

Subject: Designation of 2 Peter Street under Part IV of the *Ontario Heritage Act*

File Number: ACS2024-PRE-RHU-0031

**Report to Built Heritage Committee on 4 March 2024
and Council 3 April 2024**

**Submitted on February 21, 2024 by Court Curry, Manager, Right of Way, Heritage,
and Urban Design Services, Planning, Real Estate and Economic Development**

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Ward: College (8)

Objet: Désignation du 2, rue Peter, en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*

Dossier: ACS2024-PRE-RHU-0031

Rapport au Comité du patrimoine bâti

le 4 mars 2024

et au Conseil le 3 avril 2024

**Soumis le 21 février 2024 par Court Curry, Gestionnaire, Services des emprises,
du patrimoine, et du design urbain, Services de la planification, des biens
immobiliers et du développement économique**

**Personne ressource: Vibhuti Joshi, Stagiaire Planification du patrimoine,
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Quartier: Collège (8)

RECOMMENDATION(S)

That the Built Heritage Committee recommend that Council issue a Notice of Intention to Designate 2 Peter Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.

RECOMMANDATION(S) DU RAPPORT

Que le Comité du patrimoine bâti recommande au Conseil de publier un avis d'intention de désigner la propriété située au 2, rue Peter, en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la déclaration de la valeur de patrimoine culturel ci-jointe en tant que document 5.

BACKGROUND

This report has been prepared because designation under Part IV of the *Ontario Heritage Act (OHA)* must be approved by City Council after consultation with the Built Heritage Committee.

2 Peter Street is an early example of a one-and-a-half storey vernacular stone house constructed in Nepean Township in the mid 19th century. The house is located at the intersection of Peter Street and Harris Place, north of Meadowlands Drive. Through much of its history it was owned by two families, the Scotts, and the Baynes, two early settlers from Ireland, who were prominent in dairy farming and played key roles in establishing the Ottawa Dairy Company. 2 Peter Street serves as a tangible reminder of the former agricultural landscape of Nepean and the City View neighbourhood.

The property was listed on the City of Ottawa's Heritage Register in 2019. Changes to the *Ontario Heritage Act* through Bill 23 will result in the removal of the property from the City's Heritage Register if Council does not issue a Notice of Intention to Designate the property by December 31, 2024. Further, Council will not be able to re-list the property for five years after this date. Through Heritage staff review of the Register in spring 2023 as a result of Bill 23, this property was identified as a potential candidate for designation.

DISCUSSION

Recommendation 1

The Official Plan, the Provincial Policy Statement and the *Ontario Heritage Act* all provide policy direction related to the designation of individual properties under Part IV of the *Ontario Heritage Act*.

Official Plan

The Official Plan has policies related to cultural heritage in Section 4.5, Cultural Heritage and Archaeology. Section 4.5.1(3) states: “Individual buildings, structures, and sites shall be designated as properties of cultural heritage value under Part IV of the *Ontario Heritage Act*.”

Provincial Policy Statement (2020)

Section 2.6.1 of the Provincial Policy Statement (2020) contains the following policy regarding the protection of cultural heritage resources: “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

Ontario Heritage Act

Part IV of the *Ontario Heritage Act* provides municipalities with the authority to designate properties of cultural heritage value. Section 29 of the *Ontario Heritage Act* sets out the process for the designation of individual buildings. It requires:

- that Council consult with its municipal heritage committee, and
- that the official Notice of Intention to Designate served on the owner and the Ontario Heritage Trust contain a description of the property and its heritage attributes, as well as a statement explaining the cultural heritage value or interest of the property and a statement that a notice of objection may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper.

Per the “*Ontario Heritage Act* Alternative Notice Policy”, the Notice of Intention to Designate will be published on the City’s website in both official languages. Document 5 contains the Statement of Cultural Heritage Value for this property.

Ontario Regulation 09/06

Regulation 09/06 (see Document 3) establishes criteria to determine if a property is of cultural heritage value or interest. A property may be designated under Section 29 of the *Ontario Heritage Act* if it meets two or more of the nine criteria set out in the regulation.

