

## **Statement of Cultural Heritage Value**

### **Description of Property - 2764 Rowatt Street**

2764 Rowatt Street is a “T” shaped two and a half storey vernacular style residence located on the southwest corner of Rowatt Street and Bradford Street in Britannia Village, Ottawa.

### **Statement of Cultural Heritage Value or Interest**

2764 Rowatt Street has design value as a unique and one of the earliest cottages built in Britannia as it was emerging as a cottage community in the 1870s. It is a rare example of a year-round residence, built decades before Britannia's peak as summer resort from 1900-1914. Its Late Victoria “T” shaped form, along with its prominent verandahs, a focus on verandah ornamentation, and the use of natural materials, came to influence Britannia's vernacular cottage style.

2764 Rowatt Street has associative value due to its connection to the Jamieson family, who significantly contributed to the growth of Britannia as a cottage community. The original homeowner, John Cameron Jamieson, was the principal developer of Britannia and his management of several properties throughout the village contributed to its success as a summer resort and golden years between 1900 and 1914. J. C. Jamieson's son, Gerald continued his father's cottage industry and maintained Britannia's summer resort amenities into the 1950s. At least three generations of Jamieson's lived at 2764 Rowatt Street into the 1980s. 2764 Rowatt Street contributes to the early cottage character of Britannia as a late nineteenth and early twentieth century summer resort. The house's combination of styles illustrates owner's use of different elements to suit their needs, while incorporating elements such as the wraparound verandah and its detailing will come to be a part of Britannia's vernacular cottage style at the turn of the century. Likely built before 1873, 2764 Rowatt's architectural features of the house, retention of its original form, use of natural materials, along with the

lot's casual approach to landscaping, and the 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. Built around the time the plan for Britannia was published, 2764 Rowatt Street is one of the earliest remaining buildings in the community. 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 streetcars allowed weekend and seasonal visitors to become year-round residents. Although the house was already used year-round by 1886, 2764 Rowatt Street was bricked around 1901-2, exemplifying the transition of simple summer cottages into permanent residences after the turn of the century.

### **Description of Heritage Attributes**

Key exterior attributes that contribute to the heritage value of 2764 Rowatt Street as a unique and rare example of Britannia's early cottage stock which influenced the vernacular cottage style during its peak as a summer resort include:

- "T" shaped plan and cross gabled roof
- Two and a half storeys
- Stone foundation
- Red brick cladding with running bond pattern
- Open wooden wraparound verandah on north and east façade, and an open wooden verandah on the west façade, with decorative gable ends and ornate wooden fretwork
- Prominent box bay window with patterned wood detailing
- Segmental arch window openings with segmental arches, lunettes, brick voussoirs, and stone lug sills
- Semi-circular brick voussoirs and stone lug sills on north and east gable end suggesting original openings
- Stained glass transom windows on the first floor

- Decorative wooden front door
- Decorative red brick chimney

Key attributes that demonstrate 2764 Rowatt Street contextual value are:

- Its prominent location in Britannia as a corner lot at Rowatt Street and Bradford Street

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