

**Report to
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti
December 10, 2019 / 10 décembre 2019**

**and Council / et au Conseil
December 11, 2019 / 11 décembre 2019**

**Submitted on November 25, 2019
Soumis le 25 novembre 2019**

**Submitted by
Soumis par:
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Ward: CAPITAL (17) / CAPITALE (17) File Number: ACS2019-PIE-RHU-0028

**SUBJECT: Designation of the Ottawa Tennis and Lawn Bowling Club, 176
Cameron Avenue, Under Part IV of the *Ontario Heritage Act***

**OBJET: Désignation du Ottawa Tennis and Lawn Bowling Club, situé au 176,
avenue Cameron, en vertu de la partie IV de la *Loi sur le patrimoine
de l'Ontario***

REPORT RECOMMENDATION

1. That the Built Heritage Sub-Committee recommend that Council issue a notice of intention to designate the Ottawa Tennis and Lawn Bowling Club, 176 Cameron Avenue, as a property of cultural heritage value and interest under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value, attached as Document 5.
2. That Council suspend the distribution and delivery requirements under Subsection 29(3) and 34(1) of the *Procedure By-law* to consider this report at its meeting on December 11, 2019, so that the property owner may be eligible to apply for the Ministry of Canadian Heritage's Building Communities Through Arts and Heritage Legacy Fund prior to the application deadline.

RECOMMANDATION DU RAPPORT

1. Que le Sous-comité du patrimoine bâti recommande au Conseil d'émettre un avis d'intention de désigner l'Ottawa Tennis and Lawn Bowling Club, situé au 176, avenue Cameron, à titre de « propriété de valeur ou d'intérêt sur le plan du patrimoine culturel », en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, selon la Déclaration de valeur sur le plan du patrimoine culturel reproduite dans le document 5 ci-joint.
2. Que le Conseil suspende les exigences en matière de distribution prévues aux paragraphes 29(3) et 34(1) du *Règlement de procédure* et prenne connaissance du présent rapport lors de sa réunion du 11 décembre 2019, afin que le propriétaire puisse être admissible au dépôt d'une demande au programme de Développement des communautés par le biais des arts et du patrimoine de Patrimoine canadien avant la date limite de présentation des demandes.

BACKGROUND

The Ottawa Tennis and Lawn Bowling Club is located in Old Ottawa South at 176 Cameron Avenue, on the shore of the Rideau River (see Document 1). The Ottawa and Tennis and Lawn Bowling Club submitted a formal request to designate the Club under Part IV of the *Ontario Heritage Act* in order to improve their chance of receiving a grant from the Ministry of Canadian Heritage's *Building Communities Through Arts and Heritage Legacy Fund*.

This report has been prepared because designation under Part IV of the *Ontario Heritage Act* require City Council approval after consultation with the Built Heritage Sub-Committee.

DISCUSSION

The Official Plan, the Provincial Policy Statement and the *Ontario Heritage Act* all provide policy direction related to the designation of individual properties under Part IV of the *Ontario Heritage Act*.

Official Plan

The Official Plan has policies related to heritage in Section 2.5.5.2, Cultural Heritage Resources. These policies provide for the identification and designation of individual buildings under Part IV of the *Ontario Heritage Act*:

Section 2.5.5.2 states that, “Individual buildings, structures and cultural heritage landscapes will be designated as properties of cultural heritage value under Part IV of the *Ontario Heritage Act*”.

Provincial Policy Statement (2014)

Section 2.6.1 of the Provincial Policy Statement (2014) contains the following policy regarding the protection of cultural heritage resources: “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

Ontario Heritage Act

Part IV of the *Ontario Heritage Act* provides municipalities with the authority to designate properties of cultural heritage value. Section 29(4) of the *Ontario Heritage Act* sets out the process for designation of individual buildings. It requires that Council consult with its municipal heritage committee and that the official notice served on the owner shall contain a description of the property and its heritage attributes as well as a statement explaining the cultural heritage value or interest of the property. The Notice of Intention to Designate must also be published in a newspaper having general circulation in the community. Document 5 contains the Statement of Cultural Heritage Value for this site.