Through research and evaluation, staff have determined that the property at 2 Peter Street meets four of the nine criteria. Detailed research and analysis are outlined in the Cultural Heritage Evaluation Report (see Document 4), and a brief analysis of each of the applicable criteria is provided below:

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

2 Peter Street has design value as an early example of the vernacular stone houses constructed in the Ottawa area in the early to-mid 19th century. Its T-shaped plan, one-and-a-half storey form, and the use of stone quarried on-site reflects typical construction methods associated with vernacular stone houses.

The property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

2 Peter Street has historical and associative value as it has direct associations with the Scott and Bayne families as early and prominent farming families who played integral roles in the agricultural development of the City View neighborhood in Nepean.

Both families also played key roles in the establishment and eventual growth of the Ottawa Dairy Company, one of the first dairy companies in Canada to implement modern sanitary milk delivery methods.

The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

2 Peter Street has cultural heritage value as it yields information that contributes to the understanding of the agricultural history of Nepean, as well as the area's eventual suburban development.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

2 Peter Street has contextual value because it is physically and historically linked to its surroundings. Its location at the intersection of Harris Place and Peter Street and the orientation of the house towards Merivale Road serves as a tangible reminder of the former agricultural landscape.

Conclusion

The property at 2 Peter Street meets four of the nine criteria outlined in Ontario Regulation 09/06 for designation under Part IV of the *Ontario Heritage Act*. Staff recommend that Council issue a Notice of Intention to Designate the Property under Part IV of the *Ontario Heritage Act*.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendation.

COMMENTS BY THE WARD COUNCILLOR(S)

The Ward Councilor is aware of the recommendation associated with this report.

CONSULTATION

The property owners were notified of the potential designation of this property under Part IV of the *Ontario Heritage Act* in September 2023. On October 16th, 2023, and January 29th, 2024, Heritage Staff met with the owners, providing them with the chance to review heritage attributes and share insights on future work. The property owners are supportive of the proposed designation of this property.

City View Community Association and Heritage Ottawa have been notified of the proposed designation.

ACCESSIBILITY IMPACTS

The designation of this property under the *Ontario Heritage Act* does not impact the physical fabric of the building. While alterations to designated properties, including renovations to remove barriers for people with disabilities, require a heritage permit, the fees for these permits are waived and staff work with property owners to allow for accessibility retrofits.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications.

ASSET MANAGEMENT IMPLICATION

There are no direct asset management implications associated with this report.

RURAL IMPLICATIONS

There are no rural implications.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Photos

Document 3 Ontario Regulation 09/06

Document 4 Cultural Heritage Evaluation Report

Document 5 Statement of Cultural Heritage Value

DISPOSITION




If Council does not approve the recommendation, no further steps are required. If Council proceeds with the issuance of a Notice of Intention to Designate for the property located at 2 Peter Street, several actions must be taken:

- 1) Heritage Planning Branch, Planning Real Estate and Economic Development Department, to prepare the Notice of Intention to Designate. Office of the City Clerk, Council and Committee Services to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, third Floor, Toronto, Ontario, M5C 1J3) of Council's decision to issue a Notice of Intention to Designate 2 Peter Street under Part IV of the *Ontario Heritage Act*.
- 2) Heritage Planning Branch, Planning Real Estate and Economic Development Department to ensure publication of the Notice of Intention to Designate according to the requirements of Section 29 the *Ontario Heritage Act*.
- 3) If the City Clerk receives a Notice of Objection under Section 29(5) of the *Ontario Heritage Act* within thirty days of the publication of the Notice of Intention to Designate, the Heritage Planning Branch, Planning, Real Estate and Economic Development Department is to prepare a report regarding the objection for consideration by Council within 90 days after conclusion of the objection period, according to Section 29(6) of the *Ontario Heritage Act*.
- 4) If the City Clerk does not receive any Notice of Objection under Section 29(5) of the *Ontario Heritage Act* within thirty days of the publication of the Notice of Intention to Designate, or if City Council decides not to withdraw the notice of intention to designate the property after an objection has been served, the Heritage Planning Branch, Planning, Real Estate and Economic Development Department, is to prepare the designation by-law, under the authority of the approval of this report and Legal Services to submit to City Council for enactment within 120 days of the publication of the Notice of Intention to Designate as prescribed in Section 29(8) of the *Ontario Heritage Act*.
- 5) Office of the City Clerk, Council and Committee Services to cause a copy of the by-law together with a statement explaining the cultural heritage value or interest

of the property and a description of the heritage attributes of the property, to be served on the owner of the property and on the Trust according to the requirements of the *Ontario Heritage Act*. Heritage Planning Branch, Planning, Real Estate and Economic Development Department to ensure publication of the notice of the by-law in the newspaper according to the requirements Section 29(8)(4) of the *Ontario Heritage Act*.

