

## **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.