Ontario Regulation 09/06

Regulation 09/06 (see Document 3) sets out criteria for designation under Part IV of the *Ontario Heritage Act*. It states that:

A property may be designated under Section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest ... These criteria are organized into three groups; design or physical value, historical or associative value and contextual value.

Through research and evaluation, staff have determined that the property at 176 Cameron Avenue, known as the Ottawa Tennis and Lawn Bowling Club meets all three criteria outlined in Ontario Regulation 09/06. A brief analysis of each of the criteria is provided below and more detailed information is attached in the Heritage Survey and Evaluation Form (see Document 4).

Design or Physical Value

The Ottawa Tennis and Lawn Bowling Club meets the Design or Physical value criteria as a good example of a building type.

The Ottawa Tennis and Lawn Bowling Club is a good example of recreational clubhouse architecture from the 1920s. It features design elements associated with Tudor Revival style such as rough cast stucco and mock half-timbering.

Historical Value

The Ottawa Tennis and Lawn Bowling Club meets the Historical or Associative Value criteria as an example of a sport clubhouse.

Built circa 1923, the clubhouse reflects early 20th century middle-class life in Ottawa and is associated with individuals and an organization notable in Ottawa's history. It reflects an era when tennis and lawn bowling were becoming popular sports for the middle class in Canada.

Contextual Value

The Ottawa Tennis and Lawn Bowling Club meets the criteria for contextual value because it is a landmark that also defines the character of this part of the early 20th century neighbourhood in Old Ottawa South.

The Ottawa Tennis and Lawn Bowling Club is well-known landmark that has been in continuous use as sports club since 1923. It is important in supporting the character of this part of the Old Ottawa South community as an integral feature on the shore of the Rideau River. The clubhouse and its grounds are rich in context.

Conclusion

The Ottawa Tennis and Lawn Bowling Club, 176 Cameron Avenue meets all three criteria in Ontario Regulation 09/06 for designation under Part IV of the *Ontario Heritage Act*. The building has design value as a good example of a well-preserved recreational clubhouse with Tudor Revival influences, has historical value for its association with the growth of sports for the middle classes in Ottawa, and has contextual value as a landmark building and important community hub in Old Ottawa South. For these reasons, staff recommend that Council issue a Notice of Intention to designate the property under Part IV of the *Ontario Heritage Act*.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

The property owner initiated this request for designation.

Heritage Ottawa was notified of the proposed designation.

The Old Ottawa South Community Association was notified of the proposed designation.

COMMENTS BY THE WARD COUNCILLOR

Councillor Menard provided the following comment:

“I am aware of this and supportive of it.”

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the recommendation contained within this report. A person who objects to a proposed designation shall, within thirty days after the date of publication of the notice of intention, serve on the clerk of the municipality a notice of objection pursuant to the requirements set out in the *Ontario Heritage Act*. If there is an objection, the matter is referred to the Review Board, which shall hold a hearing and provide a report on its findings and recommendations. Council shall consider the report, and then may proceed to designate the property through by-law, or may withdraw the notice of intent to designate. The decision of Council is final.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- HC4 - Support Arts, Heritage and Culture

