

**Local Architectural Conservation Advisory Committee
Comité consultatif local sur la conservation de
l'architecture**

**Agenda 11
Ordre du jour 11**

**Tuesday, September 19, 2000 - 6:00 p.m.
Le mardi 19 septembre 2000 - 18 h**

**Fuller Room, Terrace Level
Bytown Pavilion, City Hall**

**Salle Fuller, Niveau Terrasse
Pavillon Bytown, hôtel de ville**



City of
Ville d'**Ottawa**

**Adoption of Agenda
Adoption de l'ordre du jour**

**Confirmation of Minutes
Ratification des procès-verbaux**

Minutes 10 (August 22, 2000)

Procès-verbal 10 (Le 22 août 2000)

Index

Information Items

Articles pour information

1. **Update- Laurier Bridge - P. Stumes**
Mise à jour-Le pont Laurier - P. Stumes
Ref.: CC2Z2000157 **OT6 - Somerset**

2. **Upcoming Voluntary Sector Workshops - Ottawa Transition Board** **1**
Ateliers sur le secteur bénévole à venir - Conseil de transition
d'Ottawa
Ref.: CC2Z2000191 **OT1 - Britannia-Richmond**

Action Items

Articles pour exécution

3. **6:00 p.m. / 18 h** **5**
Designation of the former Ogilvy's Department Store, 126 Rideau
Street, under Part IV of the Ontario Heritage Act
Désignation de l'ancien grand magasin Ogilvy, 126, rue Rideau, en
vertu de la Partie IV de la Loi sur le patrimoine de l'Ontario
Ref.: CC2Z2000193 **OT5 - Bruyère-Strathcona**

**Unfinished Business
Questions inachevées**

New Business
Nouvelles questions

Sub-Committees Report
Rapports des sous-comité

Circulation File
Dossier de circulation

Late Items
Articles en retard

Other Business
Autres questions

Deadline for material to be included in the next agenda
Date limite de présentation des documents à inclure dans le prochain ordre du jour

Should you wish to include an item on the next agenda, please submit the information to the Assistant by **4:00 p.m. Tuesday, September 19, 2000.**

Si vous désirez ajouter un article au prochain ordre du jour, veuillez le faire parvenir à l'adjointe d'ici au **mardi 19 septembre 2000, à 16 h 00.**

Next Meeting
Prochaine réunion

The next regular meeting of the Committee will take place on **Tuesday, October 3, 2000, at 6:00 p.m.**, in the Fuller Room, Bytown Pavilion, Terrace Level, City Hall.

La prochaine réunion ordinaire du Comité aura lieu le **mardi 3 octobre 2000, à 18 h 00**, dans la salle Fuller, pavillon Bytown, niveau terrasse, hôtel de ville.

Members' Reports - Enquiries

Rapports des membres - demandes de renseignements

Lucy Corbin, Chairperson/Présidente

Richard Rodgers, Vice-Chairperson/Vice-président

Rhoda Bellamy

Christopher Borgal

Andrew Horrall

Tom Laverty

Thierry Montpetit

Robert Pajot

Dinah Showman

Paul Stumes

Non-Voting Members

Membres sans droit de vote

Councillor/Conseillère Elisabeth Arnold

Councillor/Conseiller Stéphane Émard-Chabot

Adjournment

Levée de la séance

BJE

September 6, 2000

CC2Z2000191
(File: ACS1300)

Ward/Quartier
OT1 - Britannia-Richmond

2. Upcoming Voluntary Sector Workshops - Ottawa Transition Board
Ateliers sur le secteur bénévole à venir - Conseil de transition
d'Ottawa



Claude F. Bennett
Chair / Président

Albert Bouwers

Kathy Greiner

Camille C. Guilbault

David Muir, FCA

Edward Mulkins

Pierre J. Tessier

Memorandum

To: Volunteers, voluntary sector agencies, and citizens

From: Voluntary Sector Project Team, Ottawa Transition Board

August 24, 2000

RE: upcoming voluntary sector workshops

Enclosed is a flyer inviting you to apply to one of three upcoming workshops we will be hosting to seek feedback on our proposed model for how the new City of Ottawa will work with the voluntary sector. You may receive more than one flyer in the mail, as we have asked the existing municipalities and other agencies to assist us in getting the word out. If so, please pass them along to other individuals or agencies you think may be interested.

