

A CULTURAL HERITAGE EVALUATION REPORT

12 -18 Hawthorne Avenue, Old Ottawa East



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Prepared for: JBPA Developments Inc.

By: Commonwealth Historic Resource Management



COMMONWEALTH

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1.0 INTRODUCTION

1.1 Introduction

This Cultural Heritage Evaluation Report (CHER) evaluates the cultural heritage values of the property at 12 Hawthorne Avenue in the City of Ottawa, Ontario. The property contains four side-by-side townhouses with municipal addresses of 12, 14, 16 and 18 Hawthorne Avenue and a vacant lot. The property is listed on the City's Heritage Register as a property of potential cultural heritage value or interest. This section of Hawthorne Avenue has a small cluster of listed buildings creating a grouping. The Old Ottawa East Secondary Plan also recognizes the importance of existing built heritage resources and requires that new development respect the built and cultural heritage value of heritage buildings in the design of all new development

This assessment follows the criteria for the identification and evaluation of properties for their cultural heritage value or interest contained in *Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest under the Ontario Heritage Act (O.Reg. 9/06)*". The process included background research, an on-site assessment, and evaluation of the cultural heritage values – design, history, and context - of the property.

The findings in this report address the physical condition of the building and its components in a very general sense. The historical research of the property was primarily obtained from sources that are available on the internet – Old Ottawa East History, *Might Directories* - , and the author is aware that additional historical information is available - i.e., land registry documents. However, the consultant believes that the information collected, reviewed, and analyzed is sufficient to undertake an evaluation based on the criteria in O. Reg 9/06. See Section 5.0 Sources / Chronology.

The following sources were reviewed in the preparation of this report:

Old Ottawa East History; history.ottawaeast.ca

Might Directories: Ottawa East - 1887, 1891, 1893-94, 1898, 1900, 1901; City of Ottawa – 1908, 1909, 1913, and 1923.

The Old Ottawa East Secondary Plan

1.2 Context - Site Location and Current Conditions

The site at 12 Hawthorne Avenue is located in Old Ottawa East neighbourhood in the block bound by Colonel-By Drive to the west, Hawthorne Avenue to the north, Main Street to the east and Graham Avenue to the south. The property presently consists of four brick clad side-by-side townhomes with flat roofs constructed between circa 1910-11. The four townhomes at 12-18 Hawthorne are listed on the City of Ottawa's Heritage Register as properties of potential cultural heritage value or interest. There are four other properties in the immediate area that have also been added to the Heritage Register (Figure 3.)

