

99 FIFTH AVENUE PROPOSED REDEVELOPMENT
HERITAGE CONSIDERATIONS REVIEW



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1

BACKGROUND

**THIS HERITAGE
CONSIDERATIONS REVIEW
IS FOR A REVISED
PROPOSAL TO THE
ORIGINAL, WHICH WAS
REVIEWED PREVIOUSLY IN
NOVEMBER 2017.**

1.1. DOCUMENT PURPOSE

The proponent proposes a redevelopment at the rear of the 99 Fifth Avenue property. The purpose of this Heritage Considerations Review is to observe the potential impact of the proposed development on the older commercial buildings located at 819-843 Bank Street, at the early stage of concept design development (zoning amendment application). It also includes a historical overview highlighting the role of the building within its surroundings and a brief summary of the building's perceived heritage value. The heritage observations are exclusively limited to potential measures intended to enhance the responsiveness of the proposed development relative to the existing street frontage (819-843 Bank Street); it does not consider the impact on the broader neighbourhood. At the time of this report's preparation, the street frontage possesses no OHA Part IV designation, however the buildings are identified on the City of Ottawa Heritage Registry. In addition, the subject property is located within a context that is not within a heritage conservation district designated under OHA Part V.

This report is not intended to fulfill the requirements of a Cultural Heritage Impact Study that is prepared as part of a Site Plan Approval submission. The conclusions contained herein reflect the early stage of concept design development. As an on-going process, the Heritage Consultants will be involved in future design development to promote measures that enhance the responsiveness of the proposed development to heritage considerations where practical.

1.2. PROPERTY BACKGROUND/DESCRIPTION

"99 Fifth Avenue" is an existing two storey commercial development, completed in 1980. As part of this development, a collection of older commercial buildings along Bank Street (819-843 Bank Street) were retained, with their rear elevations opening into an atrium. This report focuses its commentary on the previously existing structures that front onto Bank Street, of which there are three buildings that make up the streetscape. Each building is clad in similar red brick (although there are subtle differences) with glazed ground floor storefronts and vertically oriented second-floor windows, including one large window with a semi-circular top. Each of the structures making up the frontage was built at different times,

between 1896 and 1909. Architecturally, these buildings are best described as Italianate commercial vernacular.

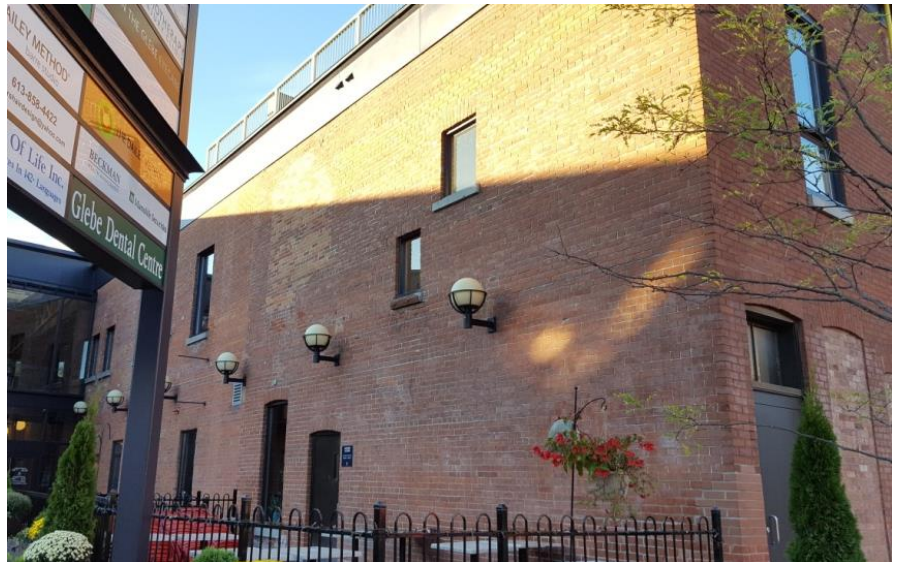
The older buildings within the subject property are not currently designated as individual heritage resources, nor are they part of a heritage conservation district. However, all of the older buildings are identified as Grade 3 resources on the City of Ottawa Heritage Register. As a note, the City of Ottawa is currently in the process of undertaking a major update to the City's Heritage Register with the Glebe neighbourhood. The subject property is within the next planned area of study. This study is anticipated to occur during Spring 2018. This block is one of the older commercial blocks in the area, as evidenced by the 1911 insurance map of the area (earlier insurance maps did not include the area in which the subject property is located).



819-843 BANK STREET:

MIDDLE Looking north-east towards the Bank Street front of the pre-existing 1896-1909 buildings within the subject block.

BOTTOM Looking south-east along the Bank Street frontage of the subject property.