We hope that you will apply to attend a workshop. Feedback from those who are directly involved in the voluntary sector is critical to the success of our project, and to the future of our new city. Spaces are limited both by space constraints and by our need to ensure that this is a representative process.

If you would like more information on the workshops, or about the work of the Voluntary Sector Project Team, visit our web site at www.ottawatransition.on.ca, (click on voluntary sector), or call the project leaders, Tom Lee, at 580-4751, ext. 5534, or John Rapp, at 580-4751, ext. 5523.

tel/télé: (613) 580-4750

fax / téléc: (613) 580-4752

info@ottawatransition.on.ca

info@ottawatransition.on.ca

www.ottawatransition.on.ca

www.ottawatransition.on.ca

111, rue Lisgar Street

111, rue Lisgar Street

Spaces are limited!
Registration will be based on ensuring a representative sample of the Voluntary Sector

INTEREST IN ATTENDING...

- September 21, 2000 – 4:00 pm-9:00 pm
- September 22, 2000 – 9:00 am-2:00 pm
- September 23, 2000 – 10:00am-3:00 pm

Name of Attendee: _____

Organization Name: _____

Address: _____

Postal Code: _____

Phone: _____ Fax: _____

E-mail: _____

Specify special needs or requirements to facilitate your participation: _____

TO REGISTER: Please return this Interest form by **September 8, 2000** to:

Voluntary Sector Project Team
Ottawa Transition Board
111 Lisgar Street
Ottawa, Ontario K2P 2L7

Or call, e-mail or fax to:
Hélène Berthelet
Phone: 580-4751, ext. 6075
E-mail: helene.berthelet@ottawatrtransition.on.ca
Fax: 580-4761 (Attn: Hélène Berthelet)

The Voluntary Sector Team has been busy speaking with the community about the relationship between the new City and the Voluntary Sector. Preliminary work has been done which reflects the emerging operational model. We are seeking your additional comments and observations prior to the final recommendations to the Ottawa Transition Board.

PROPOSED AGENDA

A. INTRODUCTION

- > Purpose of the Voluntary Sector Team
- > Work Done to Date

B. THE EMERGING VOLUNTARY SECTOR MODEL

- > 5 Core Services
- > High Level Service Delivery
- > Questions for Understanding the Structure

C. ROUND TABLE DISCUSSION

- > Key Issues
- > Advantages
- > Improvements
- > Report Back

D. CLOSURE: NEXT STEPS

Workshop and meal will be provided at no cost

YOUR REGISTRATION WILL BE CONFIRMED BY SEPTEMBER 15, 2000



THE VOLUNTARY SECTOR TEAM

is hosting

3 CONSULTATION WORKSHOPS

To ensure that the voluntary sector continues to be:

Vital, Vibrant and Invaluable

Be part of developing this model for the new City of Ottawa.

Sessions will be held:

September 21, 2000 – 4:00 pm-9:00 pm
Vanier City Hall (Kiwanis Hall)
(working language is in French)

September 22, 2000 – 9:00 am- 2:00 pm
Nepean Sportsplex
(ENGLISH)

September 23, 2000 – 10:00 am-3:00 pm
Nepean Sportsplex
(ENGLISH)

www.ottawatrtransition.on.ca

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September 11, 2000

CC2Z2000193
(File: ACS1300)

Ward/Quartier
OT5 - Bruyère-Strathcona

- 3. Designation of the former Ogilvy's Department Store, 126 Rideau Street, under Part IV of the Ontario Heritage Act**
Désignation de l'ancien grand magasin Ogilvy, 126, rue Rideau, en vertu de la Partie IV de la Loi sur le patrimoine de l'Ontario