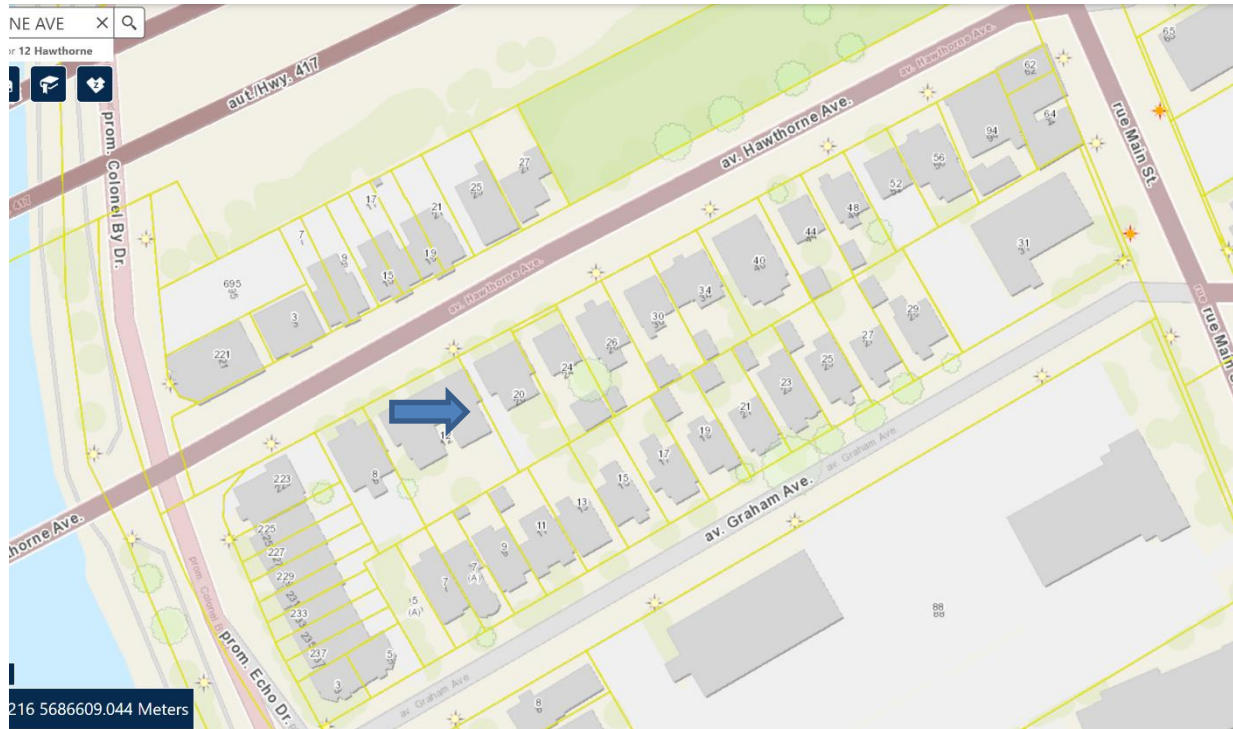


Figure 1: Block plan of the area illustrating the existing built and landscape context adjacent to the property at 12 Hawthorne Avenue. Site arrowed. The buildings at 20 and 24 Hawthorne have been demolished. The building at 12 Hawthorne consists of a row of four townhouses. Source: Geottawa

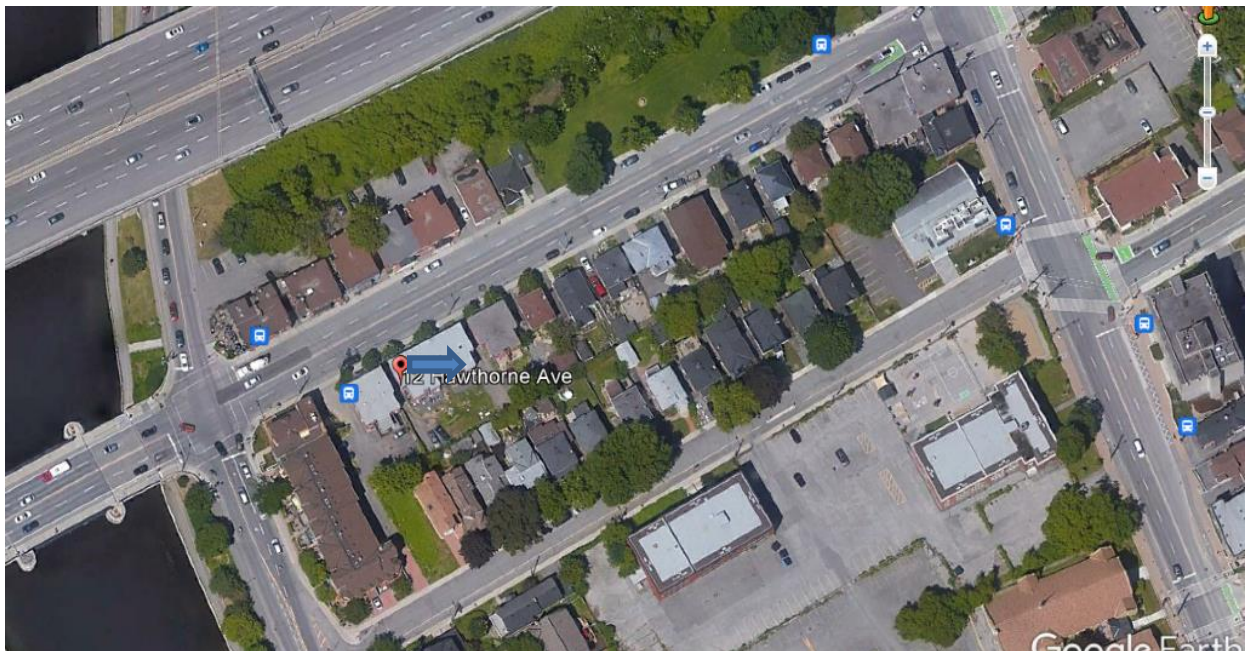


Figure 2: 2018 aerial view detail illustrating the existing built and landscape context adjacent to the development site. As noted above the two buildings at 20, and 24 Hawthorne have ben demolished. Site arrowed. Source Google Earth

1.3 Heritage Context Identified

The property is a 'listed' but 'non-designated' property under Section 27 of the Ontario Heritage Act identified by the City for its potential cultural heritage value or interest. Under Section 27 of the OHA municipalities may include properties of cultural heritage value or interest on their Heritage Register, which have not been designated under Parts IV or V of the OHA. Per Section 27 (3):

If property included in the register under subsection (1.2) has not been designated under section 29, the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure. 2006, c. 11, Sched. B, s. 11 (2).