Document 1– Location Map



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
D09-01-PETER2	24-0088-D		
I:\CO\2024\Heritage\Peter_2			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small>			
<small>©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPEMENT</small>			
REVISION / RÉVISION - 2024 / 01 / 24			

Document 2 – Photos



2 Peter Street from the Harris Place and Peter Street intersection. Source: City of Ottawa



2 Peter Street from Harris Place. Source: City of Ottawa



2 Peter Street stone sills and voussoirs. Source: City of Ottawa



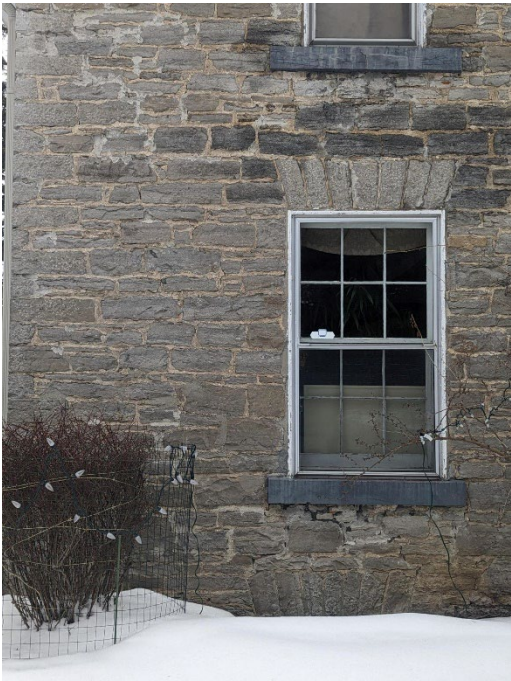
2 Peter Street (north façade). Source: City of Ottawa



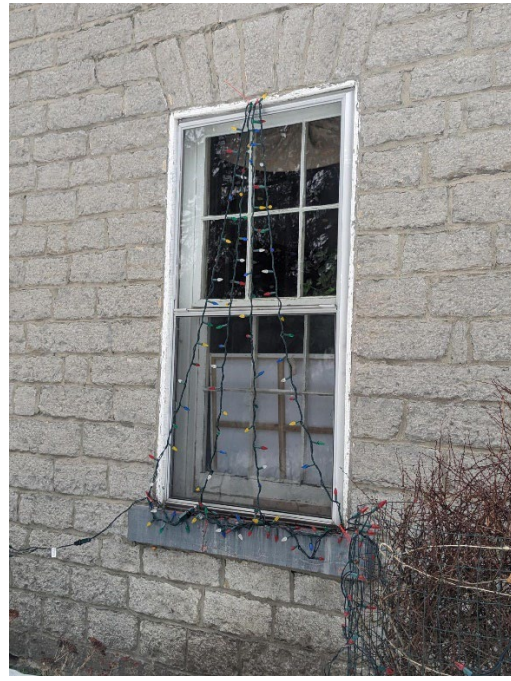
Arched opening under the central gable. Source: City of Ottawa



Large rectangular window openings with multipaned units in a 6 over 6 pattern at the east facade. Source: City of Ottawa



2 Peter Street rough cut stone laid in random courses. Source: City of Ottawa



2 Peter Street limestone dressed and laid in regular courses. Source: City of Ottawa



View of Faith Evangelical Lutheran Church of Ottawa (43 Meadowlands Drive) from side yard onto the west. Source: City of Ottawa

Document 3 – Ontario Regulation 09/06

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Consolidation Period: From January 1, 2023 to the e-Laws currency date.

Last amendment: 569/22.

This is the English version of a bilingual regulation.

Criteria, s. 27 (3) (b) of the Act

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 27 (3) (b) of the *Act*. O. Reg. 569/22, s. 1.

(2) Property that has not been designated under Part IV of the *Act* may be included in the register referred to in subsection 27 (1) of the *Act* on and after the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force if the property meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.