City of
Ville d' **Ottawa**

September 11, 2000

ACS2000-PW-PLN-0131
(File: OHD4300 RIDEAU 126)

Department of Urban Planning and Public
Works

Ward/Quartier
OT5 - Bruyère-Strathcona

- Local Architectural Conservation
Advisory Committee / Comité consultatif
local sur la conservation de l'architecture
- Planning and Economic Development
Committee / Comité de l'urbanisme et de
l'expansion économique
- City Council / Conseil municipal

Action/Exécution

3. Designation of the former Ogilvy's Department Store, 126 Rideau Street, under Part IV of the Ontario Heritage Act.

Désignation de l'ancien grand magasin Ogilvy, 126, rue Rideau, en vertu de la Partie IV de la *Loi sur le patrimoine de l'Ontario*

Recommendation

That the former Ogilvy's Department Store, 124-126 Rideau Street, be designated under Part IV of the Ontario Heritage Act according to the Statement of Reason for Designation, below.

September 11, 2000 (2:06p)

Edward Robinson
Commissioner of Urban Planning and Public
Works

September 11, 2000 (2:26p)

Approved by
John S. Burke
Chief Administrative Officer

SC:sc

Contact: Sally Coutts - 244-5300 ext. 1-3474

Financial Comment

Subject to City Council approval, funds in the amount of \$1,200.00 for statutory advertising will be made available by the Department of Corporate Services - Public Information Statutory Advertising subactivity account 2231731.



September 11, 2000 (1:45p)

for Marian Simulik
Acting City Treasurer

BH:cds

Executive Report

Reasons Behind Recommendation

The former Ogilvy's Department Store ceased to function as a full-service department store in 1992 when Robinson's vacated the premises. At that time, the Department of Urban Planning and Public Works advised the then-owners of the building that if the building were retained, rather than demolished as a part of the site of the proposed parking lot, the Department would not recommend its designation. Since then, Ogilvy's has been purchased by Viking Rideau and that firm has submitted an application to demolish it to permit the expansion of the Rideau Centre eastward. Viking Rideau is aware of the Department's commitment to maintaining this part of Rideau Street's heritage and to the building's designation under the Ontario Heritage Act but has, nevertheless, applied for a demolition permit rather than incorporate the building as part of the Rideau Centre's expansion.

In addition to the Department's commitment to the proposed designation, the City of Ottawa Official Plan, Section 1.12, Rideau Street, encourages low-scaled, pedestrian oriented commercial development along Rideau Street and states that

City Council shall ensure the protection, conservation and enhancement of heritage resources on Rideau Street, and shall ensure that the design of development respects and is sensitive to, such heritage features ...

The designation of the former Ogilvy's would respect the above Official Plan policies.

STATEMENT OF REASON FOR DESIGNATION

The former Ogilvy's Department Store has both historical and architectural significance. It was built by Charles Ogilvy in 1906-1907, with additions in 1917, 1931 and 1934. Born in 1861, Ogilvy emigrated to Canada from Scotland in 1863, immediately moving to Ottawa where his father opened a stationery shop. Ogilvy began his career at the firm of Elliott and

Hamilton, Dry Goods. In 1887, Ogilvy left that firm to establish his own dry goods shop on Rideau Street. By 1906 he had prospered sufficiently to build a new store. Business continued to grow and Ogilvy's eventually became a flourishing department store with branches in Ottawa's suburbs. This evolution parallels the North America-wide development of the department store as the most important retail phenomenon of the late 19th and 20th centuries. Ottawa was unique among Canadian cities because its two leading local department stores, Ogilvy's and Freiman's, were sufficiently successful to discourage the entry of national chains into the city until the 1960s.