The adjacent property at 8 Hawthorne Avenue, and three properties across the street at 3, 9, 15, 17, and 19 Hawthorne Avenue have also been added to the City's Heritage Register as properties of potential cultural heritage value or interest. The Ottawa East Secondary Plan (2022) envisions a gateway to Ottawa East at Colonel By Drive.

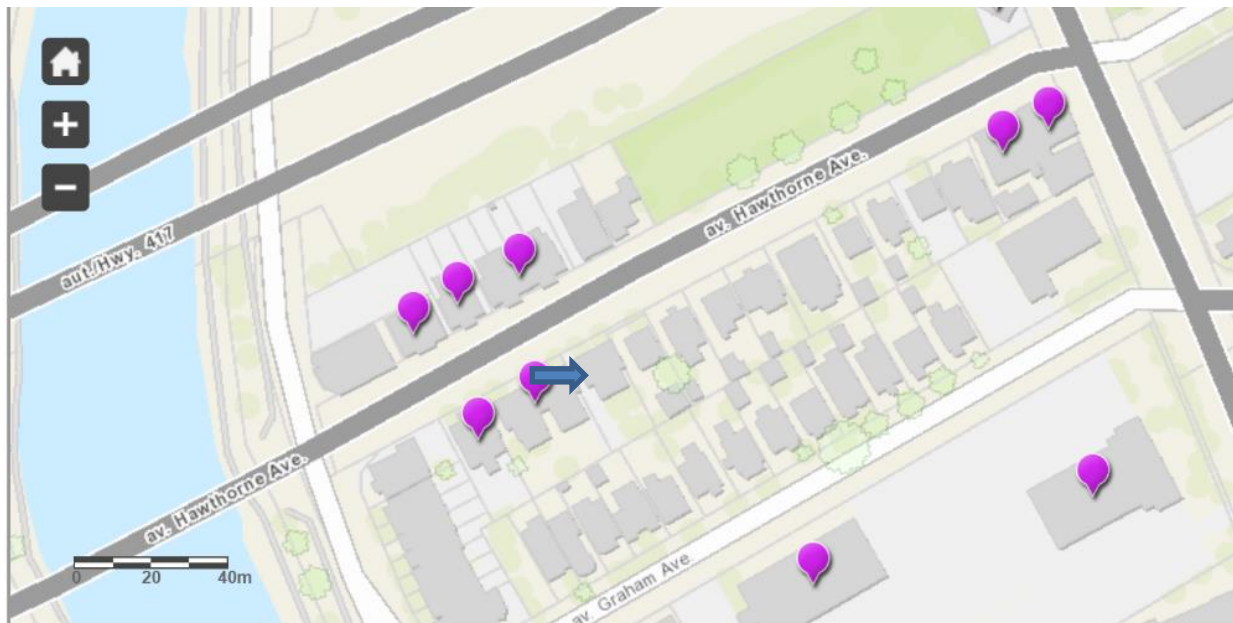


Figure 3: Block plan of the area with properties identified that have been added to the Heritage Register since 2016. The development site at 12 Hawthorne is one of five properties clustered at the west end of Hawthorne Avenue that have been added to the Heritage Register. Source: City of Ottawa Geotowna.