(3) For clarity, subsection (2) does not apply in respect of a property that has not been designated under Part IV but was included in the register as of the day subsection 3 (2)

of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force. O. Reg. 569/22, s. 1.

Criteria, s. 29 (1) (a) of the Act

2. (1) The criteria set out in subsections (2) and (3) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 569/22, s. 1.

(2) Section 1, as it read immediately before the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, continues to apply in respect of a property for which a notice of intention to designate it was given under subsection 29 (1.1) of the Act after January 24, 2006 and before the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force. O. Reg. 569/22, s. 1.

(3) In respect of a property for which a notice of intention to designate it is given under subsection 29 (1.1) of the Act on or after the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, the property may be designated under section 29 of the Act if it meets two or more of the criteria for determining whether it is of cultural heritage value or interest set out in paragraphs 1 to 9 of subsection 1 (2). O. Reg. 569/22, s. 1.

Criteria, s. 41 (1) (b) of the Act

3. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 41 (1) (b) of the Act. O. Reg. 569/22, s. 1.

(2) Subject to subsection (3), in the case of a by-law passed under subsection 41 (1) of the Act on or after the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, a municipality or any defined area or areas of it may be designated by such a by-law as a heritage conservation district under subsection 41 (1) of the Act if the municipality or the defined area or areas of it meets the following criteria:

1. At least 25 per cent of the properties within the municipality or defined area or areas satisfy two or more of the following:
 - i. The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.
 - ii. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.
 - iii. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.

- iv. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.
- v. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
- vi. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- vii. The properties have contextual value because they define, maintain or support the character of the district.
- viii. The properties have contextual value because they are physically, functionally, visually or historically linked to each other.
- ix. The properties have contextual value because they are defined by, planned around or are themselves a landmark. O. Reg. 569/22, s. 1.

(3) Subsection (2) does not apply in respect of a by-law passed under subsection 41 (1) of the Act on or after the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force if a notice of a public meeting required to be held for the purposes of the by-law under subsection 41.1 (7) of the Act was given before the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force. O. Reg. 569/22, s. 1.

(4) For clarity, the requirement set out in subsection 41.1 (5.1) of the Act,

- (a) does not apply in respect of a by-law under subsection 41 (1) of the Act that is passed before the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force; and
- (b) does not apply in respect of a by-law under subsection 41.1 (2) of the Act. O. Reg. 569/22, s. 1.

Document 4 - Cultural Heritage Evaluation Report**CULTURAL HERITAGE EVALUATION REPORT****Building Name and Address:** 2 Peter Street, Nepean**Construction Date:** circa 1857-1880**Original Owner:** Scott Family

2 Peter Street. City of Ottawa, 2024

Executive Summary

2 Peter Street is a one-and-a-half storey vernacular stone house, constructed in the mid-19th century. Through its history it has been occupied by two prominent farming families associated with the early development of Nepean Township. The Scott's were recorded as a pioneer farming family, well known for owning several hundred acres of land in the area. The second owner, the Bayne family made major contributions to the establishment and operation of the Ottawa Dairy Company. The Ottawa Dairy Company was one of the first in Canada to move towards more sanitary milk distribution methods.

The property contributes to an understanding of the early development of Nepean Township and the City View neighbourhood. Its location and orientation serve as a tangible reminder of the area's former agricultural landscape.

The property has cultural heritage value for its design, associative, and contextual values. It meets four of the nine criteria for designation under Part IV of the *Ontario Heritage Act*.

Architecture

2 Peter Street is an early example of a vernacular stone house, typical of those constructed in the Ottawa area in the early to-mid 19th century. Built circa 1857-1880, 2 Peter Street is one and a half stories with a simple, T-shaped plan, truncated gable roof and symmetrical façades, with rectangular window openings, stone sills and voussoirs. It is likely that the house was constructed in two phases, with the west (rear) portion being constructed first (circa 1857) as indicated by interior construction details and the wood window sills at the rear, while the east (front) portion was likely constructed after (approximately 1880). A modern addition is located on the north façade as well as a small, enclosed porch on the south façade at the rear.