819-843 BANK STREET:

TOP Highlighting the corner of Bank Street and Fifth Avenue and the relationship between the early 20th c. buildings and 1980s addition (centre & right).

MIDDLE Highlighting the exposed rear of the northern portion of the street-fronting buildings (from 4th Avenue).

BOTTOM Interior courtyard is part of the 1980s renovation/ addition (all 1980s buildings shown).



2

NEIGHBOURHOOD CONTEXT

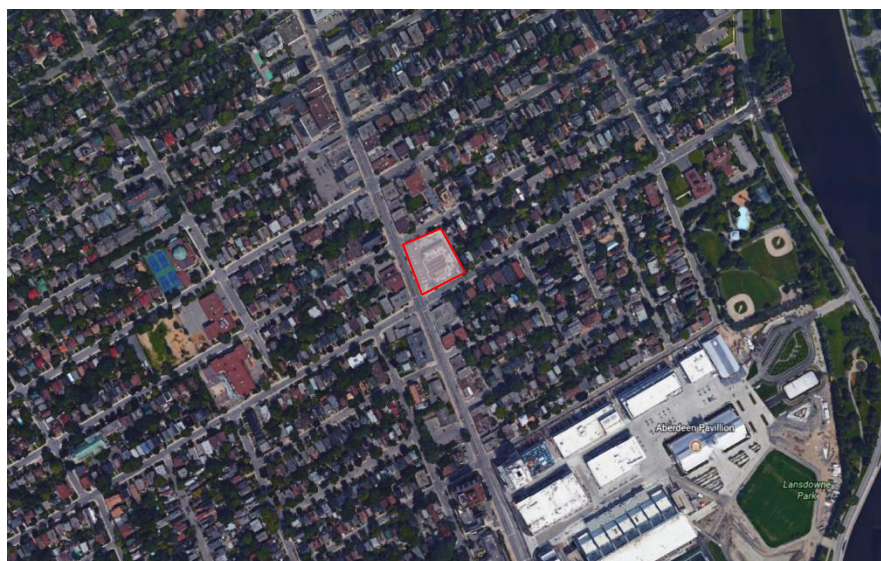
REFER TO APPENDIX A.3,
HEREIN “A BRIEF HISTORY
OF THE GLEBE”, FOR MORE
INFORMATION.

The subject property commonly known as 99 Fifth Avenue is located within The Glebe mixed commercial/residential neighbourhood. Bank Street functions as the main commercial artery for the area. The general boundaries for the neighbourhood are as follows:

- North: Queensway
- East: Rideau Canal
- South: Rideau Canal
- West: Bronson Avenue

Reflecting on its origins, as well as its dominant use as the main commercial street for the Glebe, Bank Street is characterized by 2-3 storey structures with commercial uses on the ground floor. The upper floors of these buildings are often used as residential apartments, office space or for other commercial purposes. Unlike the consistency found in the surrounding residential building stock, there is an architectural variety in the buildings fronting onto Bank Street reflecting the evolving nature of the streetscape. Also of note are the churches that abut Bank Street surrounding 99 Fifth Avenue, including the Fifth Avenue Baptist Church, located diagonally opposite 819 Bank Street. The dominant architectural style of 819-843 Bank Street serves an important role in defining, and reinforcing, the character of the streetscape. Even with the variety of styles, there is a general consistency in the scale of the buildings that front onto Bank Street.

BOTTOM Context map of a portion of the Glebe. Subject property outlined in red. Rideau Canal to the right; Lansdowne Park commercial/recreational development at bottom. *Google Earth*



On both the east and west sides of Bank Street, structures in the Glebe are characterized by their low-rise, predominantly residential, character. Most commonly, structures range in height from 2-4 storeys and the principal cladding material is red clay brick. Another key attribute of the area is the presence of street trees throughout, which add greatly to the Glebe's character. Dominant residential uses within the Glebe demonstrate a range of occupancies which include single-family homes, semi-detached homes and low rise apartments. There are also localized pockets of condominium structures, and on some cross-streets, there are small-scale commercial buildings, usually within a block of Bank Street.

The overall scale of the structures in the Glebe allow the ecclesiastical buildings to gain greater prominence. The neighbourhood possesses a high concentration of these types of buildings relative to the population. Beyond ecclesiastical buildings, schools represent another set of structures that act as larger, though modest, landmarks for the area.

By far the largest landmark site within the neighbourhood is Lansdowne Park, originally created to host the Central Canada Agricultural Exhibition. Over time, usage of the grounds has shifted, as the exhibition component has been supplanted by other uses. Today, the TD Place football stadium and arena, Aberdeen Pavilion and Horticulture Building serve as the built anchors for the grounds, which also contain low-rise commercial structures, a mid-rise mixed-use condominium and a high-rise mixed-use condominium. Lansdowne Park is located three blocks south of the subject site.

