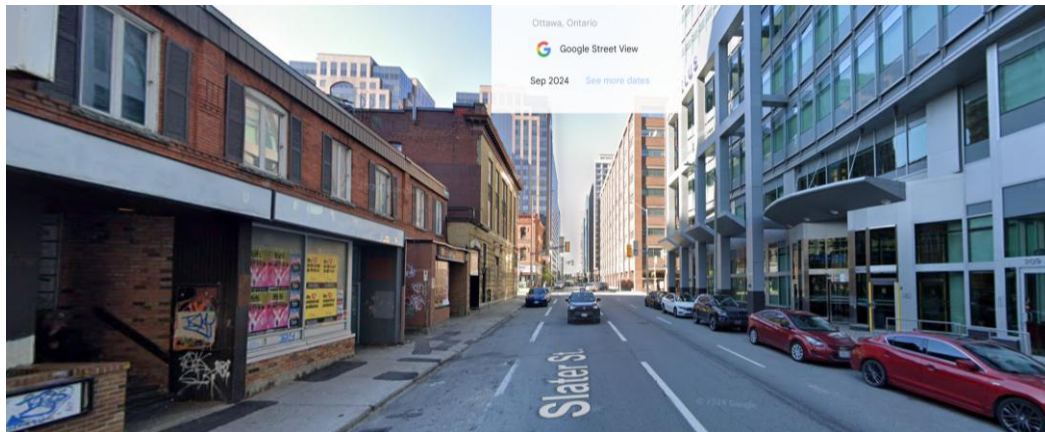


Figure 9: Contemporary views looking north along Bank St. from the intersection and a view looking west along Slater Street document the loss of heritage character.



2.0 NEIGHBOURHOOD AND SITE HISTORY

2.1 Site Development History, 208–212 Slater St.

The site was developed in 1898 (HSF) with a three-storey brick row house consisting of three units with two-storey brick wings off the back of each unit, all set on a coursed limestone foundation. Alterations that occurred after 1898 include: the construction of a one-storey brick garage structure to the rear of 208 Slater sometime between 1901 and 1912 (Figure 4); the third floors of the three units were removed sometime between 1928 and 1963 possibly the result of a fire that spread through the interconnected roof spaces; the building was converted from a residential to a mixed commercial and

office use circa 1968 when the one-storey garage to the rear of 208 Slater was demolished and the existing two-storey brick clad concrete block structure completed along with the construction of the commercial storefronts circa 1968. The storefront enclosures were extended to the property line and enclosed with roof structures when completed. See Appendix A Heritage Survey Form.