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Photos

Document 3 Ontario Regulation 09/06

Document 4 Heritage Survey and Evaluation Form

Document 5 Statement of Cultural Heritage Value

DISPOSITION

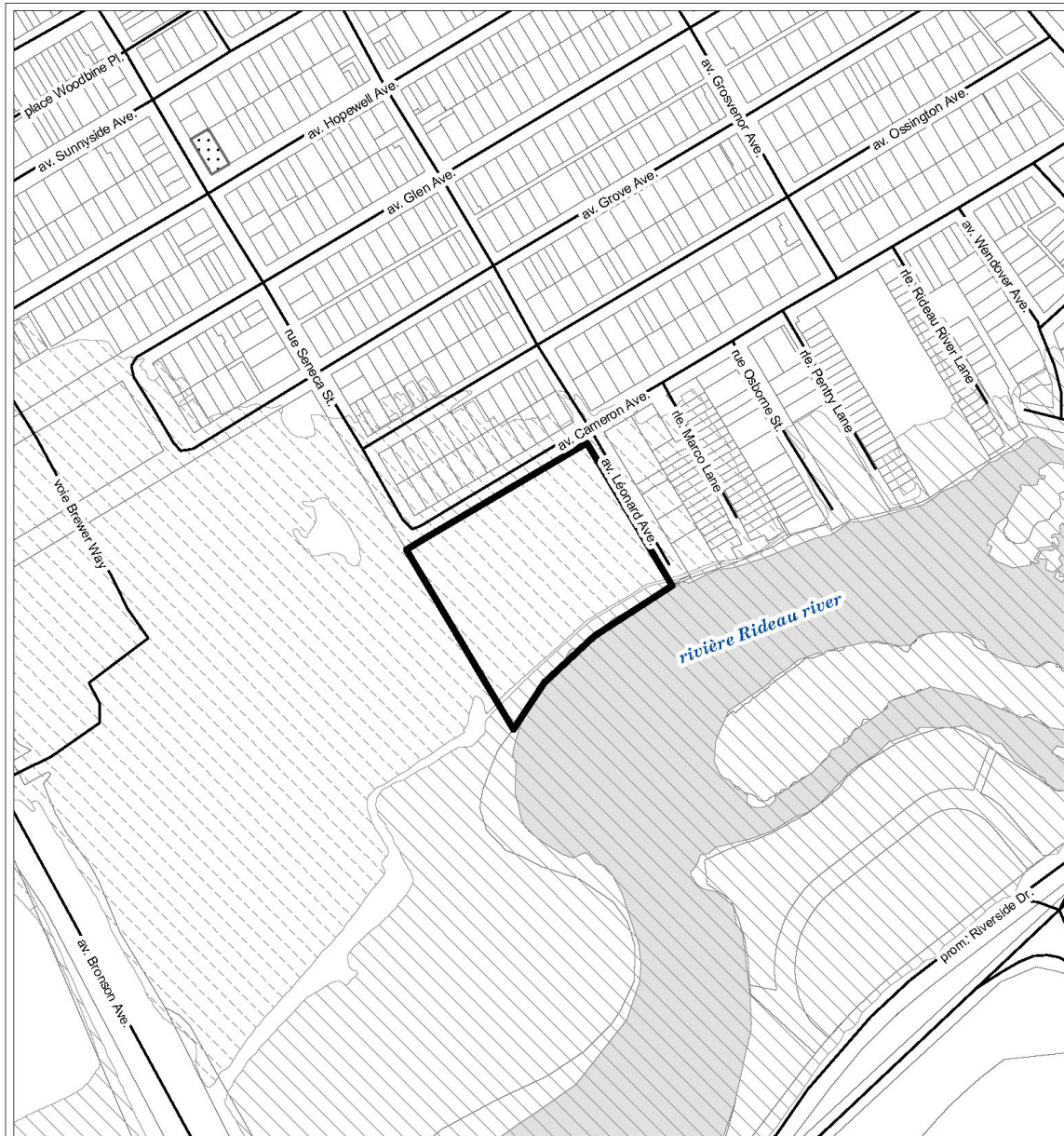
Heritage Services Unit, Planning Infrastructure and Economic Development Department to prepare the Notice of Intention to Designate. Office of the City Clerk, Legislative Services to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision to issue a Notice of Intention to Designate 176 Cameron Avenue under Part IV of the *Ontario Heritage Act*.

Heritage Services Unit, Planning Infrastructure and Economic Development Department to ensure publication of the Notice of Intention to Designate in the newspaper according to the requirements of Section 29 the *Ontario Heritage Act*.

If the City Clerk does not receive any Notice of Objection within thirty days of the publication of the Notice of Intention to Designate, Heritage Services Unit, Planning, Infrastructure and Economic Development Department, to prepare the designation by-law, under the authority of the approval of this report and Legal Services to submit to City Council for enactment. Office of the City Clerk, Legislative Services to cause a copy of the by-law together with a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property, to be served on the owner of the property and on the Trust according to the requirements of the *Ontario Heritage Act*.

Legal Services to cause a copy of the by-law, together with a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property to be registered against the property affected in the land registry office. Heritage Services Unit, Planning, Infrastructure and Economic Development Department to ensure publication of the notice of the by-law in the newspaper according to the requirements of the *Ontario Heritage Act*.