TOP LEFT Looking east from Bank towards the Aberdeen Pavilion within Lansdowne Park.

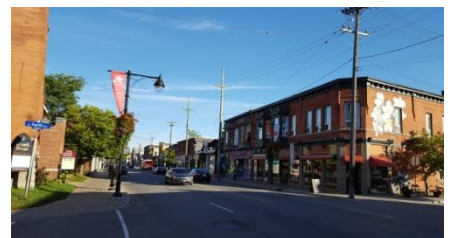
TOP RIGHT Looking south on Bank Street just south of the subject site.

MIDDLE LEFT Looking northeast on Bank Street highlighting the frontage, two blocks south of the subject property.

MIDDLE RIGHT Looking northeast on Bank Street highlighting the frontage two blocks north of the subject property.

BOTTOM LEFT Houses located immediately east of the subject property on Fifth Avenue.

BOTTOM RIGHT Houses located immediately east of the subject property on Fourth Avenue.



3

HISTORICAL OVERVIEW

Currently the older structures that form the Bank Street frontage of the subject property are identified as Grade 3 resources on the City of Ottawa's Heritage Register. These structures, however, possess no individual designations and are not located within a heritage conservation district. The content of this section provides background information on the history and the historical value of the street-fronting buildings located on the site. These buildings are considered, from a historic perspective, as some of the earliest brick commercial structures along this portion of Bank Street. Due to the current absence of a Heritage Character Statement for the buildings, and the expected limited nature of the physical impact on these structures associated with the proposed development, no information on the perceived or potential heritage value is included within this document beyond the author's sense of potential or perceived heritage character (see section 3.2 below). This brief review should not be considered definitive, exhaustive or official in any way. It is provided only as a vehicle to review the potential impact to heritage character associated with the proposed development. It is expected at some future time, that the City will prepare a Heritage Character Statement for 819-843 Bank Street, should steps be taken to increase the level of heritage recognition for these buildings.

Building	Constructed
819-821 Bank St	1896
845 Bank St	1900 - 1980
823-833 Bank St	1901
835-843 Bank St	1909

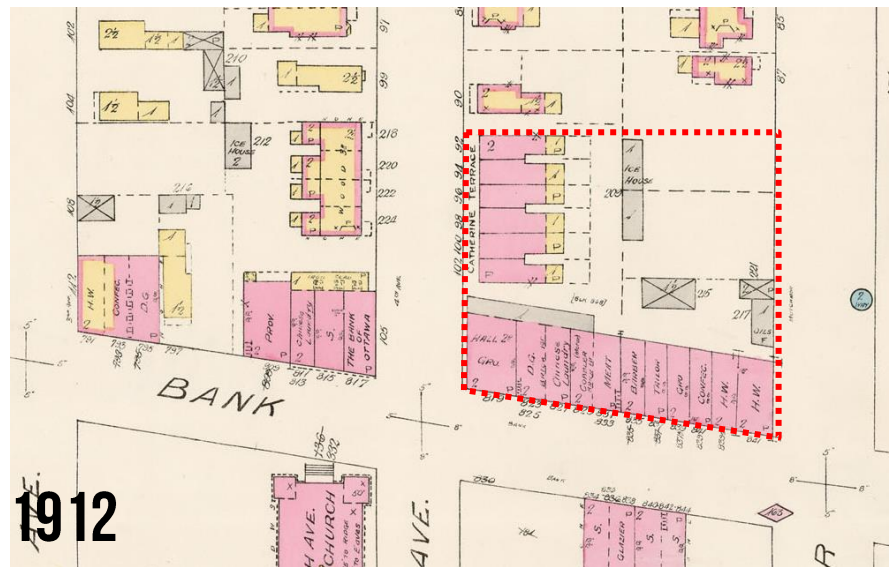
Historic information in this section is taken largely from an article by historic researcher Bruce McCallan, published in the Glebe Report (included on the glebe heritage blog). Refer to Appendix A2 for a copy of the article.

3.1. GENERAL HISTORICAL OVERVIEW

The east side of Bank Street, between Fourth and Fifth Avenues contains three red brick buildings constructed as two storey commercial structures. From 1911 until the demolition of 845 Bank Street in 1980, the group of buildings provided a continuous street frontage. The dominant use of red brick of slightly different hues provides a general sense of visual consistency. The variety found in brick detailing within the upper floor windows provides a degree of individual identity for each separate portion of the block, and creates a smaller scale and more nuanced street frontage. Further accentuating the individualized nature of each part of the block, is the existence of a number of individual entries along the sidewalk.

Extending back approximately 50-55 feet (approx.. 15-17 metres) along both Fourth and Fifth Avenues, the two-storey ,red brick finishes, provide a compatible relationship with the two-and-one-half storey homes that dominate the side streets in close proximity to the subject property.