Images and Fire Insurance Plans 1901 – 1963

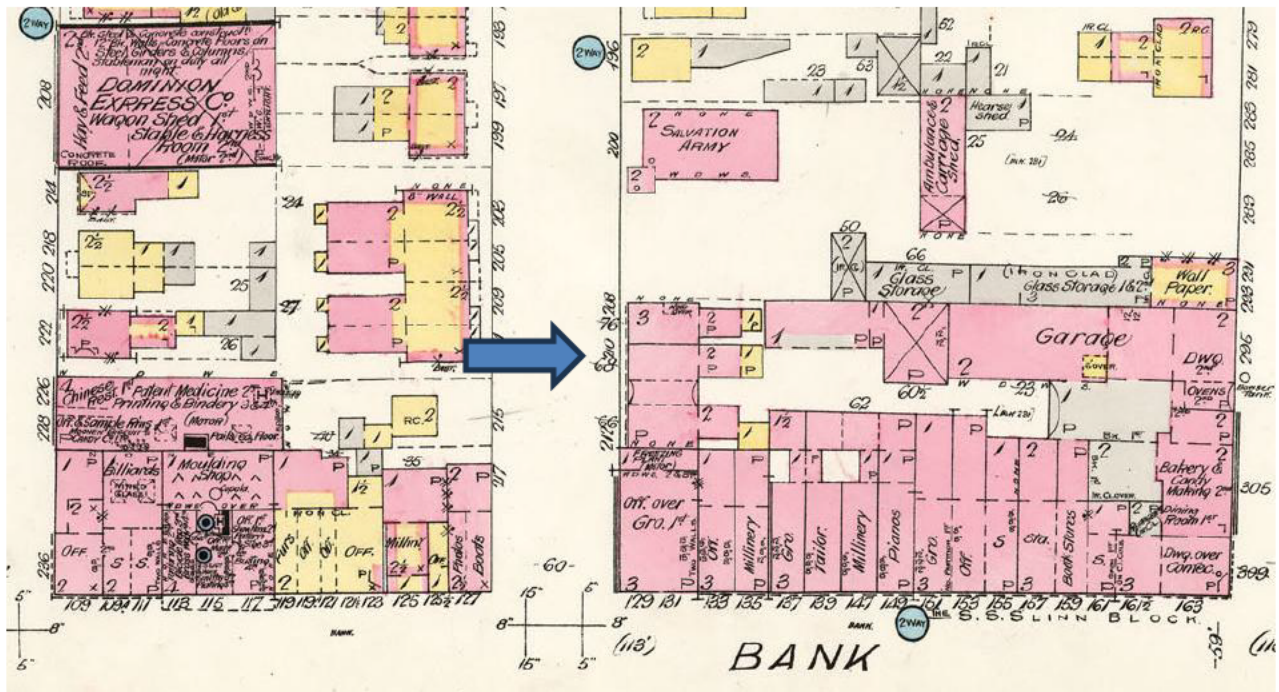


Figure 9: FIP 1901 Rev. 1911 Sheet 36 Site arrowed. Note the town house form with a carriageway. The brick building is three-stories in height and is set back from the property line. A one-storey brick garage was constructed to the rear of 208 Slater during the period. Source: Library and Archives Canada

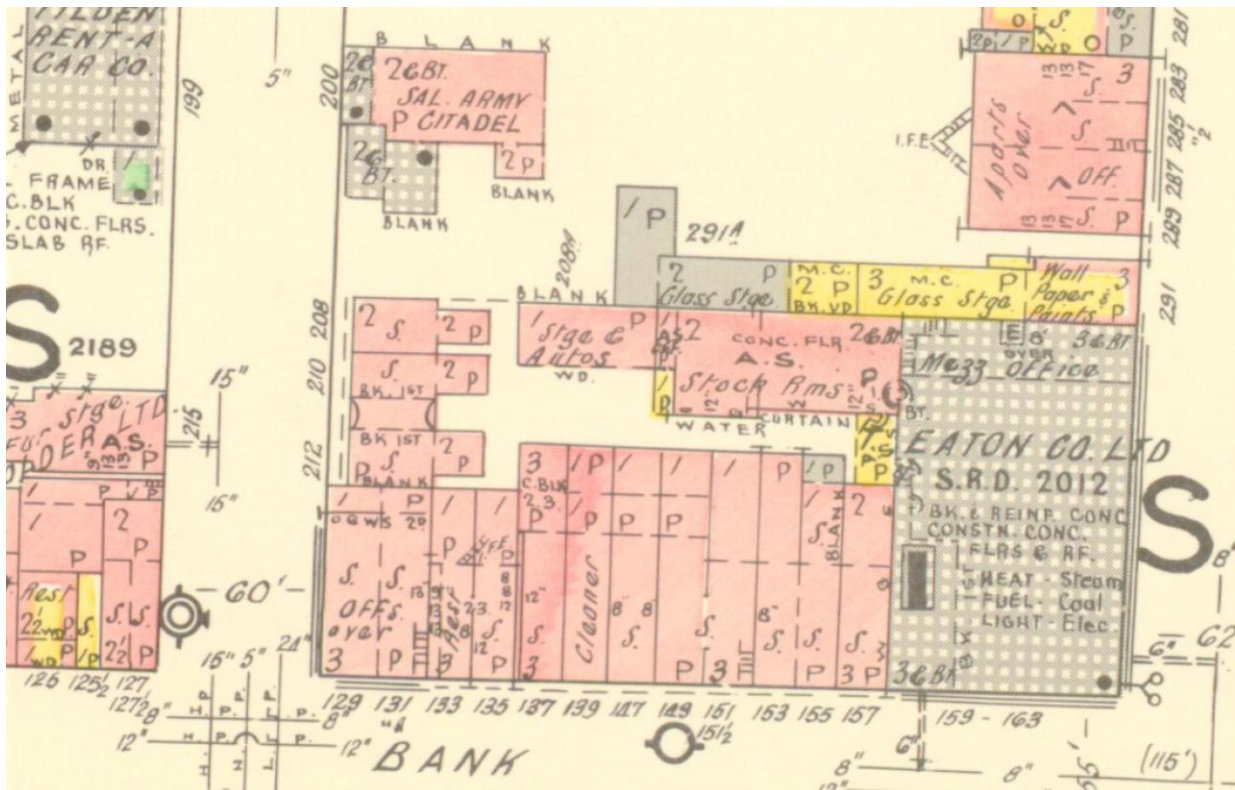


Figure 12: 1963 Fire Insurance Plan Sheet 112, Underwriters Insurance Bureau. The three rowhouses are noted to be 2 storeys in height, and the one-storey garage remains unaltered from its 1912 form. The reduction in height from 2 to 3 stories is assumed to have been due to a fire that spread through interconnected roof spaces. Source: Archives Ottawa.



Figure 13: 1965 Aerial view of the property. The detached one-storey garage remains on the site. Source: Geotowata.



