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ONTARIO HERITAGE TRUST

OCT 23 2013

RECEIVED



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

File No. ACS2013-PAI-PGM-0185

10 October 2013

[REDACTED]
PO Box 4137 Station E
Ottawa, ON K1S 5B2

Re: **DESIGNATION OF THE CHARLES BILLINGS HOUSE, 187 BILLINGS AVENUE, UNDER PART IV OF THE *ONTARIO HERITAGE ACT***

Dear [REDACTED]:

This is to advise you that the Council of the City of Ottawa, at its meeting of 9 October 2013, approved the following recommendation as contained in Planning Committee Report 56A, Item 4.

That Council issue a Notice of Intention to Designate the Charles Billings House, 187 Billings Avenue, under Part IV of the *Ontario Heritage Act* as per the Statement of Cultural Heritage Value.

Enclosed is the Notice of Intention to Designate served according to the *Ontario Heritage Act* to be published in on October 17, 2013 in all EMC community newspapers in the Ottawa area and on October 18, 2013 in *Le Droit*. . You will have 30 days from October 18, 2013 to file an objection to the designation.

Should you require further information, please contact Ms. Lesley Collins, Planner, Urban Services Unit, Development Review Services Branch, Planning and Growth Management Department, at (613) 580-2424, extension 21586, or by e-mail at Lesley.Collins@ottawa.ca.

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Yours truly,

A handwritten signature in dark ink, appearing to read 'M. Rick O'Connor', with a horizontal line extending from the end of the signature.

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

c.c. Ontario Heritage Trust, 10 Adelaide Street East, 3rd Flr., Toronto, ON M5C 1J3
L. Collins, Planner, Urban Services Unit, Development Review, PGM (01-14)

Attach. (1)

IN THE MATTER OF THE *ONTARIO HERITAGE ACT*

The City of Ottawa on October 9, 2013, established its intention to designate the following heritage property for its cultural heritage value.

Description of Property

The Charles Billings House, 187 Billings Avenue, is a one-and-one-half-storey frame structure with wood siding that was built before 1857. It is located on the north side of Billings Avenue, immediately east of the Cavendish Road intersection within the Alta Vista neighbourhood of Billings Bridge in the City of Ottawa.

Heritage Value

The Charles Billings House has cultural heritage value for its physical value as an early pioneer cottage style house and its historical value as associated with the settlement and development of the Billings Bridge community – including several important local families; namely Billings and McKellar. Contextual value is found in the property's orientation away from the street which speaks to the age of the building and the early settlement of the community.

As an example of an early residence, the Charles Billings House is vernacular but illustrates elements of the Ontario Cottage Style, which was the most common house type in Ontario from roughly the 1830s to the 1870s. Features of the house typical of the style include the frame construction, stone foundation, one-and-one-half-storey massing, gabled roof with central gable over the entrance, and the red brick chimneys. The shiplap siding of the house is rugged and the diamond window in the building's vestibule is the only decoration. Such houses were principally built for shelter and therefore were inspired by necessity rather than aesthetic value.

The property is historically valuable for its early associations with the Billings family and their estate which developed into the Village of Billings Bridge. Arriving in 1812, Braddish Billings was the first settler of Gloucester Township. He and his family developed and leased surrounding lands, including this property, and the area soon became the thriving Village of Billings Bridge. Known locally as 'the foreman's house', the documented history of 187 Billings Avenue begins with Archibald McKellar, a well established Ottawa dairy farmer who began his career here while leasing the property from Billings from 1857 to 1871. After McKellar left, the family of Charles Billings, Braddish's youngest son, owned the property for three generations beginning in 1859 and lasting until 1961. Charles and his son Hugh Braddish were both prominent community members who shaped the political landscape of the village.

Contextual value is found in the property's character as one of the earliest residential structures remaining in the Alta Vista neighbourhood. The building's orientation away from the street indicates the early settlement of the area.

Heritage Attributes

Key attributes that embody the heritage value of 187 Billings Avenue as an early vernacular house include:

- One-and-one-half-storey height
- Side gabled roof with central gable above entrance
- Entrance vestibule with gable roof
- Stone foundation
- Red brick chimneys
- Wooden shiplap siding
- Diamond window in vestibule
- Rectangular window openings with wooden trim
- Key attributes of 187 Billings Avenue that embody the historical character of the Billings
- Bridge community include:
- Orientation of the front entrance of the building to the west, away from Billings Avenue.

The designation is limited to the original gable-ended structure with central gable and vestibule. Later additions and the interior of the building are not included in the designation.

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 November 18, 2013.