The building features two types of stone courses: rough cut stone quarried from the site, laid in random courses on the sides (north and south) and rear (west) façades, and dressed limestone laid in regular courses on the front (east) façades.¹ The front façade is symmetrical featuring a central entrance flanked by two large rectangular window openings with multipaned units in a 6 over 6 pattern, stone sills and voussoirs. Above the entrance is an arched opening under the central gable. The north and south façades also feature 6 over 6 sliding sash windows on the ground floor, which are characteristic of 19th century vernacular stone houses.² The house also features two stone chimneys.

2 Peter is largely intact but has undergone minor alterations. Originally it featured a medium-pitched gable roof above what was an entrance to the basement on the south side that has been removed, as well as a small third chimney previously located at the rear of the house, which required removal after sustaining damage due to a tornado.

¹ Vernacular," *OntarioArchitecture.com*, 2016.

² "Canadian Historic Sites: Occasional Papers in Archaeology and History No.10, "The Architectural Heritage of the Rideau Corridor," January 2009, date accessed November 7, 2023, [chs10-eng.pdf \(parkscanadahistory.com\)](https://parks.canada.ca/heritage/conservation/occasional-papers/10) Stone houses, 22-34

The building's original returned eaves and classical moldings have also been modified over the course of time.



Historic photo of 2 Peter Street. Source: Elliot, *The City Beyond*, p 36

The historic photo of the house above shows the original roof line, returned eaves, third chimney, and symmetrical front expression. The front entrance had previously been modified with the addition of an enclosed vestibule; however it has recently been removed by the current owner, uncovering the original entrance and re-establishing the appearance of the door, its transom window and sidelights. A small addition is also located on the north façade, likely added post 1965.³ The house maintains its original T-shaped plan and massing. It is likely that the one storey rear portion was an early section of the house, which then was incorporated into the overall construction as the house was built. Today, the house appears to be largely consistent with its original construction in the mid 1800s.

Similar vernacular stone houses are found throughout Ontario with a concentration in the Rideau Canal corridor. The house at 2 Peter Street along with other stone houses were frequently constructed by Irish and Scottish immigrants. There were several carpenters' handbooks available in the 19th century from England and the United States that likely influenced the design of these buildings. Sources describe these houses as:

³ "2 Peter Street," GeoOttawa aerial photos, 1965-1991, Accessed 2023. geoOttawa for Staff

“...generally rectangular, end gabled structures with a chimney at each end; the main entrance door is centrally located on the long wall and the windows are symmetrically arranged.... are one and a half storeys high and have either a straight eaves line or a small decorative gable over the main entrance in which there is a decorative window or sometimes a door.”⁴



2 Peter Street. City of Ottawa 2024



2 Peter Street. City of Ottawa 2024

⁴ Humpreys, Barabara. Canadian Historic Sites: Occasional Papers in Archaeology and History No.10, “The Architectural Heritage of the Rideau Corridor,” January 2009, date accessed November 7, 2023, [chs10-eng.pdf \(parkscanadahistory.com\)](https://www.parkscanadahistory.com/chs10-eng.pdf) Stone houses, 22-34

This stone house is one of few remaining stone houses in the City View neighbourhood. There are two other stone houses nearby that were built during similar timeframes (mid-1800's) that together with 2 Peter Street are reflective of City View's rural past. These include Kilmore, the property at 112-114 Theberge Private (formerly 21 Withrow Avenue), owned by William Scott (Archibald Sr.'s older brother) and designated in 2016 under Part IV the *Ontario Heritage Act*, and 41 Beaver Ridge (formerly 25 Capilano Drive) located east of Merivale Road, designated under Part IV in 1987. Some evidence suggests Kilmore may have been built by Archibald Scott prior to the construction of his own house and that the stone for all three houses came from the Scott's land.⁵

While these stone houses share similar features, there is no evidence that they were constructed according to a particular plan.



House,
114-116 Theberge Private,
City of Ottawa 2024



41 Beaver Ridge
(formerly 25 Capilano Drive),
City of Ottawa 2024

Kimorie

History

2 Peter Street has cultural heritage value for its direct associations with two early influential farming families in Nepean Township who contributed to the agricultural development of Ottawa; the Scott family and the Bayne family. Both families were influential in the Ottawa dairy industry and the establishment of the Ottawa Dairy Company, one of the first companies in Canada to implement modern milk delivery

⁵ Heritage Survey and Evaluation Form, City of Ottawa; City View Community Association, "City View Tomorrow: A Report on Current Community Concerns and Proposals for their Resolution," (Nov 1977).

systems.⁶ The Ottawa dairy industry was integral to the economic development of Nepean Township and the City of Ottawa.