Figure 14: The blow-up of the 1938 photo provides a slightly better view of 208-212 with what appears to be two entrance porches to Units 208 and 210 enclosed with a roof structure that extends to the property line. The porches have decorative spindled columns and fret-work. The building is three storeys in height and the galvanized metal cornice reflects the articulation of the two projecting pilasters that divide the 3-bay façade with a 2:3:2 fenestration pattern. Source: Archives Canada Public Works 1938 photograph. To view on a high-resolution monitor visit <http://data2.archives.ca/e/e438/e010934846-v8.jpg>

2.2 Statement of Heritage Value

Description Of Historic Place

Bank Street HCD represents a block of the prime commercial corridor, within downtown Ottawa extending many blocks in the centre of Ottawa, south of Sparks Street, to Lansdowne Park and the

Rideau Canal. The buildings comprised in the district were mainly constructed between the 1880s and the 1930s, and the original low to medium scale is relatively intact throughout the area. The District was designated under Part V of the Ontario Heritage Act by the City of Ottawa in 2000.

Bank Street Heritage Conservation District Study (2000) and Plan

The BSHCD was formally recognized under Part V of the Ontario Heritage Act by the City of Ottawa in 2000 under Part V of the Ontario Heritage Act (OHA) (By-law 175-2000). The BSHCD was designated for its association with the development of Ottawa as both a commercial centre and the nation's capital. The City of Ottawa has not yet prepared a Statement of Cultural Heritage Value for the BSHCD (2013).

Bank Street Precinct

Bank Street is the commercial spine of central Ottawa, linking Uppertown and the Hill to the historic residential neighbourhoods dozens of blocks southward, and remains an important local transit and pedestrian route. The City has already recognized its heritage value as the spine of a heritage conservation district in Centretown, immediately to the south.

To the north, the National Capital Commission has proposed an enhancement of the former Bank Street north of Wellington as part of its larger Plan 2000 initiative, as a pedestrian connection to the shore of the Ottawa River. As well, the current Official Plan provides for Bank Street as a defining feature for a Character Area in the city core.

Heritage Value

The Bank Street Heritage Conservation District has close associations with the retail character of Sparks Street, as well as the activity extending south along Bank Street. The range of architectural styles, building types and periods of construction, is fairly homogeneous, representing an important era in Ottawa's development. With the loss of four buildings at the core of the district, the character is significantly eroded.

Central Area West HCD Study Part B - Heritage Resource Management Plan

This study recommends that:

1. Preserving and Maintaining Architecture with Historic and Artistic Value.

208-212 Slater was designated as a contributing resource.

2. Encouraging New Development That Fits and Suits its Setting

The construction of a 3-storey podium utilizing high quality defining features as the base to a residential tower will conserve the visual character of the pedestrian realm. As stated, it need not replicate historic structures in the district.

3- Improving And Maintaining The Pedestrian Environment

In the short term, it is proposed that the existing building be demolished, and the property be laid out as a public landscaped amenity including informative presentations and interpretations of streets and buildings in the historic precinct. Such installations would include displays of texts and artifacts. In the long term, the construction of the podium will help contain views and continuity of views.

Conservation Principles to Guide Site-plan Reviews, development reviews, design reviews in heritage precincts, and applications for permits in designated heritage conservation districts include:

1. General urban design/conservation principles specific to 208 are highlighted

- a. Reinforce the historic and existing area alignment to street and lot lines and conspicuous axial views.
- b. Maintain the overall quality of surviving building groupings and frontages, paying attention to both overall forms and particular details.**
- c. Fit new development to the scale and skyline of neighbouring structures, both adjoining and close by.
- d. Maintain existing view conditions, expose or reopen historically notable views, and provide interpretive directions and information to enable their public understanding.
- e. Protect the visible diversity characteristic of the incremental growth of the area, both in overall form and in detail.
- f. Improve the quality, space, and attractiveness of pedestrian amenities throughout the area, particularly at the busiest and most crowded locations.

2. Principles for building preservation and conservation

- a. Find viable uses and users for existing buildings and encourage flexibility of use controls to enable and encourage mixed-use and/or residential conversions that would conserve historic buildings and streetscapes.
- b. Adapt new uses to existing spaces in preference to irreversibly altering existing spaces.
- c. Maintain each building's relationships to its neighbours and to city streets.
- d. Respect the aging and weathering process.
- e. Respect the visual expression of the period(s) of each building's construction and operation.
- f. Respect the materials and traces of accumulations, accretions, and additions.
- g. Respect the craft and quality of existing spaces and constructions where they survive.
- h. Respect the uniqueness of patterns and details and their relation to their historic periods.
- i. For restoration, follow evidence; for invention, follow precedent.

3. Principles for additions and new construction

- a. Where existing built form and fabric is to remain, distinguish new work from the existing.
- b. Add to the overall heritage value of the complex with new work.
- c. Identify a specific design strategy for visual and material fit of new details.