Figure 4: Street view of 12 Hawthorne the subject of this report. The property consists of four townhouses set on 6.m wide lots. The photo dates from circa 2016-2020. The entrance steps are being rebuilt and the existing entrance awnings have yet to be installed. Source: City of Ottawa

Data Sheet

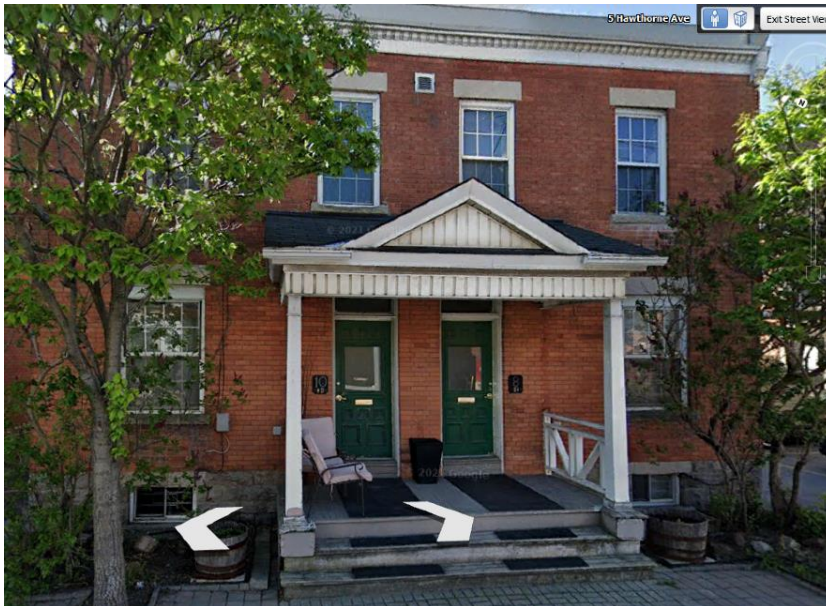


Figure 5: Street view of 8 Hawthorne to the west of 12 Hawthorne that is listed on the Heritage Register. Source: Google Earth



Figure 6: Street view of four townhomes on the north side of 15, 17, 19 and 21 Hawthorne Avenue listed on the Heritage Register across the street from 12 Hawthorne. The townhomes are set on 6.0m wide lots. Source: Google Earth



Figure 7: Street view of 3 Hawthorne a property on the north side of Hawthorne listed on the Heritage Register. Source: Commonwealth



Figure 8: Street view of 7-9 Hawthorne a property on the north side of Hawthorne listed on the Heritage Register. Source: Commonwealth

2.0 Neighbourhood and Site History

The following is a brief synopsis of the development of the block. The material was sourced online at the history.ottawaeast.ca website.

2.1 Area Development

The property is located in Lot G Concession C in the township of Nepean. In 1830 a road was cut along the east side of the Canal extending from the Billings property in Gloucester to Lower Town. In 1859, W. Ring and C. O'Connor purchased 12 acres of Lot G Conc. C. and subdivided part of the land adjacent to Canal Road into lots but was unsuccessful in attracting buyers. In 1866 Martin O'Gara purchased the 12 acres bound approximately by Hawthorne Avenue, Main Street, and a line just south of Graham Avenue and east of the Canal.

The Village of Archville was incorporated in 1872 and a plan of subdivision was completed in 1873. In 1882 The Canada Atlantic Railway right-of-way was cut along the southern edge of the Village, and the land adjacent to the Canal to the north of Hawthorne and south of the railway was initially developed by J. T. Ballantyne for the manufacture of barrel and staves and subsequently a coal depot and building supply depot. The land to the south of the 12 acres parcel of land was developed as a brickyard. Both uses continued through to 1912 when all of the residences that have been added to the heritage register had been constructed (Figure 9).



Figure 8: Detail of the Key Plan for the 1912 City of Ottawa Fire Insurance Plan illustrating the land use at the time. The approximate location of the site is arrowed. The Silicate Brick Co. yard occupies a large tract of land to the south of the site, and the Stewarton Lumber Company and a coal yard were located to the south of the rail line. See Figure 9. Source: Collections Canada

