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BY-LAW NO. 2014 - 142

A by-law of the City of Ottawa to designate the Charles Billings House, 187 Billings Avenue, Ottawa, to be of cultural heritage value or interest.

WHEREAS the *Ontario Heritage Act*, R.S.O. 1990, C. O.18, as amended, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the Council of the City of Ottawa has caused to be served upon the owners of the lands and premises known municipally as 187 Billings Avenue, (more particularly described in Schedule "A" hereto), and upon the Ontario Heritage Trust, notice of intention to designate and has published such notice in EMC on October 17, 2013 and Le Droit on October 18, 2013, newspapers having a general circulation in the City of Ottawa;

AND WHEREAS no notice of objection to the said proposed designation was served upon the Clerk of the municipality;

AND WHEREAS the statement of cultural heritage value or interest and description of heritage attributes reasons for designation are set out as Schedule "B" hereto;

THEREFORE the Council of the City of Ottawa, enacts as follows:

1. The real property known municipally as 187 Billings Avenue and more particularly described in Schedule "A" attached hereto, is hereby designated as being of cultural heritage value or interest.
2. The Statement of Cultural Heritage Value or interest and description of Heritage Attributes set out as Schedule "B" hereto.
3. The City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" hereto in the proper Land Registry office.
4. The City Clerk is hereby authorized to cause a copy of this By-law to be served upon the owners of the property described in Schedule "A", and upon the Ontario Heritage Trust, and to cause notice of this By-law to be published in a newspaper having general circulation in the City of Ottawa.
5. Schedule "A" and Schedule "B", attached hereto form part of this By-law, and all notations, references and other information contained therein

SCHEDULE "A"

JG TWP PT LOT 16 PLAN 600 PT LOT 1

SCHEDULE "B"

STATEMENT OF CULTURAL HERITAGE VALUE AND DESCRIPTION OF HERITAGE ATTRIBUTES

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.

shall be as much a part of this By-law as if all the matters and information set forth by the said Schedules were all fully described herein.

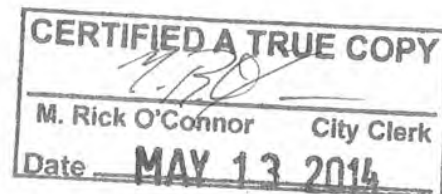
ENACTED AND PASSED this 23rd day of April, 2014.



CITY CLERK



MAYOR



COUNCIL AUTHORITY:
City Council October 9, 2013
PC Report No. 56A