- d. Make additions that complement what exists, recognizing the variety of what exists, and using design approaches based on neighbouring precedents, in space *and in time* (referring to historic visual documents).
- e. Recognize explicitly the conservation and new construction that will be part of the site's evolution.
- f. Carry out archaeological exploration before any development in locations of vanished buildings and along former waterfronts.
- g. Recognize that building facades are three-dimensional, and retain facades in isolation only as a very, very last resort.

4. Principles for heritage in the public environment

- a. Point to and reveal the material traces of past environments.
- b. Make apparent the passage of time.
- c. Encourage diverse understandings of the past.
- d. Tell stories that explain the present environment.
- e. Encourage wide involvement in making decisions about the future.
- f. Share widely the resources and responsibilities for public projects.
- g. Make attractive places for all times and seasons.

3.0 ASSESSMENT OF 208 SLATER STREET

The evaluation of 208-212 Slater Street (see the Appendix) supports its contributing role. The building is recognized as a category 3 resource, designated under Part V of the Ontario Heritage Act with an evaluation score of 52. It is considered a contributing resource supporting the heritage district with little architecture significance. As well, using Ont. Reg 9/06, a similar conclusion can be drawn. It was determined that only two of the nine criteria are considered positive, which, marginally, supports the city's interest in the retention and integration of this residential remnant as a contributing structure. The following expands on the building's character defining features.

3.1 Design, Built Form

The original three-storey brick rowhouse with a carriage way is a **rare building type** within Centretown. The rowhouse a purpose built brick structure operated as a boarding house. The row is set on a coursed limestone foundation, supporting wood floor and roof structures. The **material palette** is characteristic of Ottawa's downtown.

The original design is vernacular in **style**, incorporating stylistic elements that could be loosely interpreted as neoclassical in origin, as expressed in its proportions and the organization of the 3 bays

that form a 2:3:2 fenestration pattern in the principal façade. The original galvanized metal cornice with a shallow pediment over the central bay and flanking flat cornices accentuated the design.

The original design of the 3-bay façade is evident in the 1938 Public Works photo. The three bays are defined by projecting vertical pilasters; the central bay consists of three windows, and the other two flanking bays consist of two windows. The first floor is set on a raised limestone foundation with a repetitive window and door arrangement with a projecting brick clad entrance bay on unit 208 Slater with wood canopies on units 210 and 212. The second-floor brick walls are articulated with a dentilled string course extending between cast stone windowsills with gauged brick arches above the windows. The third floor was articulated in the same manner as the second floor. The metal cornice was articulated based on the 3 bay form with a shallow pedimented central section flanked by two flat cornices (Figure 14).

The craftsmanship in the brickwork includes a projecting string course consisting of three rows with a central dentil course at the second-floor windowsill level. The string course extends the width of the building, providing a horizontal emphasis. The two raised brick pilasters extending vertically from the second level window string course divides the façade into three bays with a 2:3:2 fenestration pattern. A decorative brick corbel course in the two pilasters consisting of 6 rows of stacked headers set on a dentil band adds visual interest. Brick work includes gauged brick arches above windows and the arched carriageway. The craftsmanship in the quarry faced coursed limestone foundation is typical of the period in which it was constructed. The building displays a moderate degree of craftsmanship in the masonry work that is typical of buildings constructed during the period.

The loss of fabric and the mid-century renovations have compromised the craftsmanship. The extensive alterations and the aggressive conversion of the ground floor to commercial use lessens its overall design value. The raised first floor now obscured is the only element of the design that **expresses its original** residential use, differentiating it from the mixed-use buildings constructed at the same time fronting onto Bank Street.

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Figure 15: View of the 3-bay façade articulated with projecting pilasters that group the bays into a 2:3:2 fenestration pattern. The central bay is further articulated with a central flat headed window flanked by two wider windows with segmental brick arches. Source: Google Earth.

3.2 Function and Use

The contextual value of the property has been diminished as it relates to the definition, and maintenance of the character of the area due primarily to the alterations, including the reduction in scale/height and the ad hoc alterations to the ground floor that obscure its original residential use. The brick and stone materials contribute to the definition of the character of the area, principally the early 20th century buildings extending along Bank Street that were constructed during the same period.

The City Directories from 1900 through 1927 and the Census of Canada data from 1901 through to 1931 indicate that the three row house units were operated as boarding houses during the period. The unit at 212 Slater may have been set up for longer-term rentals. The change in use from a residential to a mixed use with ground floor commercial with office use above occurred circa 1968. The first-floor commercial uses are separated with brick walls, and the second-floor walls that separated the units were removed to form one large open space with partitions for offices. The most recent use of the second floor was as a Captive Escape Room.

3.3 Architects / Designers / People

No architect or builder has been identified with the building. A search of the Biographical Dictionary of Canadian Architects had no results.

The quality of the architecture, and the use of materials, suggests that the original building was the work of an experienced builder with design skills.

