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ONTARIO HERITAGE TRUST

OCT 07 2019

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Ottawa
Office of the City Clerk
Bureau du greffier municipal

File Number: ACS2019-PIE-RHU-0016

October 3, 2019

By regular mail

Ottawa-Carleton Condominium Corporation No. 822
c/o Sarah St. Pierre
CMG Condominium Management Group
335 Catherine Street
Ottawa, Ontario K1R 5T4

ONTARIO HERITAGE TRUST

OCT 07 2019

RECEIVED

Dear Ms. St. Pierre,

Re: Designation of Ambassador Court, 612 Bank Street under Part IV of the *Ontario Heritage Act*

City Council, at its meeting held on September 26, 2019 approved the following recommendation of the Built Heritage Sub-Committee contained in Built Heritage Sub-Committee Minutes 6, Item 2, with reference to the above-noted matter:

That the Built Heritage Sub-Committee recommend that Council approve the issuance a Notice of Intention to Designate the Ambassador Court Apartments, 612 Bank Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 6.

Enclosed is the Notice of Intention to Designate served according to the Act to be published in the Ottawa Citizen and Le Droit on October 4, 2019. You have 30 days from the publication date to file an objection to the designation.

Office of the City Clerk
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1
www.ottawa.ca

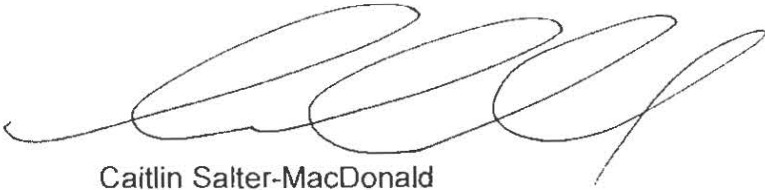
Direct Line (613) 580-2424 Ext. 21215
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Should you require further information, please contact Lesley Collins, Planner II, Heritage and Urban Design Services, directly at 613-580-2424, extension 21586.

Yours truly,

A handwritten signature in black ink, consisting of several large, overlapping loops and a long horizontal stroke at the end.

Caitlin Salter-MacDonald
Deputy City Clerk, on behalf of:

M. Rick O'Connor, CMO

City Clerk and Solicitor

cc: Lesley Collins, Planner II, Heritage and Urban Design Services (by email)

Ontario Heritage Trust, 10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3
(by regular mail)

In the Matter of the *Ontario Heritage Act*

Notice of Intention to Designate

The City of Ottawa on September 25, 2019 established its intention to designate the property at 612 Bank Street under Part IV of the Ontario Heritage Act for its cultural heritage value.

Description of Property

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

Cultural Heritage Value

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

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

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

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

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

historically linked to its surroundings and is important in defining the northern edge of Central Park.

Heritage Attributes

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

- Three storey massing with a high basement
- Masonry foundation
- Flat roof
- Triangular plan that takes advantage of the location adjacent to Central Park
- Deep metal cornice with simple details
- Buff brick cladding laid in stretcher bond with raked mortar joints
- Decorative parapet that breaks the cornice line
- Chamfered corner with wrought iron balconette and round arched window opening with stone keystone and brick voussoirs that spring from decorative stone units
- Stone and brick banding and stringcourses
- Generous rectangular window openings arranged in a symmetrical pattern with brick lintels and stone sills
- Seven bay east façade on Bank Street including:
 - Two projecting three-storey bays
 - Slightly recessed central entrance bay including the following details:
 - Third storey round arched window with stone and brick window surround and keystone
 - Smooth stone door surround
 - Metal frieze featuring the name of the building with round arched multi-paned tripartite window above.
 - Decorative metal sconces and pendant light
 - 1928 date stone including the developer's name, D. Epstein
 - Front door with transom and sidelights
 - Brick panels between second and third storey windows in herringbone pattern
- Sixteen bay south façade facing Central Park including:
 - Four storey massing including walk out ground floor
 - Projecting four storey bays
 - Wrought iron balconies
 - Exposed cinder block foundation
- Location on Bank Street, adjacent to Central Park

The interior of the building is excluded from the designation.

OBJECTIONS

Any person wishing to object to this designation may do so by letter, outlining the reasons for the objections and other relevant information. This letter must be received by the Clerk of the City of Ottawa either by registered mail or personally delivered by November 3, 2019

Dated at Ottawa this 3rd day of October, 2019.

City Clerk