Document 1 – Location Map



D09-01-CAME176

19-1286-B

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REVISION / RÉVISION - 2019 /11 /14

LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE

**176 av. Cameron Ave.**Existing Flood Plain (Section 58) /
Plaine inondable (Article 58)Flood Plain - Area Specific Provisions (Section 58) / Plaine
inondable - Dispositions propres à des emplacements (Article 58)

NOT TO SCALE

Document 2 - Photos

North façade, date unknown. Source: Ottawa Tennis and Lawn Bowling Club



North façade, date unknown. Source: City of Ottawa Archives CA 021264



Main entrance, north façade, October 2019. Source: City of Ottawa



South façade, October 2019. Source: City of Ottawa



Tennis Courts and South façade, October 2019. Source: City of Ottawa

Document 3 – Ontario Regulation 09/06**CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST**

Consolidation Period: From January 25, 2006 to the [e-Laws currency date](#).

No amendments.

This is the English version of a bilingual regulation.

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the *Act*. O. Reg. 9/06, s. 1 (1).
- (2) A property may be designated under section 29 of the *Act* if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:
 1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
 2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark. O. Reg. 9/06, s. 1 (2).

Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the *Act* on or before January 24, 2006. O. Reg. 9/06, s. 2.

Document 4 – Heritage Survey and Evaluation Form

HERITAGE SURVEY AND EVALUATION FORM		Prepared By: Avery Marshall	
		Month/Year: November 2019	
Address	176 Cameron Avenue	Building name	Ottawa Tennis and Lawn Bowling Club
Construction date	c. 1923	Original owner	Ottawa Lawn Tennis Club



176 Cameron Avenue, 2019, south façade. Photo: City of Ottawa

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE/ INTEREST		
	Yes	No
Design Value	X	

Historical Value	X	
Contextual Value	X	
	A property may be designated under Section 29 of the Ontario Heritage Act if it meets one of more of the above criteria. Ontario Regulation 09/06	
Design or Physical Value		



Historical photo of 176 Cameron Avenue, north façade. Image courtesy Ottawa Tennis and Lawn Bowling Club, unknown date.



176 Cameron Avenue, north façade, 2019, main entrance. Photo: City of Ottawa

Architecture

YES NO

Is the property a rare, unique, representative, or early example of a style, type, expression, material or construction method?



The Ottawa Tennis and Lawn Bowling Club, constructed in 1922-23, is a rectangular two-and-a-half-storey building with white stucco cladding, blue trim and grey asphalt shingles. It has a hipped roof and a brick chimney located on the west roof ridge. Exposed rafters are visible along the main roofline. Each façade contains pairs of multi-paned windows and doors with wood muntins.

The clubhouse contains locker and shower rooms, meeting spaces, lounge areas and a large dining room. It is organized into open spaces ideal for large events and social gatherings. The wide rectangular plan of the building accommodates its use as a recreational sport facility.

The north façade connects the building with Cameron Avenue and features a gabled frontispiece with pairs of narrow doors on the first and second floors. Paired casement windows and a gabled dormer are featured on the north façade. The northwest corner of the second floor is clad in vertically-laid wood siding.

The south façade gives access to the courts and grounds. It features a wide veranda and second floor gallery. These viewing areas look over the tennis courts toward the Rideau River. Decorative half-timbering animates the second floor and its central dormer.

The building features design elements associated with Tudor Revival style, popular in Canada in the interwar period (1920-1940). Inspired by English architecture of the late medieval period, its designs draw from architecture of both cottages and grand manor homes. Its Tudor Revival features include rough cast stucco cladding, mock half-timbering, and a central frontispiece with a steeply-pitched gable roof and bell cast vergeboard.

Changes were made over the years. These changes include the addition of east and west wings, the loss of a second-floor frontispiece balcony and the enclosure of a recessed porch. Minor alterations were made to the configuration of entries and exits. A swimming pool was installed on the grounds in the 1960s.

Craftsmanship/Artistic merit

Does the property display a high degree of craftsmanship or artistic merit?

YES

NO

☐
☒

N/A

Technical/Scientific merit

Does the property demonstrate a high degree of technical or scientific achievement?