People

The units were operated as boarding houses from 1900 to 1931 and possibly longer. The directories for the period identified the operator in some cases as well as a resident (not all) of each unit, and in some years were listed in the classified/business section under Boarding Houses. The 1901 census data identifies the boarding house operator as well as a list of people boarding at the time. The highly transitory nature of the business is evident in the list of people identified in the directories – both operators and boarders for specific years – that are found in the 1911, 1921 and 1931 censuses, however, living in other areas of Centretown and Lowertown. People both operators and boarders that extended over more than 5 years are itemized below.

1901 Directory and Census Unit 208

Cameron, Nellie age 47 head of household who is living with her daughter Agnes age 27 and seven female lodgers, mostly in their 20s noted to be stenographers and milliners. The 1901 Census notes her occupation as operating a boarding house. Nellie operated the boarding house for approximately 10 years.

1901 Directory Unit 210

Hutchison, Mrs. Margaret age 48, is identified as a civil servant in the census and a sister-in-law to William McArthur, age 51, head of household who is living with his wife Annie age 49 and two daughters, Helen age 20 and Laura age 18. Agnes Young, a cousin aged 59, and a domestic Margaret Rankin, age 21, are also living in the unit. The directories indicate that Margaret Hutchison lived in or was associated with the residence for a period of 10 years.

208, 210, 212 Slater Street			
Might Directory Date	Address	Occupant	Association
1898 Ottawa Might Directory	Vacant lots	n.a.	n.a.
1900 & 1901 Ottawa Might Directory Street and Alphabetical Listings	208 Boarding House 7 boarders 210 7 People 212 8 lodgers	Cameron Mrs. Nellie Hutchison, Mrs. Margaret Christian, Charles Lodger	Widow George W Civil Servant 1901 Inspector Permanent improvement Commission
1909 Ottawa Might Directory Street & Alphabetical Listings	208 210 212	Driscoll, Timothy Lodger Hutchison Mrs. Margaret Gushing, Edward Lodger	Mason Widow George No Alpha Listing

1910 Might Directory Street and Alphabetical	208 210 212	Abbot, Jennie Lodger Hutchison, Margaret Boarding House Operator Cushing Edward Lodger	Widow, Alonzo Widow, George Cushing Edward, sec-treas mgr The A. E. Slinn Co, Ltd,
1913 & 1915 Ottawa Might Directory Street & Alphabetical Listings	208 Boarding House 210 Boarding House 212	208-210 Besserer, Elizth. Mrs.	Boarding House Widower Robert
1921	208 210 212	Pilon, Felix Lodger McCallum, James Lodger Miller, James H.	Carpenter Clerk DSCR
1923 City of Ottawa Might Directory Street & Alphabetical Listings	208 210 212	208 Pilon, Telesphore Lodger 210 McCallum, Mary Mrs. 212 Miller, James H.	None noted Widow James Clerk DSCR
1927 City of Ottawa Might Directory Street and Alphabetical listings	208 210 212	208 Page, John Lodger 210 Pilon, Telesphore Lodger 212 Miller, James H	 Clerk DSCR

3.4 Institutions / Organizations:

No institutions or organizations have been associated with the property. The Salvation Army Citadel was located to the east of the property and may have been accessed by boarders/lodgers residing at the property.

3.5 Themes:

The property has an association with several broad themes that are common within Centretown. The provision of varied housing types to accommodate a highly mobile segment of the population. The transition of the area included within the Central Business District from a predominantly low-rise residential area to commercial and office uses in the post-war period, that accelerated in the 1960s and 1970s with the construction of mid to high-rise building forms.

Event: The building would appear to have undergone a controlled fire confined to the third floor and roof level, resulting in the demolition of the third floor.

The property has no direct association with a theme, event, belief, person, activity, organization, or institution that is significant to the community. The movement of people from the rural areas to urban areas during a period of economic expansion and the role of the private sector in the provision of housing, in this case a boarding house, for a highly mobile and transient work force. As noted in the HSF for 129 – 131 Bank Street, the west end of the block between Slater and Laurier were probably built as a speculative venture that included the property at 208-212 Slater Street. The development of a boarding house in a central location adjacent to a commercial strip with public transportation provided by electric railways was an ideal location for the housing type.

3.6 Contextual Value

The property is physically and historically linked to Slater and Bank Streets. The west end of the block bound by Slater, Bank, and Laurier was developed at the same time, circa 1900. The development of the block included 3 and 4 storey brick structures forming a street wall with ground floor commercial uses and a mix of office and residential uses above. The carriageway providing access to the rear of the buildings extending along Bank Street is the only functional linkage to its surroundings that remains.

The removal of the third floor and the decorative metal cornice has reduced its presence to both pedestrian and vehicular traffic. The building cannot be considered a landmark. The unadorned plain brick east façade and the altered principal façade are visible to pedestrian traffic, primarily due to the garage access to a building fronting onto Laurier Avenue. The visibility of the building from Bank Street and vehicular traffic travelling east on Slater is reduced as the building is setback from the adjacent four-storey building fronting onto Bank Street.

