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**Office of the City Clerk and Solicitor  
Bureau du greffier et chef du contentieux**

File No. ACS2015-PAI-PGM-0137

10 September 2015

█ and █  
37 Oriole Drive  
Ottawa, ON K1J 78E



Re: DESIGNATION OF THE LIPSETT HOUSE, 37 ORIOLE DRIVE, UNDER PART IV  
OF THE ONTARIO HERITAGE ACT

Dear █ and █:

This is to advise you that the Council of the City of Ottawa, at its meeting of 09 September 2015, approved the following recommendation as contained in Planning Committee Report 12A Item 3:

**That Council issue a Notice of Intention to Designate the Lipsett House, 37 Oriole Drive under Part IV of the Ontario Heritage Act according to the Statement of Cultural Heritage Value attached as Document 5.**

Enclosed herewith is the Notice of Intention to Designate served according to the Act to be published in Le Droit and the EMC on Thursday, September 10 and Friday September 11. You will have 30 days from the publication date to file an objection to the designation.

Should you require further information, please contact Anne Fitzpatrick, Planning and Growth Management Department, directly at 580-2424, extension 15203, or by e-mail at [Anne.Fitzpatrick@ottawa.ca](mailto:Anne.Fitzpatrick@ottawa.ca).

Yours truly,

M. Rick O'Connor, CMO  
City Clerk and Solicitor

c.c. Anne Fitzpatrick, Planner, Development Review Services Branch (01-14)  
Ontario Heritage Trust, 10 Adelaide Street East, 3<sup>rd</sup> Floor, Toronto, ON M5C 1J3

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## IN THE MATTER OF THE ONTARIO HERITAGE ACT

The City of Ottawa on September 9, 2015, established its intention to **designate** the following heritage property for its cultural heritage value.

### **Description of Property**

The Lipsett House, 37 Oriole Drive, is a two-storey, flat-roofed, rectangular structure constructed in 1959 and located on the west side of Oriole Drive in Rothwell Heights.

### **Statement of Reason for Designation**

The cultural heritage value of the Lipsett House lies in it being an excellent example of Modernist residential architecture of the mid-20th century in Ottawa, its historical associations with the growth of the National Capital Region and the development of Rothwell Heights during the post-war period and its associations with architect Paul Schoeler, and its contextual value for its contribution to the character of the Rothwell Heights neighbourhood.

The Lipsett House has design value as an excellent example of Modernist architecture. Popular in Canada from 1940 to 1970, Modernist architecture emphasized the simplification of form and lack of decorative features or historical references. The Modern style is expressed in the Lipsett House through its modest footprint, simple rectangular plan, low profile, flat roof, attached and integrated open carport, minimal entranceway protected by a simple canopy, simplification of form and the elimination of decorative features, and large floor-to-ceiling rectangular windows, some with exterior spandrel panels.

The Lipsett House has historical value for its associations with the development of Rothwell Heights, the expansion of the National Capital Region in the Post-War era and as an early example of the work of architect Paul Schoeler. Schoeler is considered to be a pioneer of Modernist architecture in Ottawa. Other examples of his work include the Public Service Alliance of Canada Building (1968), the Canadian Brotherhood of Railway Transport Building (1973), and the Canadian Labour Congress Building (1973). The Lipsett House has contextual value as one of several experimental Modernist buildings in Rothwell Heights. The house was carefully designed and sited to be in harmony with its surrounding natural environment. The lot is well treed and is in keeping with the architectural and forested character of Rothwell Heights.

### **Heritage Attributes**

Key exterior elements that contribute to the heritage value as an excellent example of the Modern style in Ottawa include its:

- simple rectangular plan, small footprint and the siting of the building on the lot;
- asymmetrical main façade; with three evenly spaced rectangular windows with spandrel panels below;
- rectangular windows with slender frames;
- entranceway with simple canopy;
- exterior cladding materials including vertically laid cedar siding;
- use of exposed concrete block as a construction material and design element;
- wood lined, three season porch on the south side of the building;
- open deck on the rear west façade; and,

- attached and integrated open carport.

Key interior elements that contribute to the heritage value as an excellent example of the Modern style in Ottawa include its:

- the floating staircase and railing; and
- the large, centrally located open-concept living room with views of the escarpment.

Key exterior elements that contribute to the contextual heritage value are:

- The well treed lot;
- the escarpment and views towards it; and,
- the ratio of the house to the lot.

## OBJECTIONS

Any person wishing to object to this designation may do so by letter, outlining reasons for the objections and other relevant information. These must be received by the Clerk of the City of Ottawa either by registered mail or personally delivered by 11 October 2015.

Dated at Ottawa this 10<sup>th</sup> day of September, 2015.



M. Rick O'Connor, CMO  
City Clerk and Solicitor