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File No. ACS2024-PRE-RHU-0040

April 17, 2024

119 Bradford Street
Ottawa, Ontario
K2B 5Y9

RECEIVED
2024/04/17
(YYYY/MM/DD)
Ontario Heritage Trust

Dear [REDACTED]

RE: Designation of 119 Bradford Street, under Part IV of the *Ontario Heritage Act*

This letter is to advise you that Ottawa City Council, at its meeting of April 17, 2024, approved the following recommendation in respect of the above-noted item:

That Council issue a Notice of Intention to Designate 119 Bradford Street under Part IV of the Ontario Heritage Act according to the Statement of Cultural Heritage Value.

A copy of the complete report in this matter, as well as the Minutes of the City Council meeting of April 17, 2024, can be found on the City's website at ottawa.ca/agendas.

Enclosed is the Notice of Intention to Designate, served according to the *Ontario Heritage Act*, to be published online at Ottawa.ca/heritagenotices on April 19, 2024. You will have 30 days from the publication date, until May 19, 2024, to file an objection to the designation. Should you wish to object to the designation, you may do so by submitting a notice of objection in writing, outlining the reasons for the objection and any other relevant information. The notice must be received by the Clerk of the City of Ottawa within 30 days after the online publication of this notice.

Office of the City Clerk
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1
ottawa.ca

Direct Line (613) 580-2424 Ext. 21215
Fax (613) 560-2416
Rick.OConnor@ottawa.ca

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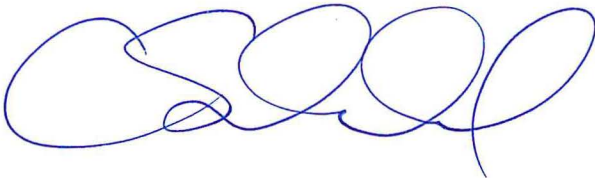
The notice of objection can be submitted via email to CityClerk-HeritageObjections@ottawa.ca, or via registered mail or in-person delivery, by appointment, at the following coordinates:

Caitlin Salter MacDonald, City Clerk
c/o Mélanie Blais, Committee Coordinator
110 Laurier Avenue West, Ottawa, Ontario K1P 1J1, mail code 01-71

To make an appointment, please contact Mélanie Blais, Committee Coordinator at (613) 580-2424, ext. 27005, or at melanie.blais@ottawa.ca. When an objection has been received, City Council will consider the objection including all relevant information within 90 days after the end of the objection period. After consideration of the objection, Council may decide to withdraw the Notice of Intention to Designate or to pass a by-law designating the property under the *Ontario Heritage Act*. Should Council pass a by-law to designate the property, there will be further correspondence from the City on how you may appeal this decision to the Ontario Land Tribunal.

Should you require further information, please contact Ashley Kotarba, Heritage Planner, at (613) 580-2424, ext. 23582 or by email at ashley.kotarba@ottawa.ca.

Regards,



Caitlin Salter MacDonald
City Clerk

c.c. Lesley Collins, City of Ottawa (lesley.collins@ottawa.ca)
Ashley Kotarba, City of Ottawa (ashley.kotarba@ottawa.ca)
Registrar, Ontario Heritage Trust (registrar@heritagetrust.on.ca)

Encl.

NOTICE OF INTENTION TO DESIGNATE 119 BRADFORD STREET AS A PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST, PURSUANT TO SECTION 29 (3) OF THE *ONTARIO HERITAGE ACT*, R.S.O. 1990, c. O.18

DATED AND PUBLISHED at the City of Ottawa this 19th day of April, 2024

TAKE NOTICE that the City of Ottawa, on April 17, 2024 established its intention to designate 119 Bradford Street under Part IV of the *Ontario Heritage Act* for its cultural heritage value.

DESCRIPTION OF PROPERTY

The Pines, 119 Bradford Street, is a front gabled two storey vernacular style residence located on the west side of Bradford Street south of Rowatt Street in Britannia Village, Ottawa.

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The Pines has design value as a representative example of Britannia's vernacular style cottage built during Britannia's peak as summer resort from 1900-1914. Constructed circa 1904, the cottage exemplifies the vernacular cottage with its simple rectangular form, front gable, slightly larger massing at two storeys, horizontal lap siding, wraparound verandah, and ornamental roof elements. These physical characteristics demonstrate the Late Victorian desire for modest and functional seasonal cottages outside the city, that had a strong focus on transitional spaces from the exterior to the interior.

119 Bradford Street has associative value due to its connection to Edmond Ebenezer (E. E) Stockton. Stockton and his wife, Bessie L. Davidson, were early residents of Britannia since 1893. Stockton was a well-known civil servant in the Auditor General's Office and a prominent and lifetime member of the Britannia Boat House Club (now known as the Britannia Yacht Club). During the Britannia Boat House Club's formative years in the 1890s, Stockton was highly involved serving in several executive roles, contributing to the early development and success of the club which still exists today.

The Pines contributes to the early cottage character of Britannia as a late nineteenth and early twentieth century summer resort. Built circa 1904, the architectural features of the house, retention of its original form and materials, along with the lot's mature trees, casual landscaping, and setback, contribute to supporting Britannia's early cottage stock. The building contributes to the historical context of Britannia as one of Ottawa's most popular summer resorts. The period between the Ottawa Electric Company's streetcar extension to Britannia Bay in May 1900 and in turn the opening of Britannia Park, to the advent of the First World War, demarcate Britannia's golden period. The Pines was built during this flourishing period, and with the original resident employed as a civil servant, it is likely Stockton rode the streetcars into the city for work. Therefore 119 Bradford Street exemplifies how the streetcars brought about the increased development of Britannia as a cottage community, and how seasonal cottages were converted into year-round residences.

DESCRIPTION OF HERITAGE ATTRIBUTES

Key exterior attributes that contribute to the heritage value of The Pines as a representative example of Britannia's vernacular cottage built during its peak as a summer resort include:

- Simple, rectangular form
- Two storey massing
- Front gable with wooden decorative roof elements including an ornate bargeboard and gable apex panel, and second storey openings with two over two windows
- Red brick chimney
- Wood horizontal lap siding
- Open wooden wraparound verandah on the south, west, and north façades
- Window on south façade with diamond grille

Key attributes that demonstrate 119 Bradford Street's contextual value are:

- Large, old growth trees on the lot reminiscent of Britannia's original landscape prior to settlement as an ancient pine forest and giving the property its name, The Pines.

The interior of the building and any additions or outbuildings are excluded in this designation.

OBJECTIONS

Please be advised that any person wishing to object to this designation may do so under the objection process set out in Section 29 (5) of the *Ontario Heritage Act* by giving the Clerk of the City of Ottawa, within 30 days after the online publication of this notice, a notice of objection outlining the reasons for the objection and any other relevant information.

The notice of objection can be submitted via email to CityClerk-HeritageObjections@ottawa.ca. The notice of objection can also be submitted via registered mail or be delivered in person, by appointment, at the following coordinates:

Caitlin Salter MacDonald, City Clerk
c/o Mélanie Blais, Committee Coordinator, Built Heritage Committee
110 Laurier Avenue West, Ottawa, Ontario K1P 1J1, mail code 01-71

When an objection has been received, City Council will consider the objection including all relevant information, within 90 days after the end of the objection period. After consideration of the objection, Council may decide to withdraw the Notice of Intention to Designate or to pass a by-law designating the property under the *Ontario Heritage Act*.

For further information please contact: Ashley Kotarba at ashley.kotarba@ottawa.ca.