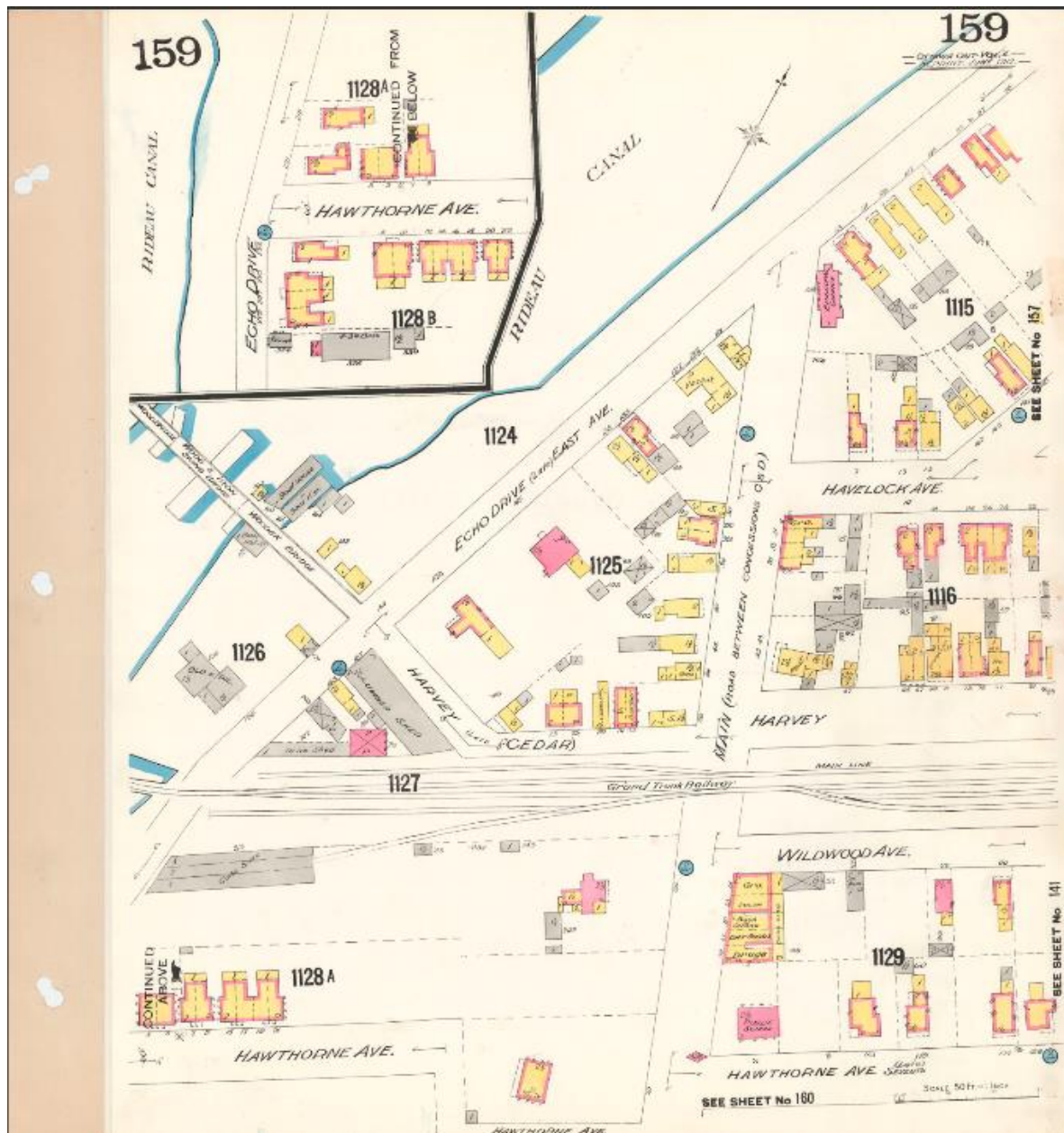


Figure 9: 1912 Fire insurance plan Sheet 159, illustrating the built form and street layout at the time. The residences on the south side of Hawthorne Avenue are illustrated in the upper left corner and residences on the north side of Hawthorne are illustrated in the lower left corner of the plan. Note the alignment of Hawthorne Avenue that jogs around a building that pre-dates 1898 when the Ottawa East Town Hall (school) was completed on the north-east corner of Main and Hawthorne. The existing alignment of Hawthorne Avenue between Main and the canal was established sometime between 1912 and 1918 with the completion of the Pretoria Bridge over the canal. The first listings on Seventh Street in the Ottawa East directory occurs in 1898. All of the buildings that have been added to the Heritage Register are evident on the plan. Source: Collections Canada

2.2 Neighbourhood Social History

The stretch of Hawthorne between Main and the canal developed as a working-class neighbourhood sandwiched between light industrial uses to the north and south. The first occupants worked for the railway as engineers, firemen, and train operators as well as for the brickyard as mould makers. A few civil servants are noted to be living in the area and later carpenters associated with the construction of new housing developments in the 1920's are living in the area. See Appendix A Might Directory Listings