By the 1970s, the lot immediately behind the street-fronting buildings was surface parking, until the site was redeveloped with the construction of the Fifth Avenue Court (also known as Fifth and Bank). This development, completed in the early 1980s, is noteworthy for its interior courtyard, two storey scale and generally respectful response to the existing buildings on the site.



TOP 1912 Insurance Map showing the fully built-out block and early ground floor uses. *LAC MIKAN 3816060*

MIDDLE 1927 historic aerial photograph. *Geo Ottawa*

BOTTOM 1991 historic aerial photograph. *Geo Ottawa*

NOTE Dashed red line denotes general outline of subject property.

**STREETFRONTAGE REFERS TO
819-843 BANK STREET ALONG
WITH THEIR PRIMARY
ELEVATIONS ALONG BANK
STREET AND FOURTH & FIFTH
AVENUES**

3.2. POTENTIAL HERITAGE VALUE OF STREET FRONTAGE

Absent a Heritage Character Statement (since this property is not designated under Part IV or Part V of the Ontario Heritage Act), this report's authors provide some preliminary character-defining attributes of the 1896-1909 structures fronting Bank Street:

PERCEIVED ARCHITECTURAL VALUE

1. Simplified Italianate Commercial Vernacular detailing along the street-fronting elevations including the brick detailing;
2. The parapet cornice that provides a visual termination for the elevations along the primary frontages;¹
3. Generally consistent red brick finishes along with limestone window sills across all three buildings within the block;
4. Restricted signage below the secondary cornice (marking the separation between upper and lower floors)²;
5. Ground floor commercial glazing assemblies with recessed entries;
6. Variation in the upper floor windows that help to distinguish each of the three component buildings that form the street frontage along Bank Street;
7. Vertically-oriented wood sash windows and their associated brick framing;
8. Semi-circular and arch-topped windows on the second floor along with their associated brick framing.

PERCEIVED ENVIRONMENTAL VALUE

1. Commercial uses on the ground floor, with short frontages for each individual unit with 8 entries over approximately 60 metres of frontage (1 entrance every 7.5 metres on average);
2. Consistency across three independent structures that exist separately but form a continuous, unbroken streetscape;
3. Scale of commercial frontage at two storeys provides a general consistency with other structures on the street and represents a

¹ It is unclear, based on available historic photographs, if the parapet cornice assembly is original, consistent with the original or otherwise; however, 1970s images show an arrangement that is consistent with the current arrangement. Regardless, it is the professional opinion of this report's authors that this assembly is sympathetic to the character and spirit of the building.

² It is unclear, based on available historic photographs, if the lower entablature and cornice assembly is original, consistent with the original or otherwise; however, 1970s images do not appear to show this element. Regardless, it is the professional opinion of this report's authors that this assembly is sympathetic to the character and spirit of the building.

common scale for this vintage and type of buildings within the immediate streetscape.

HISTORICAL/ASSOCIATIVE VALUE

1. Part of the wave of turn-of-the-century traditional “Main Street” commercial development on Bank Street.

4

PROPOSED DEVELOPMENT

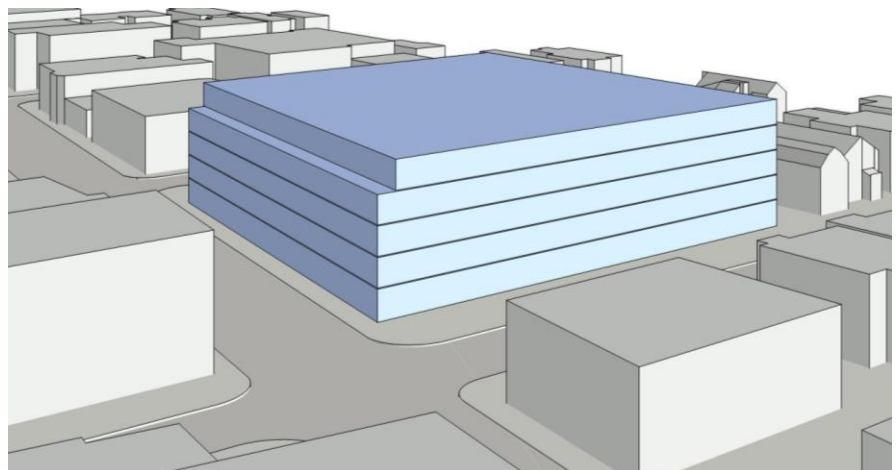
819-843 BANK STREET ARE THE
“POTENTIAL HERITAGE
BUILDINGS” LOCATED WITHIN
THE SUBJECT PROPERTY,
SUBJECT TO CITY OF OTTAWA
PURSUIT OF DESIGNATION

4.1. INITIAL 5 STOREY PROPOSAL – FULL BLOCK

As part of the early design concept development from the proponent’s proposal, the allowable development potential was reviewed. This option included redeveloping the entire parcel of land including the removal of the street-fronting buildings, which would be allowed “As-of-Right.”