YES

NO

☐
☒

N/A

Summary

The Ottawa Tennis and Lawn Bowling Club is a good example of recreational clubhouse architecture from the 1920s. It features design elements associated with Tudor Revival style.

Sources

1. Fire Insurance Plans: 1948, 1963-65
2. GeoOttawa, accessed 2019
3. Janet Uren, Making the Most of It: A brief history of the Ottawa Tennis and Lawn Bowling Club: 1881-2014
4. Ross Eaman, "The OTLBC's First Golden Age on Cameron Avenue, 1923-1929," The OSCAR, Year 46, No 4, April 2018.
5. Ross Eaman et al, The Ottawa Tennis and Lawn Bowling Club 1881-1981: A Short History on the Occasion of its Centennial, 1981.
6. Ricketts, Maitland & Hucker, A Guide to Canadian Architectural Styles, 2004.
7. [Tudor Revival: 1910-1940](#), accessed 2019.

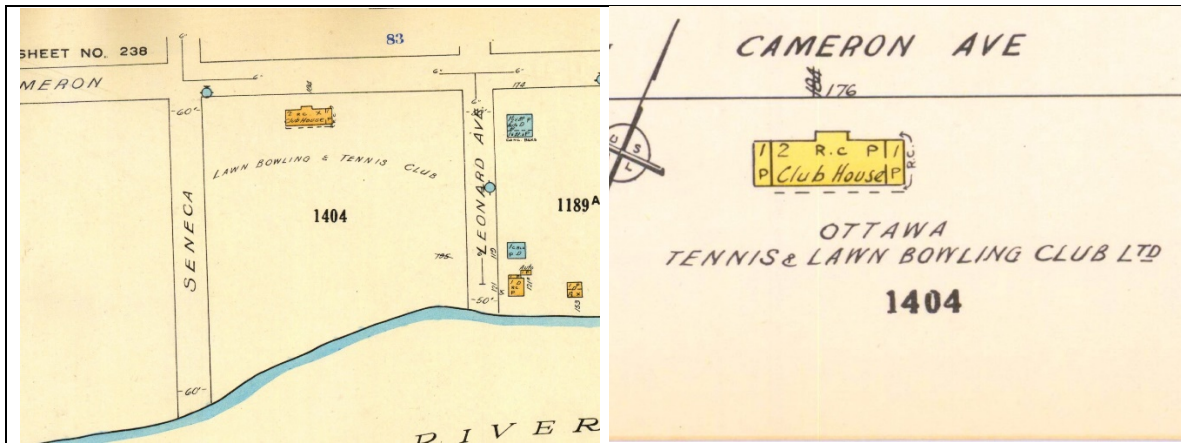
Historical and Associative Value

Date of Construction (Factual/Estimated)

c. 1923



GeoOttawa aerial photograph, 1928.



Left: Fire Insurance Plan, 1948.

Right: Fire Insurance Plan, 1963-65, detail showing additions at east and west.



Members of the club in front of the lower verandah, 1927. Image: Ross Eaman et al, *The Ottawa Tennis and Lawn Bowling Club 1881-1981: A Short History on the Occasion of its Centennial*, 1981, page 17.



Historical photo of clubhouse, south façade. Image courtesy Ottawa Tennis and Lawn Bowling Club, unknown date.

Historical Associations

Does the property have direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community?

YES



NO



The Ottawa Tennis and Lawn Bowling Club was purpose-built as an athletic club in 1922-23. The two-and-a-half-storey clubhouse is attributed to architect John Albert Ewart and builder George A. Crain & Sons.

Founded in 1881, the Ottawa Lawn Tennis Club was one of several sports clubs formed in Ottawa in the 19th century.

Modern lawn tennis developed as an outdoor game on a lawn in England during the mid-19th century. Soon after, tennis began to spread to Canada and the first Canadian tennis tournament was held at the Montreal Cricket Club in 1878. Ottawa's first indoor tournament took place in 1881.

The first outdoor tennis court in Ottawa was built at Rideau Hall in the 1870s. The Ottawa Lawn Tennis Club formed in 1881 with courts at Elgin and Lisgar (1881 to

1887), then at Cartier Square (1888 to 1902), at Patterson and Monkland (1902 to 1906), at Third Avenue near Lyon St (1906 to 1922), and, finally, at the subject property, 176 Cameron Avenue (1922 to present).

