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File No. ACS2024-PRE-RHU-0040

April 17, 2024

205 Bradford Street  
Ottawa, Ontario  
K2B 5Z2

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

Dear [REDACTED]

**RE: Designation of 205 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 205 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](http://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](http://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](http://ottawa.ca)

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

Bureau du greffier municipal  
Ville d'Ottawa  
110, ave. Laurier ouest  
Ottawa (Ontario) K1P 1J1  
[ottawa.ca](http://ottawa.ca)

Ligne directe (613) 580-2424 poste 21215  
Télécopieur 613 560-2416  
[Rick.OConnor@ottawa.ca](mailto:Rick.OConnor@ottawa.ca)

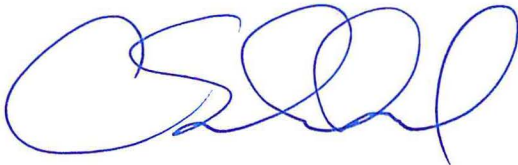
The notice of objection can be submitted via email to [CityClerk-HeritageObjections@ottawa.ca](mailto:CityClerk-HeritageObjections@ottawa.ca), or via registered mail or in-person delivery, by appointment, at the following coordinates:

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](mailto: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](mailto:ashley.kotarba@ottawa.ca).

Regards,



Caitlin Salter MacDonald  
City Clerk

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

Encl.

**NOTICE OF INTENTION TO DESIGNATE 205 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 205 Bradford Street under Part IV of the *Ontario Heritage Act* for its cultural heritage value.

**DESCRIPTION OF PROPERTY**

205 Bradford Street is an asymmetrical one and a half storey vernacular style residence located on the west side of Bradford Street north of Salina Street in Britannia Village, Ottawa.

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST**

205 Bradford Street has design value as a representative example of a vernacular cottage in the Queen Anne Revival style built circa 1900 at the beginning of Britannia's peak as summer resort from 1900-1914. Local application of the Queen Anne Revival style incorporated aspects of the vernacular style including smaller massing at one and a half storeys, a prominent corner verandah, and use of natural materials such as wood columns on the verandah, and millwork ornamentation on the gable end. The house's complex roofline and its distinguishing turret on the northwest corner, giving the house its name Turret Cottage, are defining Queen Anne Revival features and demonstrate an elaboration on the vernacular form. These architectural features 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.

205 Bradford Street has associative value due to its connection to the first homeowner, Frederick William Harmer, the Nepean Township Clerk from 1866 to 1905. F. W. Harmer and his family were one of the pioneer residents of Britannia Heights and Britannia since 1870. 205 Bradford Street was home to the Harmer family, followed by ownership by his daughters, Marion and Gertrude from 1904 for four years. The home was known locally as the Graham cottage due to its association with homeowner Maxwell H Graham, who owned the property from 1913 to 1928. During the formative years of Dominion Parks (founded in 1911 and the precursor of Parks Canada), Graham was the Chief of the Wild Life Division in the Department of the Interior and one of the pioneers in the field of wildlife conservation in Canada.

The house contributes to the early cottage character of Britannia as a late nineteenth and early twentieth century summer resort. Built circa 1900, the architectural features of the house, retention and restoration 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 onset of the First World War, demarcate Britannia's golden period. 205 Bradford Street was

built as a year-round residence around the advent of streetcars to Britannia, demonstrates the shift from the construction of seasonal cottages to permanent residences and Britannia's suburban development after the turn of the twentieth century.

## DESCRIPTION OF HERITAGE ATTRIBUTES

Key exterior attributes that contribute to the heritage value of 205 Bradford Street as a representative example of Britannia's Queen Anne Revival and vernacular cottage built during its peak as a summer resort include:

- One and a half storeys
- Asymmetrical, complex cross gable roofline with multiple projections
- Open wooden wraparound verandah on the west and north façades
- Turret with conical roof and finial
- Ornamental millwork, gable apex panel
- Decorative bull's eye window
- Horizontal siding

Key attributes that demonstrate 205 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 forest
- Large side yard with deep setback connected to 195 Bradford Street, both of which were developed by the Harmer family.

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](mailto: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](mailto:ashley.kotarba@ottawa.ca).