2.3 Chronology

- 1830 Rideau Canal completed in the area.
- 1830 Canal Road (Colonel By) cut on the east side of the Canal from Billings Bridge, along the future course of Riverdale Avenue to the eastern bank of the canal at approximately Bristol Ave. and then on to Lower Town.
- 1855 City of Ottawa incorporated.
- 1866 A subdivision plan for 12 acres bound by Hawthorne, Main, Colonel By and a line just south of Graham Avenue is developed, lots fail to sell.
- 1872 The Village of Archville is incorporated.
- 1882 Canada Atlantic Railway line completed along the southern edge of the Village of Archville.
- 1888 Archville renamed Ottawa East. City of Ottawa expresses an interest in annexing Ottawa East.
- 1898 Ottawa East town hall constructed at the north-east corner of Main and Seventh Street. Seventh Street alignment from Main east to the Rideau River established. Seventh Street alignment to the west of Main to the Canal in flux.
- 1908 January 1, Ottawa East is annexed by the City of Ottawa. The residences at 3, 5, 7, 9, 15, 17 and 19 on the north side of Hawthorne completed and 8-10 on the south side of Hawthorne completed.
- 1909-12 The residences at 12, 14, 16, and 18 completed as well as the properties at 20-22 completed.
- 1918 Pretoria Bridge completed spanning the Canal. Hawthorne Street alignment had been finalized.
- 1960's Hawthorne Avenue widened to a four-lane avenue.

3.0 BUILT CONTEXT - 12 HAWTHORNE AVE.

3.1 Description

The row of four two-storey townhomes are set on a lot approximately 24.4m (80') in width by 30m (100') in depth (Geottawa) with a common rear access lane of 3.0m (10'). Each townhouse was set on a lot of approximately 5.3 m (17'-6") wide prior to being consolidated under one owner. Two L-plan townhomes are set back-to-back to form two T-plan structures.

The vernacular style residences are two-storey brick clad wood frame structures with flat roofs set on a raised coursed quarry faced limestone foundations.

The principal façade of each two-storey townhouse consists of two bays with stacked doors and windows. Entrances to two of the four townhomes are set side-by-side with a shared two-storey porch that have been removed. Each townhome has one window in the basement assumed to be for the provision of coal for the furnace.

Decorative brick detailing is limited to the principal façade where a string course extends across the four townhomes consisting of brick headers supporting a projecting brick course below a simple wood paneled cornice that is framed with corbeled brick.

Masonry window detailing includes quarry faced pre-cast artificial stone sills and lintels on the principal façades and rounded bricks in the vertical edges of the masonry openings. Masonry door detailing includes gauged brick arches that were concealed by the porch with pre-cast artificial stone sills, and rounded bricks in the vertical edges of the masonry openings. Masonry window detailing on secondary facades include plain pre-cast lintels and sills and door detailing includes gauged brick arches with pre-cast sills.

Window assemblies on the principal facades are typically wood with a bank of two windows with a one-over-one light sash configuration on the ground floor and single unit on the second-floor level that is typical of all windows on secondary facades. Door assemblies on all elevations have been replaced.

The exterior masonry including limestone foundation walls, and exterior brickwork are in good condition with some minor settlement cracking in some of the brick lintels above window and door openings. Window assemblies are in a mixed condition, some of which have been modified with the removal of the sash and the insertion of double glazing.

Alterations include; the removal of the two-storey wood porches and the insertion of vertical boards in the cornice band extending the width of the removed porch roofs; the conversion of the second-floor porch doors to windows with the insertion of vertical boards and new window assemblies; the installation of a cultured stone entrance landings with steps with a canvas awning above the entrance doors; and the removal of wood porch assemblies at the rear of the units.



Figure 10: View of the front façade of the townhomes with paired entrances and cultured stone landings and steps. Source: Commonwealth



Figure 11: View of the ground floor of one townhouse showing the typical masonry assemblies and detailing. Source: Commonwealth.



Figure 12: View of the altered second floor doors, stringcourse detailing and alterations to the cornice band. Source: Commonwealth



Figure 13: View of the back of the L-plan townhomes set-back to-back forming a T-plan. The roof line of the removed rear porches is evident on the brickwork Source: Commonwealth.