Ogilvy's was built in four stages. The original dry goods store, designed by prominent Ottawa architect W.E. Noffke and completed in 1907, was a rectangular structure with five bays facing Rideau Street and seven bays facing Nicholas Street. In 1917, it was extended back eight more bays to Besserer Street, also to plans by Noffke. The fourth and fifth floors, designed by Ottawa architect A.J. Hazelgrove, were added in 1931 and 1933 respectively. The addition of the top two storeys and the resulting removal of the original third floor cornice transformed Ogilvy's from a conservative design to a modern design more typical of 1930s commercial architecture.

The building is a large, flat-roofed, rectangular buff-coloured brick, steel-framed structure, highly regular in style and detail. Character-defining features of the building include the use of the Greek key motif on the spandrel panels and secondary cornice, the metal cornice, the wood-framed windows, the "Tree of Life" panels and the distinctive rounded northeast corner. Its prominent corner location, anchoring the end of an important block of Rideau Street, also contributes to its heritage value.

The interior of the building, the interior's structure and the west facade are not included in this designation.

Consultation

The owner of the building, Viking Rideau, has been encouraged to include the north, east and south facades of this prominent Ottawa building in its re-development plans for this block of Rideau Street, but as yet, has not agreed to do so. Similar successful incorporation of heritage facades was used in the redevelopment of 99 Rideau, east of the Bay and opposite the Rideau Centre, as well as in the redevelopment of Zellers at the corner of Sparks and O'Connor Streets. Viking Rideau is aware of the Department of Urban Planning and Public Works' intention to recommend the building for designation.

An "Intention to Designate" is published in Ottawa's daily newspapers as a requirement of the Ontario Heritage Act. Anyone wishing to object to the proposed designation may do so within thirty days of the publication of the "Intention to Designate." If there are objections, a Conservation Review Board hearing is scheduled to hear them and report to Council. Council then can either uphold the intention to designate or withdraw it. If Council upholds the designation, a further 180-day period for negotiation ensues before a demolition permit

would be issued . Recent changes in the City of Ottawa Act, however, permit Council to further withhold the issuance of a demolition permit until a building permit for new development on the site has been approved.

Disposition

1. Department of Corporate Services, Statutory Services Branch to advertise and notify the owners (Viking Rideau Corporation, 50 Rideau Street, Ottawa, Ontario K1N 9J7, attention: Mr. Donald Maclellan) and the Ontario Heritage Foundation (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of City Council's intention to designate the Former Ogilvy's at 124-126 Rideau Street.
2. Office of the City Solicitor to prepare the designation by-law and submit it to City Council for enactment.