In 1905, to encourage more members, lawn bowling greens were added to the grounds, and the club renamed itself the Ottawa Tennis and Lawn Bowling Association. Between the wars, the club experienced financial difficulties, but, in 1939, its members paid off debts, incorporated and changed the name to the Ottawa Tennis and Lawn Bowling Club Limited.

According to Uren's "Making the Most of It", in the years following the First World War,

The Ottawa Tennis and Lawn Bowling Club was booming. The demand was huge, the Glebe was densely settled by that time, and the club didn't have the room to expand. In 1922 they decided to sell and purchased five acres of land on Cameron Avenue. Construction of the new club began late in 1922. The club opened as a three-season facility in 1923. The ground level contained an office, lunchroom, locker rooms and showers. The upper floor contained a lounge, ladies' lounge, card room, dining room and kitchen. The grounds included 19 clay courts and nine bowling greens. Some of the best Commonwealth tennis players competed in the club's opening tournament on June 4 1923. They included William T. Tilden, Wimbledon and US champion in the 1920s. 1500 spectators watched the inaugural games.

The Cameron Avenue location officially opened on June 4, 1923. The Ottawa Journal reported that

It was the finest exhibition of tennis ever seen in the Capital and the large gallery showed its appreciation of the many excellent plays and beautiful shots.

Ex-Mayor Harold Fisher, who was introduced by Mr. George Crain, formally opened the club house and grounds and paid a tribute to the club's founder, Mr. George Kydd. He congratulated the club on its fine new home and wished it a long success.

Many of the Club's members were prominent members of Ottawa society, some of whom figure largely in Ottawa's history. Uren describes the Who's Who of the early Club in her publication:

The early membership was heavily military, but it included a cross-section of Ottawa society – the politicians, civil servants, doctors, lawyers, merchants and

ministers. And it wasn't exclusively English. The first president in 1882 was 38-year old Adolphe Caron. He was a Quebec-city lawyer elected six times to the federal Parliament after 1867. He became the minister of Militia and Defence and later Postmaster General.

A number of major tennis tournaments were held at the Cameron Avenue club, including national and provincial tennis competitions. The club hosted many high-profile tennis champions including William T. Tilden of Philadelphia, champion tennis player, Lindley Murray, of Niagara Falls, N.Y. former United States national singles champion and Samuel Hardy, captain of the 1920 United States Davis Cup team.

Lawn bowling came to Canada from Scotland in the mid 1800s. Canada was admitted to the International Bowling Board in 1928. Ottawa Tennis and Lawn Bowling Club bowlers won the Men's Provincial Pairs in 1942, and Ladies Provincial Triples in 1959. In 1976, Dar Whitley and Jerry Whitley won the Men's Provincial Pairs. In 1978, the Ottawa club won the Birks Trophy tournament in Montreal.

Community History

Does the property yield, or have the potential to yield, information that contributes to an understanding of a community or culture?

YES

NO



The Ottawa Tennis and Lawn Bowling Club has been a part of the Ottawa South community for nearly a century. It has contributed to the cultural landscape of the Rideau River, its shoreline, and was commissioned by a well-known athletic organization. The interior has undergone reconfiguration over time in accordance with the needs of club members and changes in society. Local politicians, civil servants, doctors, lawyers, merchants and ministers have been club members.

The Ottawa Tennis and Lawn Bowling Club and its grounds offer information about the development of tennis and lawn bowling in Canada and provide insight into the values and lifestyle of the middle-class of the early 20th century in Ottawa. The clubhouse is known locally in the neighbourhood for its Tudor Revival architecture and its picturesque setting.

The clubhouse and grounds stand as symbols of the evolution of tennis in Canada and as an artifact of the early 20th century middle-class lifestyle, an era when sports and recreational clubs were very popular.