As this proposal included the removal of the heritage register-listed street-fronting buildings, this option is not considered appropriate from a heritage perspective. This is the conclusion that the proponent reached early in the design development process, never seriously considering the removal of the existing street fronting buildings. The proponent advanced the “As-of-Right” complete site option to compare the proposed concept against what the site could theoretically offer in terms of total buildable area, with no zoning amendments.

Subsequent options were explored that included the retention of the street-fronting structures, and the addition of an eight storey structure located behind, within the approximate outline of the 1980 addition - which would be removed. Subsequent options also included the removal of the rear laneway. This includes the proposal evaluated as part of this report, in the following subsection.



BOTTOM Aerial perspective showing the 5-storey “as-of-right” development (156,000 sq.ft.) approach. TACT Architecture

TOP Aerial perspective showing the Proposed Massing and Articulation of As of Right and Redistribution Development Potential (7 Stories) approach. *TACT Architecture*



4.2. PARTIAL 7- STOREY PROPOSAL — RETENTION OF HERITAGE REGISTER-LISTED STREET FRONTAGE

PROPOSED DEVELOPMENT PHYSICALLY AFFECTING HERITAGE REGISTER-LISTED BUILDINGS

THIS REVIEW IS BASED ON MATERIAL PROVIDED BY TACT ARCHITECTURE ON APRIL 23, 2018

LIMITED PHYSICAL IMPACT TO 819-843 BANK STREET LOCALIZED TO SECONDARY BUILDING ELEVATIONS

The proposed development includes the removal of the existing 1980s rear addition and interior courtyard. This removal will require the brickwork along the rear of the historic buildings to revert back to exterior exposure across central portion of this elevation. As part of this work, existing openings will be replaced with windows or infilled with brick as required by the adjacent new use. The balance of the rear elevation at the north and south extents will be directly abutted by the proposed development. The portion of the rear elevation that will become exterior will front onto a proposed outdoor amenity space. Refer to the included floor plans below (ground and second floors) to better understand the placement of the proposed development relative to existing, along the rear elevation.

Due to the current level of design concept development, no detail is provided as to what impact this use will have on the rear wall or how the associated roof structure will interface with the existing building. The final positioning of the demising walls within 819-843 Bank Street is not yet fully identified.

In order to provide access to the upper floor of the existing Bank Street frontage, a new elevator is planned at the north end of the proposed building, along with a dedicated commercial lobby. Based on the provided plans, the elevator is separate from the existing structure, a good conservation strategy.

7 STOREY (7TH STOREY IS A PARTIAL STOREY) RESIDENTIAL STRUCTURE WITH GROUND-ACCESSIBLE UNITS ON FOURTH AND FIFTH AVENUES AND UNDERGROUND PARKING

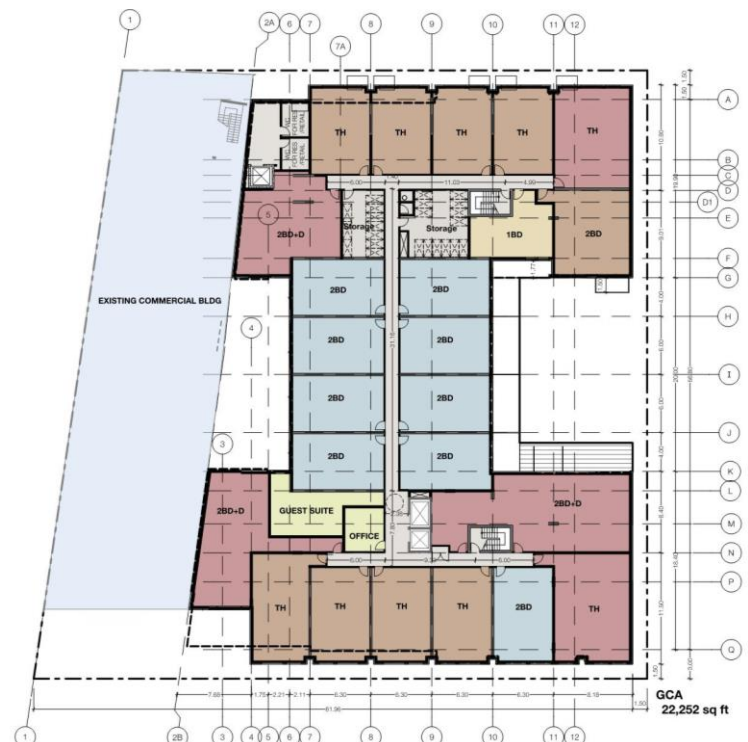
EARLY CONCEPT STAGE; CLADDING MATERIALS NOT YET FINALIZED

PROPOSED DEVELOPMENT OUTSIDE THE HERITAGE REGISTER-LISTED BUILDINGS

The proposed development located immediately east of 819-843 Bank Street is a 7-storey (7th storey is a partial storey) residential structure that steps back and is articulated in various locations depending on the elevation. Frontages along Fourth and Fifth Avenue include ground-oriented units. In plan, the proposed structure is H-shaped with the openings in the H facing east and west. The partial 7th storey includes both residential units and mechanical space, making the mechanical space integrated into the architectural composition instead of being an added element.