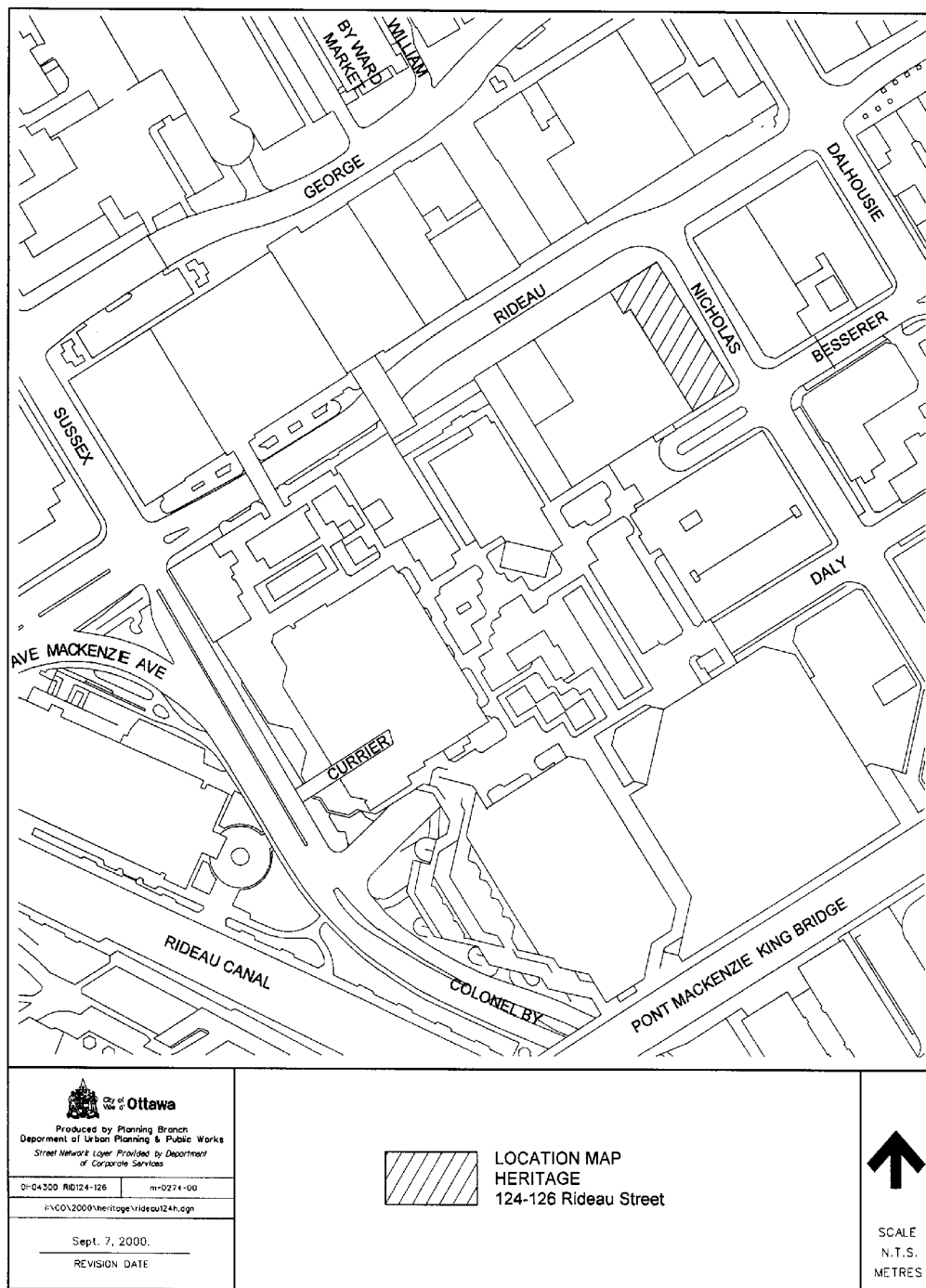
List of Supporting Documentation

Document 1	Location Map
Document 2	Heritage Survey and Evaluation Form
Document 3	Historical Photograph

Part II - Supporting Documentation

Location Map

Document 1





HERITAGE SURVEY AND EVALUATION FORM

MUNICIPAL ADDRESS: 114-126 Rideau Street	BUILDING NAME: Former Ogilvy's Department Store		
LEGAL DESCRIPTION: P3922	LOT: 12-13-14	BLOCK: Rideau S	PLAN:
DATE OF CONSTRUCTION: 1906-07	ADDITIONS: 1917, 1931, 1933		
ORIGINAL USE: Department Store	PRESENT USE: Store		
ORIGINAL OWNER: Central Area	PRESENT OWNER:		



VIEW: -
 SOURCE:
 DATE:
 NEGATIVE NO:

PHASE ONE EVALUATION

POTENTIAL SIGNIFICANCE	CONSIDERABLE	SOME	LIMITED	NONE	
History					
Architecture					
Environment (landmark or design compatibility)					
Phase One Score /9	Potential Heritage Building Yes/No		Potential Heritage District Yes/No		
Phase Two Classification	Group	1	2	3	4

HISTORY

*Prepared By: S. Coutts Date: July
1992/ August
2000*

DATE OF CONSTRUCTION 1907, Additions 1917,1931, 1934**TRENDS**

Charles Ogilvy's Ltd. grew from a small dry goods store into a large, Ottawa-based chain of stores between its founding in 1887 and Ogilvy's death in 1950. The large department store is a phenomenon of the late 19th century and early 20th centuries and shopping at one was considered a progressive and up-to-date thing to do. To further enhance the shopping experience, many of these stores were designed with considerable attention to architectural detail, and featured lavish interiors and elaborate display windows. Ogilvy's progress from a small dry goods store to a large department store is typical of many of the earliest department stores, including the T. Eaton Company and the Robert Simpson Co. of Toronto, which both started as small dry goods stores.