Representative Work	YES	NO
Does the property demonstrate or reflect the work or ideas of an architect, artist, building, designer or theorist who is significant to a community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Architect John Albert Ewart is believed to have designed the club house. A neighbour of the Ottawa Tennis and Lawn Bowling Club, he lived at 114 Cameron Avenue (now the May Court Club) in a 1909 residence he designed in a similar Tudor Revival style. John Albert Ewart's parents lived across the street at 135 Cameron Avenue. John Albert Ewart joined the club in 1925 and generations of Ewarts played tennis on Cameron Avenue.</p> <p>John Albert Ewart (1872-1964) was a leading architect in Ottawa and the son of Chief Dominion Architect David Ewart. John Albert Ewart studied at the University of Toronto in the 1890s and moved to Ottawa to practice with King Arnoldi in 1895 and Burrit & Meredith in 1904. John Albert Ewart designed buildings for more than fifty years. He is known for the Transportation Building, 1916-17, which he designed in Beaux-Arts style. He designed a number of buildings in Old Ottawa South including the Ottawa Tennis and Lawn Bowling Club at 176 Cameron Avenue, his own residence at 114 Cameron Avenue, Southminster United Church at 15 Aylmer Avenue and the Sunnyside Branch, Ottawa Public Library at 1049 Bank Street.</p> <p>Around the same time as the club house, Ewart designed an addition to Ashbury College. The Memorial Wing was added at 362 Mariposa Avenue in 1923-24.</p>		
Summary		
<p>The Ottawa Tennis and Lawn Bowling Club and its grounds are rich in history. The clubhouse reflects early 20th century middle-class life in Ottawa and is associated with individuals and an organization who are notable in Ottawa's past. As an integral feature along the shore of the Rideau River, and part of the Old Ottawa South community, the clubhouse and grounds are part of the history of sport and society in Ottawa.</p>		
Sources		
<p>8. Tennis, The Canadian Encyclopedia, accessed 2019 (general reference, perhaps not needed)</p> <p>9. Lawn Bowling, The Canadian Encyclopedia, accessed 2019 (general reference, perhaps not needed)</p>		

10. Plaque erected by the Club Centennial Committee, May 18 1981.
11. The Ottawa Journal, "Ottawa Tennis Bridge Party," 24 March 1923.
12. The Ottawa Journal, "Ottawa Tennis Club Decides to Build," 04 April 1922.
13. The Ottawa Journal, "Bill Tilden to Come Here Likely in June", 30 Apr 1923.
14. The Ottawa Journal, "Tilden in Fine Shape for Contests Today," 04 Jun 1923.
15. The Ottawa Journal, "Bill Tilden Thrills Big Crowd in Masterly Tennis Exhibition," 05 Jun 1923.
16. The Ottawa Journal, "Soft Condition of Tennis Courts Delays Play in District Tourney," 27 Aug 1923.
17. Might Directories Limited, The Ottawa City Directory, 1916.
18. Might Directories Limited, The Ottawa City Directory, 1923.

Contextual Value



Detail of GeoOttawa aerial photo from 2017 showing current context.



View from club house looking south toward Rideau River, 2019. Photo: City of Ottawa

Community Character

Is the property important in defining, maintaining, or supporting the character of the area?

YES

NO



The community of Old Ottawa South is located between the Rideau Canal and the Rideau River, south of downtown Ottawa.

During the 1800s, Old Ottawa South contained a school, grist mill, hotel, blacksmith shop and church, concentrated for the most part near the intersection of Bank Street and Riverdale Avenue. With settlement came the construction roads which connected the Rideau River to the Village of Billings Bridge.

A short-lived economic and development boom led to the first subdivision of land between Bronson Avenue and Bank Street, north of Sunnyside Avenue to the Rideau Canal, called Rideauville. A depression during the 1890s slowed development in Old Ottawa South until the annexation by the City in 1907, and the construction of the high-

level bridge over the Rideau Canal in 1912. The Bank Street Bridge permitted the expansion of the streetcar line and spurred rapid development in the neighbourhood. Subdivisions such as Wyoming Park resulted in the urban form and street fabric still visible today in Old Ottawa South.

The natural environment created by the Rideau River shoreline at the south of the property contributes to the character of the neighbourhood's environment. This part of Old Ottawa South with present-day Brewer Park and Carleton University, consisted of flooded swampland and was the city's dump until the 1940s. The Ottawa Tennis and Lawn Bowling Club has been a summer oasis in the southwest corner of the neighbourhood since 1923.