In order to enhance the responsiveness of the proposed development to the surrounding area, as well as the Bank Street streetscape, the proposal includes the retention of the existing street fronting buildings as part of the development, with a section of the proposed new development set back from the rear of the

existing commercial building. A two level underground parking garage is also included as part of the proposed development, but does not extend under the existing street-fronting buildings. The entrance to the underground parking garage is provided via an access location on Fifth Avenue near the southeast corner of the proposed structure. To ensure safety and monitoring of the existing Bank Street buildings during the excavation and building of the adjacent garage, the proponent has indicated their intention to retain specialized heritage expertise during this process.



TOP Ground floor plan showing the position of the retained building and new portion. *TACT Architecture*

BOTTOM Second floor plan showing the position of the retained building and new portion. *TACT Architecture*



TOP Looking northeast at the corner of Bank Street and Fifth Avenue. *TACT Architecture*

MIDDLE Looking southeast at the corner of Bank Street and Fourth Avenue. Traditional residential homes on 4th are shown at left. *TACT Architecture*

BOTTOM Looking towards the proposed development from the west side of Bank Street. *TACT Architecture*

TOP View of the proposed development behind the heritage register-listed frontage looking southeast on Bank Street. *TACT Architecture*

BOTTOM View of the proposed development behind the heritage register-listed frontage looking northeast on Bank Street. *TACT Architecture*



5

POTENTIAL HERITAGE IMPACT OF THE PROPOSED DEVELOPMENT

In reviewing the potential heritage value and character-defining elements of 819-843 Bank Street, it is apparent that the proposed development will have minor impacts on the heritage register-listed property.

5.1. ADVERSE IMPACTS

PHYSICAL IMPACTS

1. The proposed development will physically abut the rear of the heritage register-listed buildings at the east and west ends of the frontage with the remaining rear frontage becoming an exterior wall.
 - a. The south (Fifth Avenue) abutting area within the proposed development is intended to house the main entry to the residential component along with a residential unit on the second floor.
 - b. The north abutting (Fourth Avenue) area within the proposed development is intended to house a new commercial lobby and elevator to serve the existing heritage register-listed street fronting buildings. There is also a gym area on the ground floor along with a residential unit on the second floor.
2. It is unknown, at this time, what the final level of intervention will be to accommodate the associated interfaces. Given the secondary nature or service character of this elevation, however, there is less potential heritage character within this area. Further resolution on the interface detailing between the existing street-fronting buildings (at their rear) and the proposed development will be established during subsequent phases of project evolution. The proponent has indicated their intention to retain the specialized heritage expertise at the appropriate time to address these design development issues. This expertise should work closely with the primary designers to develop detailing that will protect and preserve heritage fabric to an optimal extent.

**DEVELOP DETAILS TO
PROTECT AND PRESERVE
HERITAGE FABRIC**

VISUAL IMPACTS

1. Portions of the upper two-three storeys appear to be visible from within the immediate context of the development. The visibility of additional floors is highest at the corners of Fourth and Fifth Avenues. However, as a viewer moves away from the proposed development, the visibility diminishes due to the distance of the 7-storey mass back from Bank Street. It should be noted that the reduction in height and quieting of the architecture of the west elevation featured within the current proposal have enhanced the relationship between the proposed development and the heritage register-listed frontage.
2. Further study of materiality and visual nuance during subsequent design development is recommended to enhance the immediate visual transition between the heritage register-listed frontage and the proposed development, focusing on the northwest and southwest corners of the proposed development. The proponent has indicated their intention to retain the specialized heritage expertise at the appropriate time to address these design development issues. It will be important to maintain the rhythm, nuance and legibility of the ground-oriented units included in the proposal, relative to any modifications that may occur to enhance the relationship between the proposed development and the heritage register-listed commercial building.