EVENTS N/A**PERSONS/INSTITUTIONS**

Ogilvy's is associated with its founder, Charles Ogilvy, one of Ottawa's leading merchants during the first half of the 20th century. Ogilvy was born in Edinburgh in 1861 and emigrated to Canada in 1863 with his parents. The family initially settled in Ottawa where his father established James Ogilvy, Books and Stationary. In November, 1887 after leaving the dry goods firm of Elliott and Hamilton where he had been working for some years, Charles Ogilvy opened his own dry goods store at 92 Rideau Street. His original tiny store prospered and in 1906, after a number of additions, Ogilvy hired Ottawa architect W.E. Noffke to design a brand new facility further east along Rideau. The building was enlarged in 1917, 1931 and 1934. Eventually Ogilvy built two more large department stores, a woodworking shop in Westboro and a number of small satellite stores adjacent to his Rideau Street facility.

Ogilvy and his wife had no children but were active in the community life of the store and its social club for many years. Like many business leaders of his day, Ogilvy was also involved in community work and was active in the establishment of the Union Mission. He died in 1947.

SUMMARY/COMMENTS ON HISTORICAL SIGNIFICANCE

Unlike many Canadian cities, Ottawa was the site of two successful local department stores, Freiman's and Ogilvy's for many years prior to the establishment of national chains here in the 1960s. The significance of Ogilvy's is derived from the role that Charles Ogilvy played in the retail history of the city and the association of the store with the North America-wide growth of department stores.

HISTORICAL SOURCES

City of Ottawa Archives, Ogilvy Papers

ARCHITECTURE

*Prepared By: S. Coutts Date: July
1992/*

ARCHITECTURAL DESIGN (Plan, Storeys, Roof, Windows, Material, Details, etc.)

Ogilvy's was built in four stages from 1907-33. The original store, designed by W.E. Noffke, was a three storey structure with five bays facing Rideau Street and seven facing Nicholas Street. In 1917, the store was expanded south seven bays to Besserer, again to designs by W.E. Noffke. In 1931, the cornice was removed and a fourth storey added and, in 1934, a fifth storey was added, bringing the building to its present configuration.

The ground floor was originally distinguished by large plate glass windows with prismatic glass transom windows. On the second and third stories, brick piers with channelled bases divided the facades into bays, each containing tri-partite wooden sash windows. A secondary cornice separated the ground floor from the upper storeys. Galvanized metal spandrel panels incised with a Greek key motif separated the second and third storey windows. A narrow band, also incised with a

Greek key motif, forms part of the sill of the second storey windows.

Other details of the building included a large crest embellished with the intertwined initials "CO," on the curved north-east corner of the building, canvas awnings and two marquees, one at the principle entrance on Sussex and the other at the Nicholas Street entrance.

Each subsequent addition to Ogilvy's was designed to be compatible with the character of the original structure and all additions to the building were skilfully integrated into the original structure. For example, the two additional stories designed by Hazelgrove function as attic stories and are separated from the lower stories by a modified cornice which again repeats the Greek key motifs of the spandrel panels. The new cornice, also in galvanized metal, is simple in design and execution.