3.7 Chronology

The history, use, and evolution of the property is understood and has low potential to yield information that contributes further to an understanding of a community or culture.

- 1888 - 1900 The west end of the block bound by Slater, Bank, and Laurier Street was largely redeveloped with the introduction of ground floor commercial with office and residential uses above extending along Bank Street and the development of residential units often in the form of rowhouses with some commercial uses such as garages and warehouses.
- 1889 – 1900 The three unit brick row house was completed and occupied.
- 1901 – 1912 One storey brick garage completed to the rear of 208 Slater Street.
- 1900 – 1927 The three units were operated as boarding houses offering short to medium term rentals. The units at 208 and 210 Slater were operated periodically as one unit by woman, often widowed, who managed the boarding houses that are assumed to have included a room and meals. Residents included young men who were often in seasonal construction jobs such as masons and carpenters or had sales jobs. Two of the male residents had full-time jobs, one as an inspector for the Ottawa Improvement Commission, and one, a secretary treasurer for a private company. Women residents included civil servants, stenographers, milliners, sales, and clerical workers.
- 1938 Public Works photograph. View looking east from the intersection of Bank and Slater, with 208-212 in profile.
- 1965 Aerial Photograph Figure 13 documents that the three-bay townhouse with detached garage is in place.
- Post 1965 The third floor of the three units was removed, possibly due to a fire that spread through interconnected roof spaces. The property is assumed to have retained its residential use during the period, possibly being remodelled to more conventional apartments.
- 1966 - 1972 The commercial storefronts extending to the property line with large plate glass windows and doors set in aluminium frames were completed. The one-storey garage at the rear

of the property was demolished, and the existing two-storey brick clad concrete block structure completed.

2000 Bank Street Heritage Conservation District established; 208-212 Slater Street evaluated as a category 3 resource and designated under Part V OHA.

4.0 IMPACT AND CONCLUSIONS

The key question to be answered is: does the building at 208 Slater continue to contribute to the Bank Street HCD?

4.1 Impacts

Positive

- Demolition enables the site to be safely deactivated and clears the path for positive redevelopment in the future.
- Opportunity to interpret the original three-storey brick rowhouse with a carriage way as a **rare building type** within Centretown.
- Provides interpretive directions and information to enable the public understanding and opportunity to tell stories about the City and housing stock serving working women and men.
- Encouraging new development that fits and suits its setting.
- Reestablishes historically notable views, as one moves south on Bank Street and through the district.
- The replacement of the building in the short term and provide a public amenity space that improves the quality, space, and attractiveness of the pedestrian realm.

Negative:

- The building's overall design value has been lessened with extensive alterations and the aggressive conversion of the ground floor to commercial.
- The raised first floor now obscured is the only element of the design that **expresses its original** residential use, differentiating it from the mixed-use buildings constructed at the same time fronting onto Bank Street.
- Demolition of the existing 'residential remnant is mitigated by the temporarily repurpose the site for community amenities.
- the loss of a designated building within a heritage district, without a clear understanding of the overall project and its timeframe.

4.2 Conclusions

The key question to be answered is: does the building at 208 Slater continue to contribute to the Bank Street HCD?