Figure 14: View of the side elevation showing the arrangement of windows on the ends of the row of townhomes. Source: Commonwealth.

4.0 CULTURAL HERITAGE EVALUATION

The property is evaluated against the nine criteria outlined in Ontario Reg. 9/06. Regulation 9/06 states that a “property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest.”

Building Name & Address: 12 Hawthorne Avenue

Construction Date: circa 1909-11

Original Occupants / Owners: Various See Appendix A

Criteria / Value	Meets Criteria (Y/N)	Summary
1. The property has design value or physical value because it,		
i. is a rare, unique, representative, or early example of a style, type, expression, material, or construction method,	N	The form, materials, and construction methods are typical for modest rowhouses constructed in Centretown and East Ottawa during the first decade of the 20 th century. The red brick clad two-storey wood frame townhomes with flat roofs set on coursed limestone foundations is a common and modest residential building type in the area with a cluster of fourteen townhomes both paired and set in a row at the west end of Hawthorne at Colonel By Drive.
ii. displays a high degree of craftsmanship or artistic merit, or	N	The building does not display a high degree of craftsmanship or artistic merit. The craft in the brick and stonework displays common methods and techniques of the period.
iii. demonstrates a high degree of technical or scientific achievement.	N	Not applicable.
2. The property has historical value or associative value because it,		
i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community,	N	The property when constructed was set in a light industrial district with a brick yard to the south and a coal and building supply depot and railway line to the north of Hawthorne Avenue attractive to the working class. Early residents worked for the railway as engineers, boiler makers, train operators and for the brickyard as mould makers. Later residents worked as carpenters in the developing residential neighbourhoods of Ottawa East. The property has no direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.
ii. yields, or has the potential to yield, information that	N	The historical research contained in this document provides an understanding of the property from the

contributes to an understanding of a community or culture, or		date of construction circa 1910 to 1923. The development of Ottawa East is well understood, and the property yields no additional information.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	N	No architect, designer or builder has been identified for the modest vernacular style townhomes who is significant the community.
3. The property has contextual value because it,		
i. is important in defining, maintaining, or supporting the character of an area,	Y	The west end of Hawthorne at Colonel By Drive is characterized by paired and rows of modest two-storey vernacular style townhomes clad in brick set on limestone foundations with flat roofs. There are fourteen units on the north and south side of the street including the four units at 12 Hawthorne. Most of the units would appear to be rental properties in various states of repair. The four townhomes at 15, 17, 19, and 21 Hawthorne. and the adjacent property to the west at 8 Hawthorne still retain their original entrance porches. The landscaped front yard of the units at 12 Hawthorne softens the edge of the four-lane arterial maintaining a residential character. The rhythm of the entrances addressing the street also supports the residential character of the street; however, this could be addressed in redevelopment of the property.
ii. is physically, functionally, visually, or historically linked to its surroundings, or	Y	The mid-block property is physically, visually, functionally, and historically linked to Hawthorne Avenue and its immediate surroundings, similar to adjacent properties in the area.
iii. is a landmark.	N	The building is not a landmark located mid-block and having lost the distinctive two-storey porches.

5.1 Conclusion

The assessment of the potential cultural heritage value or interest of the property against O. Reg 9/06 provides an overview of the historical patterns that are typical of other residential properties developed during the 1910 period at the west end Hawthorne at Colonel By Drive. The cultural heritage indicators – design, history, and context – for the property are all low to moderate. The property does not meet the criteria contained in the O. Reg. 9/06 for designation under Part IV of the Ontario Heritage Act.

The property contributes to the heritage residential character of the south side of Hawthorne Avenue. The Community Design Plan developed in 2011 for Old Ottawa East recommended that Hawthorne Avenue extending between Main and Colonel By be zoned a ‘Traditional Mainstreet’.

5.0 AUTHORS QUALIFICATIONS

Commonwealth Historic Resource Management is a consulting offering a range of professional services related to conservation, planning, research, design, and interpretation for historical and cultural resources. A key focus of the practice is planning and assessment of heritage resources as part of the development process.

John J. Stewart, B.L.A., CAHP, a principal of Commonwealth is a specialist in the planning and design of cultural resources, building conservation, and commercial area revitalization. A graduate of the University of Guelph, he received additional training at Cornell University (USA) and Oxford University (UK) and holds a diploma in the Conservation of Monuments from Parks Canada, where he worked as Head, Restoration Services Landscape Section. Before Commonwealth's formation, Stewart served for four years as the first director of Heritage Canada's Main Street Program.

