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Report No. ACS2024-PRE-RHU-0040

June 7, 2024



RECEIVED
2024/06/06
(YYYY/MM/DD)
Ontario Heritage Trust

Attn: 

**Re: Notice of passage of By-law 2024-252 to designate 205 Bradford Street,
under Part IV of the *Ontario Heritage Act***

Ottawa City Council, at its meeting held on May 29, 2024 passed the following by-law:

2024-252 A by-law of the City of Ottawa to designate 205 Bradford Street to be of
cultural heritage value or interest.

Please find enclosed a copy of the by-law, including the Statement of Cultural Heritage
Value and Attributes, for the property.

Notice of the passage of By-law 2024-252 will be published online at
[Ottawa.ca/heritagenotices](https://ottawa.ca/heritagenotices) on June 7, 2024.

Please be advised that any person who wishes to object to the by-law may do so by
appeal to the Ontario Land Tribunal by giving the Tribunal and the Clerk of the City of
Ottawa, within 30 days after the online publication of this notice, a notice of appeal
setting out the objection to the by-law and the reasons in support of the objection.

The notice of appeal can be submitted via email to [CityClerk-
HeritageObjections@ottawa.ca](mailto:CityClerk-HeritageObjections@ottawa.ca). The notice of appeal 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
110 Laurier Avenue West, Ottawa, Ontario K1P 1J1, mail code 01-71

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

Direct Line (613) 580-2424 Ext. 28136
caitlin.salter-macdonald@ottawa.ca

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

Ligne directe (613) 580-2424 poste 28136
caitlin.salter-macdonald@ottawa.ca

To make an appointment, please contact Mélanie Blais, Committee Coordinator at (613) 580-2424, ext. 27005, or melanie.blais@ottawa.ca.

If no appeals are filed, By-law 2024-252 will come into force on July 8, 2024 and be registered on title. A copy of the registered by-law will be served on the Ontario Heritage Trust.

Should you require further information, please contact Ashley Kotarba directly at ashley.kotarba@ottawa.ca or 613-580-2424 x 23582.

Regards,



Caitlin Salter-MacDonald
City Clerk

cc: Kirsty Walker, Built Heritage Research Coordinator, City of Ottawa (by email to kirsty.walker@ottawa.ca)
Ashley Kotarba, Heritage Planner, City of Ottawa (by email to ashley.kotarba@ottawa.ca)
Registrar, Ontario Heritage Trust (by email to registrar@heritagetrust.on.ca)

Encl.

BY-LAW NO. 2024 - 252

A by-law of the City of Ottawa to designate 205 Bradford Street 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;

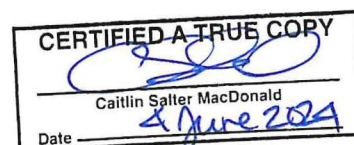
AND WHEREAS the Council of the City of Ottawa has caused notice of intention to designate to be served upon the owners of the lands and premises known municipally as 205 Bradford Street (more particularly described in Schedule "A" hereto), and upon the Ontario Heritage Trust, the said notice being published online on Ottawa.ca on April 19, 2024, as permitted by by-law 2002-522 as amended;

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

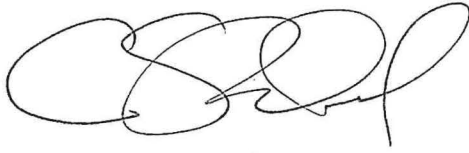
AND WHEREAS the statement of cultural heritage value or interest and description of heritage attributes reasons for designation are set out as Schedule "B" hereto;

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

1. The real property known municipally as 205 Bradford Street, 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 are 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 online on Ottawa.ca as permitted by by-law 2002-522 as amended.
5. The schedules attached hereto and marked Schedule "A" and Schedule "B" form part of this By-law, and all notations, references and other information contained therein 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 29th day of May 2024.

A stylized, cursive handwritten signature in black ink, consisting of several loops and a long horizontal stroke.

CITY CLERK

A handwritten signature in black ink that reads "Mark Sutcliffe" in a cursive script.

MAYOR

SCHEDULE "A"

PIN

04282 – 0497

Legal Description

Lot 27 and Part of Lot 28, Plan 40 HALF, east of Bradford Street, as to Thirdly in
NP46688

SCHEDULE "B"

Statement of Cultural Heritage Value

Description of Property – Graham Cottage or Turret Cottage, 205 Bradford Street

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.

BY-LAW NO. 2024 - 252

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A by-law of the City of Ottawa to designate
205 Bradford Street, to be of cultural
heritage value or interest.

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Enacted by City Council at its meeting of
May 29, 2024.

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LEGAL SERVICES
HNM/

COUNCIL AUTHORITY:
City Council April 17, 2024
Agenda Item 13.4
(Built Heritage Committee Report No. 13)