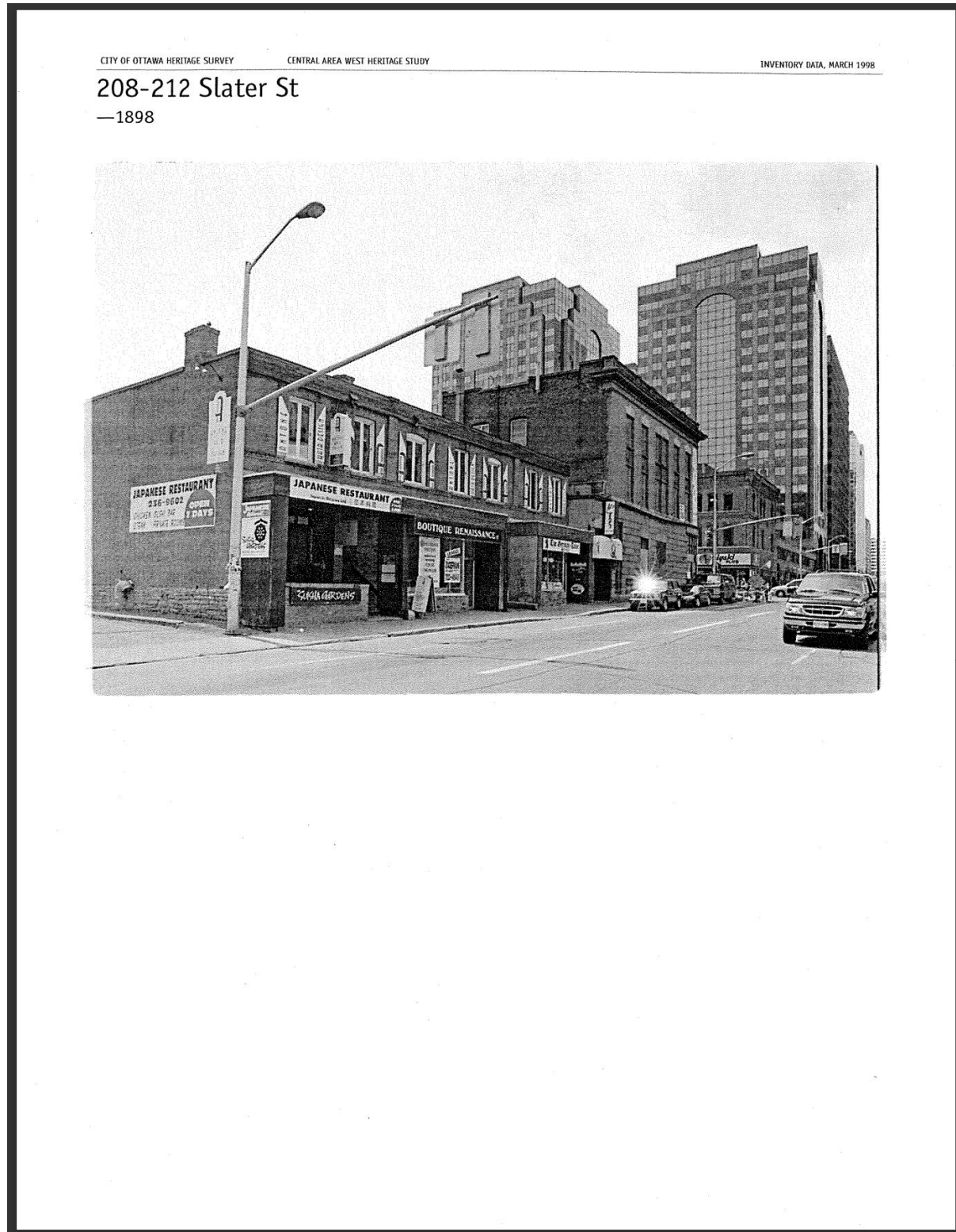
The building is recognized as a category 3 resource, designated under Part V of the Ontario Heritage Act with an evaluation score of 52 and is recognized as a contributing resource supporting the heritage district. Using Ont. Reg 9/06, a similar conclusion can be drawn. It was determined that two of the nine criteria are considered positive which, marginally, supports the retention and integration of this residential remnant as a contributing structure. It is, however, the author's opinion that retention and integration of the category 3 resource may be a missed opportunity to preserve and strengthen the Heritage District's character.

The analysis needs to consider the current state of the HCD, which is tentative. The lost buildings across the street and along Bank Street were important in defining the intersection as a focus for the District. The loss of these visual linkages has seriously undermined the ability to interpret the district cohesively. In its current condition, the existing two-storey designated remnant does not positively contribute to the District. The loss of original fabric, including the entire third floor, along with an altered floor plan have significantly impacted its character-defining attributes. Modern materials, such as replacement windows, plate glass, and various additions to the street front, have compromised its role.

The 1998 evaluation describes 208 Slater Street as a "rare surviving example of a modest residential building." Historic research (located after the building was designated) presents the earlier version - a well-designed, three-storey, brick, townhouse, capped with an elaborate metal cornice, a central carriage way, and elegant covered entrance verandas, raised pilasters defining the three bay townhouse, limestone sills and accent, brick details.

The current state of the HCD is tentative, with significant losses undermining its cohesiveness. The building's character-defining attributes have been compromised by modern materials and alterations. Its current condition does not positively contribute to the District. Broccolini's proposal to demolish the 2- storey remnant, replacing it initially with a community amenity, while exploring the construction of their planned tower development that will incorporate a podium of similar scale, materiality, use and character to the original row house is an attractive option that supports a continued contribution to the Bank Street HCD.

APPENDIX A: HERITAGE SURVEY FORM



CITY OF OTTAWA HERITAGE SURVEY

CENTRAL AREA WEST HERITAGE STUDY

INVENTORY DATA, 1999

208-212 Slater St

PRINCIPAL ADDRESS
208-212 Slater St
ALTERNATE ADDRESS

CONSTRUCTION DATE(S) ON FILE TO 1996
1898

ASSESSMENT ROLL
04180101900
CITY FILE NUMBER
SLAT00208
CITY HERITAGE REFERENCE NUMBER

SEE ALSO

CITY HERITAGE RESOURCE CATEGORY GROUP—1998
3

CURRENT ZONING

BUILDING NAME

NATIONAL HISTORIC SITES FILE(S)

LEGAL DESCRIPTION
Plan 3922 Lot 37
Slater S
Irr 66.47fr 118.83d

OTHER CURRENT NAMES

FEDERAL HERITAGE BUILDING REVIEW OFFICE FILE(S)

NCC PARLIAMENTARY PRECINCT FILE(S)

NCC HERITAGE FILE(S)

CURRENT OWNERSHIP

ONTARIO HERITAGE ACT DESIGNATION BY-LAW

CITY RECENT HERITAGE SURVEY

History

DATES OF CONSTRUCTION/ALTERATION
1898

DATE(S) ACTUAL OR ESTIMATED
Estimated

DATE SOURCES
F.I.P.: 1888 (corrected 1898). Ottawa City Directory: 1898.