ARCHITECTURAL STYLE

The 1907 portion of Ogilvy's was built using modern steel frame construction techniques but it illustrated Noffke's conservative approach to design. Although the building demonstrated some familiarity with recent stylistic trends in commercial architecture, the simple rectilinear grid established by the regularly spaced piers that separated the Chicago type tri-partite windows, Noffke's conservatism is evident in the use of ornament such as the Greek Key patterned spandrel panels, the elaborate cornice and the escutcheon featuring an intertwined "CO" on the building's rounded corner. At the turn of the century, the design of retail establishments was often influenced by the work of American architect Louis Sullivan, whose buildings featured regular fenestration, (often with tri-partite Chicago windows), subdued decoration and a strong vertical emphasis.

The additions to Ogilvy's produced a building much more modern in character, with an simple galvanized metal Art Deco cornice and stylized "Tree of Life" terra cotta panels and smooth, slender brick piers.

DESIGNER/BUILDER/ARCHITECT

Original store, 1907: W.E. Noffke, South extension, 1917: W.E. Noffke, Fourth floor, 1931: A.J. Hazelgrove Fifth floor, 1934: A.J. Hazelgrove. Both architects were extremely busy Ottawa architects responsible for many of the city's important buildings. W.E. Noffke, one of the city's best known architects had a long and distinguished and was responsible, among other for the Blackburn Building, 1908-13, the Central Post Office, 1937, the Champagne Baths, 1922, and many private residences.

A.J. Hazelgrove, although not as well known as Noffke, also had a long and distinguished career. He worked frequently for Ogilvy designing projects as varied as the stores decorations to honour the 1939 Royal Visit to the Westboro woodworking factory and the parking lot attendant's hut. His other projects included a number of post-WWII Ottawa schools, including Ridgemount and the High School of Commerce, hospitals including the Children's Hospital of Eastern Ontario and many other commercial buildings and private residences.

ARCHITECTURAL INTEGRITY

The original integrity of Ogilvy's has been compromised by some significant interventions, although its basic character survives and could easily be enhanced. Interventions that have affected the structure include; the re-cladding of the building at street level, and the installation of new store fronts. Minor interventions include changes to the pilasters in the original portion of the building from channelled brick to smooth brick, (probably completed in the 1940s or 50s as part of an renovation project which included the installation of new vitrilite cladding at the ground floor level), and minor changes to the detail of the cornice.

OTHER

The original Ogilvy's was one of Ottawa's first concrete and steel frame buildings. Steel frame construction was perfected in the 1880s and soon proved well-suited to the department store function because it allowed for the large expanses of uninterrupted floor space and large window areas required by the department store. In addition, its steel frame construction allowed for the easy expansion of Ogilvy's when necessary.

SUMMARY/COMMENTS ON ARCHITECTURAL SIGNIFICANCE

Ogilvy's is a significant example of early 20th century department store architecture and is associated with two notable Ottawa architects, W.E. Noffke and A.J. Hazelgrove. Its distinctive windows, subdued decorative motifs and buff coloured brick continue to make a significant contribution to Rideau Street. In addition, the building's construction in four stages is an interesting illustration of the adaptability of concrete and steel frame construction techniques.

ENVIRONMENT*Prepared By:**Date:***HERITAGE CONSERVATION DISTRICT NAME (if any)**

N/A

VIEW:
SOURCE:
DATE:
NEGATIVE NO:

COMPATIBILITY WITH HERITAGE ENVIRONS

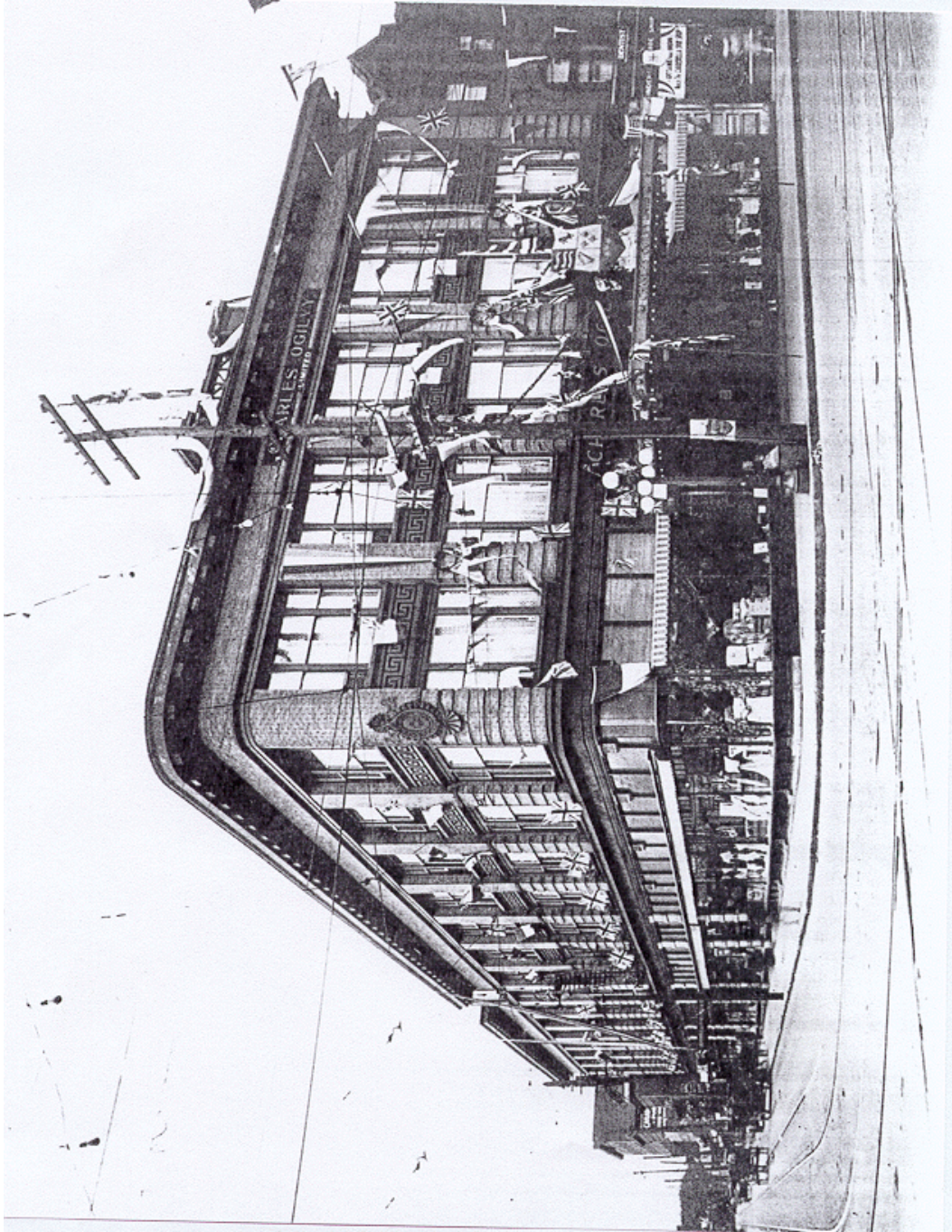
Although significantly larger than its two and three storey neighbours, Ogilvy's is compatible with the late 19th and early 20th century structures that are a feature of Rideau Street between Sussex Drive and King Edward Avenue. Recent additions to the streetscape such as the Rideau Centre are not, however, compatible with the heritage character of the building.

COMMUNITY CONTEXT/LANDMARK STATUS

Ogilvy's is a landmark of considerable local significance because of its long history as one of Ottawa's main department stores and its location on what was once the city's most important retail street.

SUMMARY/COMMENTS ON ENVIRONMENTAL SIGNIFICANCE

Ogilvy's, despite drastic changes to its environs, remains one of the most important buildings on Rideau Street, significantly contributing to the street's character. Its loss would have a serious negative impact on Rideau Street.



Historical Photograph, Ogilvy's, 1919 (City of Ottawa Archives, CA13675)

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