5.2. POSITIVE IMPACTS

1. Retention of street-fronting buildings (819-843 Bank Street).
2. The positioning of the proposed development well back from Bank Street (approximately 14-15m at its closest point) allows it to visually exist as a generally distinct element, separate from the street fronting buildings.
3. Installation of elevator to allow for continued use of the second floor of 819-843 Bank Street.
4. Proposed development is similar in alignment with adjacent structures along Fourth and Fifth Avenues providing a reasonably consistent street edge.
5. The proposed use of red brick within the lower portion of the building is modulated to relate to the side of the heritage register-listed commercial building and the 2.5 to 3 storey houses in the immediate context. The subtle articulation within these areas also contributes to enhancing the scale responsiveness of the lower portion of the proposed development as well. This architectural approach is especially beneficial at a pedestrian scale.
6. The noticeable difference in the material colour within the different portions of the proposed building enhances the presence of the building's lower portion. This in turn contributes to enhancing the

interrelationship between the proposed development and the immediate context.

7. The integration of the mechanical spaces within a partial seventh floor, along with residential units, is seen as a positive development as it lessens the visual impact of this potentially separate element. The setback of the partial seventh floor also lessens its visual impact when viewed from many points within the surrounding concept.

5.3. CONCLUSION

This preliminary concept analysis suggests that although the proposed 7 storey infill development is larger than other buildings within the immediate context, the positive benefits of the proposed development outweigh the negative impacts, in maintaining existing Bank Street frontage buildings, and their potential heritage value. This is especially true when comparing the 5 storey as-of-right-concept (removal of existing street frontage) with the currently proposed 7-storey option (retaining the street frontage).

This remains dependant upon further design development to maintain harmony with adjacent existing residential buildings.

In order to enhance the responsiveness of the proposed development on the Bank Street buildings context, future design development is anticipated to further improve the relationship between the proposed development and existing heritage register-listed frontage, especially at the east and west interface locations. The authors are generally encouraged by the direction of the zoning envelope and architectural articulation as proposed and recognize that the design will evolve and become more detailed. To promote the continuing positive evolution of the proposed development, the Heritage Consultants will be acting as a resource for the Design Team during future phases of design development.

A.1. GLEBE REPORT FEATURE

[HTTPS://GLEBEHERITAGEBLOG.FILES.WORDPRESS.COM/2013/06/IMG17.JPG](https://glebeheritageblog.files.wordpress.com/2013/06/IMG17.JPG)

Bank from 4th to 5th—Sunday services to Sunday brunch

BY BRUCE MCCALLAN
The building shown in these photos extended from Fourth Ave. to Fifth Ave. on the east side of Bank St. Although it appears to be one building it was actually constructed in four parts, one of which no longer exists.

SUNDAY SERVICES IN MORELAND'S HALL

The first part to be built was at the corner of Fourth Ave. (819-821) in 1896 for C. Moreland where he opened a grocery store, a branch of his main store on Sparks St. According to the 1898 City of Ottawa Directory it sold wood, flour and feed as well as groceries. This business, which remained in the family until 1932, also housed the Bank St. South Post office from 1904 to 1918. On the second floor there was a large public meeting room, known as Moreland's Hall, where several of the Glebe churches held Sunday services before they had their own facilities. It remained in use until the 1940s when it was converted into an apartment.

In 1900 the second part (845) was constructed at the Fifth Ave. corner for the O'Connor, O'-



841 - 845 Bank Street in 1974

Photos: Parks Canada

Callaghan & Co. Hardware store. The business changed hands several times until 1907 when it became the Capital Hardware Co. owned by A. W. Newlands. The business moved across Bank St. in 1928 into the new Newlands Block at 850 where it remained virtually unchanged, in spite of joining the Home Hardware chain in 1966. It was taken over by the Hillock family in 1970 and was renovated to take on the familiar appearance of a Home Hardware store.

The third part (823-833) was

built in 1901 adjacent to laundry at 827; Norbert Boileau, the barber, was at 829; and Mrs. Marg Hyde had her butcher shop at 831. Nos. 823 and 833 provided access to the apartments on the second floor, often occupied by several of the business owners below. The last part (835 - 843) was constructed in 1909 to fill in the gap. In 1910 George Webb became the local barber at 835; James F. Mitchell and later John Moreland's store. In 1902 E. F. Hastings had a dry goods store at 825; Sam Wah operated a Chinese

F. Mitchell operated a tailor shop at 837 until 1950; Morelands opened a fruit store at 839; F. Rodgers, baker & confectioner, was at 841; and Capital Hardware expanded into 843.

GLEBE FASHION CLEANERS STILL HERE

In 1974, the year these photos were taken, Aladdin Pet Shop had already been at 819-821 for 17 years. Next door was Alex Jewellers at 825; Choice Meat Market at 827; Glebe Fashion Cleaners at 829-831 and still here today at 829; Trans Canada Promotions at 835-837; B. G. Electric at 841-843; and Robin's Restaurant, later to become the popular Kamal's, at 845.

The demolition of 845 in 1980 and the extensive restoration and renovation work associated with the Fifth Avenue Court project have resulted in the building as you see it today.