EVENTS

There are no events known to be associated with 208-12 Slater St.

TRENDS

208-12 Slater St. was constructed during the 1890s as a modest, three-dwelling, residential row with a carriageway. The date and location of the houses reflects the popularity of Uppertown as a convenient, walk-to-work residential district during the late-nineteenth century. When constructed, 208-12 Slater was situated on a block of similar attached dwellings in a neighbourhood characterized by its varied activities. Among the buildings' early tenants were a group of nurses and widows who occupied all three dwellings for several years during the early twentieth century. Their presence reflects the association, during that period, of Uppertown with single, working women. These women often worked for the government as clerks and occupied apartments in the surrounding area. By 1968, the buildings were being used for commercial purposes, accommodating a beauty parlor, a clothing shop, and a grocery store. Retail businesses and restaurants continue to occupy the building.

PERSONS/INSTITUTIONS

There are no persons or institutions known to be associated with the buildings.

SUMMARY/COMMENTS ON HISTORICAL SIGNIFICANCE

Constructed during the 1890s, 208-12 Slater St. was one of a number of modest attached dwellings constructed during this period in the area just east of Bank St. along the street. Industrial and commercial activities were located in the vicinity. The transition at 208-12 Slater St. from residential to commercial use during the 1960s is associated with the growing identification of the area as Ottawa's business district and service area for the residents of Centretown.

HISTORICAL SOURCES

F.I.P.s: 1878, 1888, 1902, 1912, 1922, 1956. Ottawa City Directories: 1888/9, 1900, 1902, 1912, 1922, 1948, 1956, 1968, 1980.

PREPARED BY
VA

PREPARATION DATE
971029

Architecture

ARCHITECTURAL DESIGN (PLANS, MATERIALS, ETC.)

Two-storey, seven-bay, (former) residential row. Rectangular in plan with large concrete and brick addition at the rear and a carriageway. Modern restaurant and storefront additions with offset entrances on ground floor of facade. Red brick construction on a stone foundation. Regularly spaced, rectangular (two are segmentally-arched), voussoired windows with stone sills on second storey. Dentil band below windows. Pilasters with decorative brickwork on second level. Modern, flat wood cornice at roof line. Chimney along side wall. Flat roof.

CITY OF OTTAWA HERITAGE SURVEY

CENTRAL AREA WEST HERITAGE STUDY

INVENTORY DATA, 1999

ARCHITECTURAL STYLE

Late-nineteenth century vernacular residential.

DESIGNER/BUILDER/ARCHITECT(S)

unknown

ARCHITECTURAL INTEGRITY

When constructed, the row was three storeys. F.I.P.s indicate that they were altered to two storeys between 1922 and 1956. Original ground floor facades have been modified with additions. Rear addition after 1956. Windows have been replaced on second storey.

OTHER (STRUCTURE, INTERIOR, BUILDING TYPE, ETC.)**SUMMARY/COMMENTS ON ARCHITECTURAL SIGNIFICANCE**

The buildings at 208-12 Slater are a rare surviving example of the modest residential buildings that were constructed along the street during the late-nineteenth century. They have been somewhat altered during the twentieth century.

PREPARED BY

VA

PREPARATION DATE

971029

Environment

PLANNING AREA

Central Area West

COMPATIBILITY WITH HERITAGE ENVIRONS

208-212 Slater Street relates to the Bank Street business strip. Built to sidewalk/lot lines; carriageway leading to parking area in backyard; large parking surface on east side; abuts heritage building on west side (rear of Bank frontage). Faces low Art Deco building opposite. Maintains and supports historic context; maintains commercial storefronts around corner from Bank.

COMMUNITY CONTEXT

The continuing use of this row as a residential/retail/commercial building makes it familiar, especially at its near-corner location; its varied occupancies over time are witness to a wide variety of local commercial and social history; rare survivor of strip commerce on east-west streets.

LANDMARK STATUS

Unusual as a long-surviving row of converted housing to commerce; it is a traditionally typical street-wall frontage; not visually distinctive as such, but a rare survivor amidst the sea of surface and off-street parking east of Bank.

SUMMARY/COMMENTS ON ENVIRONMENT

This area has experienced great transformations since the construction of 208-212 Slater. Around mid-century, the sector became increasingly associated with business activities as residents moved to suburban neighbourhoods.

PREPARED BY

CL*

PREPARATION DATE

971116