Context	YES	NO
Is the property physically, functionally, visually or historically linked to its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Ottawa Tennis and Lawn Bowling Club and its grounds are physically linked to their surroundings by the Rideau River and its shoreline. Until the addition of a swimming pool in the 1960s, members could cool off with a swim in the river.

The Ottawa Tennis and Lawn Bowling Club retains its original lot pattern and use and is representative of early recreation and leisure spaces. The Cameron Avenue area is characterized by irregular lots, many rearing onto the Rideau River.

The property is historically linked to its surroundings and was part of early development in Old Ottawa South. Many members arrived at the club by streetcar.

Landmark	YES	NO
Is the property a landmark?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Ottawa Tennis and Lawn Bowling Club defines the south-end of the Old Ottawa South neighbourhood. Although somewhat hidden at the end of a quiet residential street, the building is distinctive and has marked an important location for nearly a century. It is a well-known building that has been in continuous use as sports club since 1923.

Summary

The Ottawa Tennis and Lawn Bowling Club and its grounds support the character of Old Ottawa South. This property is strongly linked to its surroundings: physically, functionally, visually and historically and is considered a landmark in the community.

Sources

1. City of Ottawa, Neighbourhood Heritage Statement: Old Ottawa South and East, 2017
2. City of Ottawa, [Brewer Pool and Arena](#)
3. May Court Club of Ottawa, [Our History](#)

Document 5 – Statement of Cultural Heritage Value- The Ottawa Tennis and Lawn Bowling Club, 176 Cameron Avenue

Description of Property

The Ottawa Tennis and Lawn Bowling Club property features an historic clubhouse, 18 clay tennis courts, 12 beach volleyball courts, and an outdoor swimming pool.

Additionally, soft landscaping, parking areas, outbuildings and other amenities are located on the property. It is situated at the west end of Cameron Avenue and connects to the shoreline of the Rideau River.

The historic clubhouse is a rectangular two-and-a-half-storey building with mock half-timbering and stucco cladding. It was constructed in 1922-1923.

Statement of Cultural Heritage Value or Interest

The Ottawa Tennis and Lawn Bowling Club has design value as a good example of recreational clubhouse architecture from the 1920s. It features design elements associated with Tudor Revival style such as rough-cast stucco and mock half-timbering.

The Ottawa Tennis and Lawn Bowling Club has historical value for its part in the history of sport and society in Ottawa. The clubhouse reflects early 20th century middle-class life in Ottawa and is associated with individuals and an organization notable in Ottawa's history. It reflects an era when tennis and lawn bowling were becoming popular sports for the middle class in Canada.

The Ottawa Tennis and Lawn Bowling Club has contextual value as a landmark building. It is well-known and has been in continuous use as sports club since 1923. It is important in supporting the character of this part of the Old Ottawa South community as an integral feature on the shore of the Rideau River. The clubhouse and its grounds are rich in context.

Description of Heritage Attributes

The historic clubhouse on Cameron Avenue features design elements representative of sports clubs and summer resorts:

- Rectangular plan, two-and-a-half-storey massing;
- Wide veranda facing tennis courts with wood posts and brackets;
- Second floor viewing gallery on the south façade;
- Picturesque setting;

- Mature trees and gardens, including linear row of trees dividing tennis and volleyball courts
- Views of the Rideau River
- Proximity to the Rideau River
- Plain walls clad in rough-cast stucco; and
- Simple materials including stucco, wood and brick.

Revival styles were popular in the early twentieth century for residential and recreational buildings. The Ottawa Tennis and Lawn Bowling Club displays elements associated with Tudor Revival style:

- Wood-frame construction with rough-cast stucco and vertical wood cladding;
- Prominent frontispiece on north façade with a steeply-pitched gable roof and bell-cast vergeboard;
- Central dormer on south façade with medium-pitch gable roof;
- Multi-paned wood windows and doors with wood muntins;
- Mock half-timbering;
- Two small gabled dormers, one with flared eaves breaking the eaves line;
- Medium-pitch hipped roof;
- Exposed rafter tails; and
- Brick chimney.

This designation does not include the interior of the clubhouse. This designation does not include the tennis courts, volleyball courts, swimming pool, parking areas or outbuildings.