Bruce McCallan will share his research on the history of Bank Street businesses in the months to come, as the Glebe Report approaches its 25th anniversary in June 1998. Readers, we invite you to share your reminiscences.



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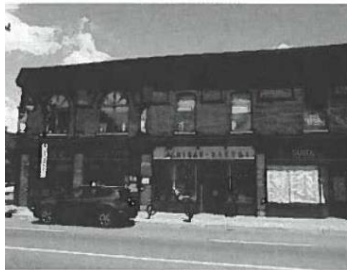
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A.2. PROPERTY INFORMATION SHEET – HERITAGE INVENTORY PROJECT 819-843 BANK STREET

Property Information Sheet - Heritage Inventory Project

Fiche de renseignements sur la propriété - Projet d'inventaire patrimonial



819-843, rue Bank St

Construction Time c.1910
Frame

Primary Architectural Style Vernacular

Secondary Architectural Style

Primary Cladding Brick

Roofline Flat

Storeys 2

Architectural Description

Large red brick commercial building ample display space on ground floor. Brick pilasters, round arch windows, projecting cornice, brick stringcourse and voussoirs enhance facade.

Built As Retail

Currently Used As Retail

Architect

Common Name Fifth Avenue Court

Previous Reference List Yes

Comments

The W.J. Moreland grocery store was one of the first to open in the Glebe. Adaptive re-use project in the 1970s reconfigured the building and included a large addition and indoor courtyard at south east.

Année(s) de construction v.1910

Style architectural principal Vernaculaire

Style architectural secondaire

Parement principal Brique

Type de toiture Toit plat

Nombre d'étages Deux

Description architecturale

Grand bâtiment commercial de brique rouge, doté de vastes vitrines au rez-de-chaussée. Pilastres de brique, fenêtres en arc en plein cintre, corniche en porte-à-faux, assise de ceinture de brique et voussoirs rehaussant la façade.

Type de bâtiment Établissement de détail

Vocation actuelle Établissement de détail

Architecte / constructeur

Appellation courante du bâtiment Fifth Avenue Court

Liste de référence antérieure Oui

Observations

L'épicerie W.J. Moreland a été l'une des premières à ouvrir dans le Glebe. Dans les années 1970, un projet de réaménagement adaptatif a permis de reconfigurer le bâtiment et de reconstruire une importante annexe et une cour intérieure au Sud-Est.

Accessible formats are available upon request 613-580-2463 heritageinventory@ottawa.ca
Des formats accessibles sont disponibles sur demande 613-580-2463 inventairepatrimonial@ottawa.ca

A.3. BRIEF HISTORY OF THE GLEBE — EXCERPT FROM THE CASE STUDY — ‘THE GLEBE AREA OF OTTAWA’ IN *THE REVITALIZATION OF OLDER RESIDENTIAL DISTRICTS* BY JOHN LEANING, 1970

The Glebe derives its name from the Glebelands of the Church of Scotland which formed a part of the area in its earlier days which were subsequently sold, and subdivided. At the time of building the Rideau Canal, the Glebe area was a flat, featureless cedar thicket, swampy in many parts and mosquito infested. By the middle of the 19th century it had become farmland with tree fringed, reeded lagoons cutting across it where Pattersons Creek and Brown's Inlet now are. Bank Street, now a main shopping street, and Concession Street (now Bronson Avenue) were the only roads in the area. In 1891 the streets of the area were begun to be laid out and the turn of the century saw the erection of the first urban buildings in the Glebe, mainly around Bank Street, as well as the Public Schools, a block or so away, and the churches nearby. The bulk of the first development at the turn of the century took place east of Bank Street in the form of fairly nondescript buildings, some wooden, some brick which today cover the bulk of the area most needing rehabilitation, but which nevertheless, possess the greatest potential charm, partly due to their closeness and similarity of form. The roads of the day were gravel. Over the years these same roads have become asphalt paved but that have seldom had a proper foundation put in and therefore break up every year.

Most of Glebe east of Bronson Avenue had been built up by 1930 when the Depression came, after which time there was little development anywhere until after the War. A new 10 storey office building with shops under it on Bronson Avenue at the south-west corner, the New Civic Centre Stadium at Lansdowne Park, a 12 storey apartment building on the east side of the Canal, and a hotel/motel and office building adjacent to the Queensway are the only major buildings erected in the area over the last ten years.

The Federal Government has had a considerable stabilizing influence on the Glebe Area. Firstly, the Canal built by the Colonial Government in 1830 forms a boundary to three sides of the area.

From 1905 to 1920 the Federal Government agency (the Ottawa Improvement Commission, a forerunner of the National Capital Commission) created the parkways lining the canal and around the backwater of Pattersons Creek and Brown's Inlet. These parkways indeed are now the most distinguished physical feature of the area.