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File No. ACS2018-PIE-RHU-0024

November 29, 2018

ONTARIO HERITAGE TRUST

DEC 03 2018

RECEIVED

Attn: [REDACTED]

Re: **Designation of Cobble Cottage, 420 Kenwood 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 November 28, 2018, approved the following recommendation as contained in Planning Committee Report 72, Item 1:

That Council issue a notice of intention to designate Cobble Cottage, 420 Kenwood 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.

A copy of the original report in its entirety, as well as the Disposition of the City Council meeting November 28, 2018, can be found on the City's website at Ottawa.ca/agendas.

Should you require further information, please contact Ashley Kotarba, Planner, Planning, Infrastructure & Economic Development Department, directly at (613) 580- 2424, extension 23582 or by email at Ashley.Kotarba@ottawa.ca.

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Regards,



M. Rick O'Connor, CMO
Certified Specialist, Municipal Law: Local Government
City Clerk and Solicitor
City of Ottawa

c.c. Ashley Kotarba, Planner (01-14)



Ontario Heritage Trust, 10 Adelaide Street East, 3rd Floor,
Toronto, ON M5C 1J3

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IN THE MATTER OF THE *ONTARIO HERITAGE ACT*

Notice of Intention to Designate

The City of Ottawa on November 28, 2018, established its intention to designate Cobble Cottage at 420 Kenwood Avenue under Part IV of the *Ontario Heritage Act* for its cultural heritage value.

Description of Property

Cobble Cottage, 420 Kenwood Avenue is a one-and-one-half storey house, clad in large fieldstones constructed circa 1912 in Highland Park, in Ottawa's west end.

Cultural Heritage Value

Cobble Cottage has cultural heritage value for its association with the early development of Ottawa's west end and the Highland Park neighbourhood, and for its design value as a rare Ottawa example of a Craftsman style house.

Cobble Cottage has design value as a rare example of a Bungalow style house with Craftsman influences. Typical of its style, Cobble Cottage features fieldstone cladding, a low-pitched side-gable roof with central gable dormer and a large front verandah.

Cobble Cottage's contextual value lies in its association with the early development of Highland Park. The house is also a landmark in the community with its distinct architecture, large setback and corner location.

Heritage Attributes

Key exterior attributes of Cobble Cottage, 420 Kenwood Avenue, that exemplify it as a rare example of a 20th century Bungalow style Craftsman house include its:

- Fieldstone cladding
- Side gabled roof featuring gabled dormer windows on the east and west façades
- Six over six wooden sash windows with six over six wooden storm windows
- Stone voussoirs over the windows, and brick sills below windows
- Decorative oval window on the north façade

- Stucco bay window on south façade
- Segmentally arched wooden front door with six paned window, and stone voussoir
- Stucco and half-timbering in the gable ends and dormers
- Wide overhanging eaves with flared fascia boards
- Stringcourse separating the first and second floors
- Large verandah with segmental arched stone voussoirs that wraps around the west and north façades characterized by:
 - Tapered stone piers
 - Distinct railing with balusters in groups of four
 - Two sets of multi-paned French Doors with segmentally arched stone voussoirs
 - Stone front steps
 - Tongue and groove wooden ceiling

Key attributes of the setting that reflect the contextual value of Cobble Cottage include its:

- Setting on a large corner lot distinguished by tall trees

The interior of the building, and the garage are not included in this designation.