Stewart is a founding member of the Canadian Association of Heritage Professionals. He has served as the Canadian representative of the Historic Landscapes and Gardens Committee of ICOMOS and the International Federation of Landscape Architects. Stewart is a panel member with the Ottawa Urban design Review Panel and a board member of Algonquin College Heritage Carpentry Program.

Ian Hunter, Researcher is a specialist in the research and assessment of cultural heritage resources and building conservation. Experience in the heritage conservation field extends over 30 years primarily working for Commonwealth Historic Resource Management.

APPENDIX A - MIGHT DIRECTORY LISTINGS

Note: The directory listings for Ottawa East prior to 1908 when the area was annexed by the City of Ottawa do not include a separate street index and only include an alphabetical listing of residents with a street number and address. In 1898 Hawthorne (Seventh Street) extended to the east from Main Street. Hawthorne (Seventh) between Colonel By and Main was completed circa 1907 after amalgamation.

12-18 Hawthorne (Seventh) Ottawa East			
Might Directory Date / Page	Address	Occupant	Association
1887 Archville	No listings on Seventh St.		
1891 Ottawa East	No listings on Seventh St.		
1893-94 Ottawa East	No listings on Seventh St.		
1898 pgs. 486-488 Ottawa East	6 Seventh	Barry, Walter h (House)	Upholsterer, Town Clerk 1898-1907
	Town Hall	Cr. Main and Seventh Streets	Barry, Walter Clerk Village of Ottawa East
	10 Seventh	Acres, Andrew h	Hotel
	24 Seventh	Johnson, Isaac h	Engineer (Eng.) Canada Atlantic Railroad (CAR)
	26 Seventh	Winters, Charles F, h	Clerk
1900 pgs. 525-527 Ottawa East	6 Seventh	Kendall, Benjamin	Machinist
	Town Hall	Cr. Main and Seventh Streets	Walter Barry, Clerk, Village of Ottawa East
	10 Seventh	Acres, Andrew h	Ice Dealer
	12 Seventh	Hogan, John h	Eng., CAR
	12 Seventh	McMahon, Michael h	Fitter CAR
	12 Seventh	Metzger, George h	Fireman CAR
	24 Seventh	Johnson, Isaac h	Eng. CAR
	26 Seventh	Winters, Charles F. h	Captain, Army
1901 pgs. 574-576 Ottawa East	6 Seventh	Coldrey, Edwin T.	Steam fitter
	Town Hall	No address	Barry, Walter Clerk Contact
	12 Seventh	Hogan, John h	Eng. CAR

	14 Seventh	Barry, Walter h	Upholster, Clerk Ottawa East 1898-1907
	24 Seventh	Johnson, Isaac h	CAR, Eng.
	28 Seventh	Winters, Charles F. h	Civil Servant
1908-1909 City of Ottawa Hawthorne Avenue North Side Canal to Main	3, 5, 7, 9, 15, 17, 19, Hawthorne	Various	
1908-1909 City of Ottawa Hawthorne Ave. South Side Canal to Main	8 Hawthorne	Gillespie, William	
	10 Hawthorne	McCulloch, Hugh	
1913 City of Ottawa pg. 95 Hawthorne Ave. South Side Canal to Main	8 Hawthorne	Nininger, John H.	Bartender
	10 Hawthorne	Kielv, Michael J.	Train operator
	12 Hawthorne	Garnet, Alfred	
	14 Hawthorne	McKenna, John	Engineer GTR
	16 Hawthorne	Kirk, Herman	Fitter
	18 Hawthorne	Melbourne, James	Moulder
	20 Hawthorne	Mulligan, John A.	Salesman
	22 Hawthorne	Francis, Ada	Widow living with five adult children
1923 City of Ottawa Hawthorne Ave. South Side Echo Drive to Main	8 Hawthorne	Nininger, John H.	Bartender
	10 Hawthorne	Fleming, Joseph A.	
	12 Hawthorne	Lloyd, Samuel	Clerk, Dept. Nat. Defence
	14 Hawthorne	Harris, Earnest J.	Carpenter
	16 Hawthorne	Black, Bert	Fireman, CNR
	18 Hawthorne	Low, James A.	Carpenter