The Scott Family

The property at 2 Peter Street is located in the former Nepean Township. Sources describe the area more specifically as “Merivale” or the “Merivale District” and later as the neighbourhood of City View. The area was largely settled in the early 1830s, but the first farm was established in 1819.⁷ Many early families were Methodists who emigrated from Scotland and Ireland to Canada in the early to mid 1800s, including the Scott family from County Cavan, Ireland.⁸ Archibald Scott Sr. along with his father John Scott were the original owners of Lot 33 Concession 1 on Plan 29908 in Nepean, purchasing it from the Crown in 1857. John Scott was known for his public service; he was first appointed as Councillor in 1852, and later as Reeve in 1854-1855 on Nepean’s first township council since its incorporation.⁹ Archibald Scott Sr. was known one of the pioneering settlers of the area and was a well-known member of the community. Archibald Scott (Sr.) was married to Mary Eliza Scott; he resided at 2 Peter Street with his wife and children. Archibald died in 1908 and the property at 2 Peter Street remained in the Scott family until 1909.¹⁰



Photos

of Archibald Scott Sr. and Mary Eliza Scott. Received from current owner.

⁶ Elliot, Bruce S. *The City Beyond: A History of Nepean, Birthplace of Canada’s Capital, 1792-1990*. Nepean: City of Nepean, 1991.

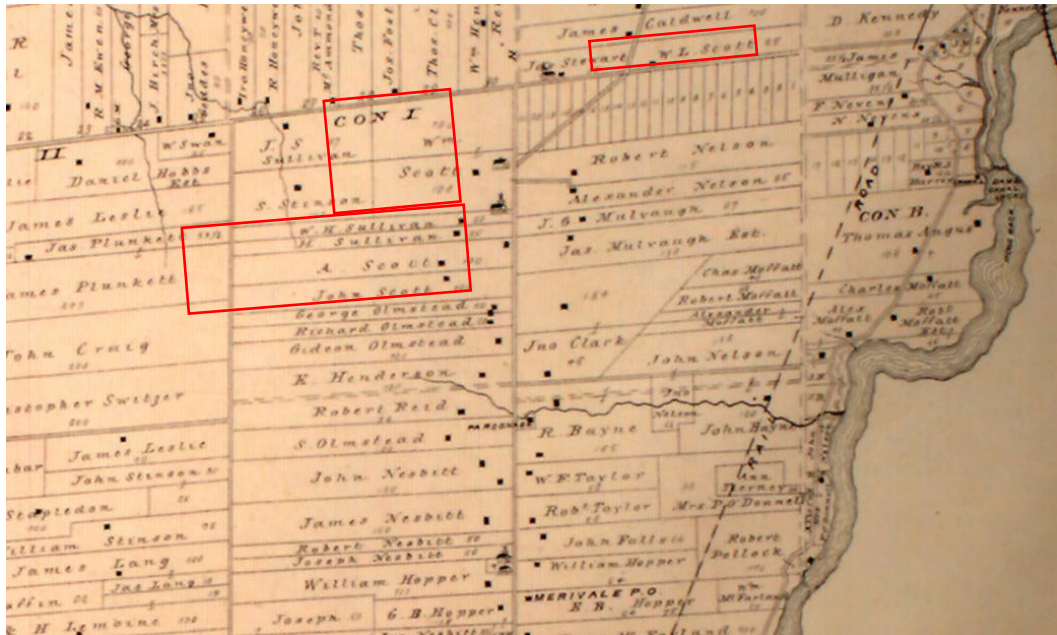
⁷ Elliot, Bruce S. *The City Beyond: A History of Nepean, Birthplace of Canada’s Capital, 1792-1990*. Nepean: City of Nepean, 1991

⁸ Elliot, Bruce S. *The City Beyond: A History of Nepean, Birthplace of Canada’s Capital, 1792-1990*. Nepean: City of Nepean, 1991

⁹ Elliot, Bruce S. *The City Beyond: A History of Nepean, Birthplace of Canada’s Capital, 1792-1990*. Nepean: City of Nepean, 1991

¹⁰ Ottawa-Carleton (04), Nepean, Book 9, Concession 1; Rideau Front; Lot 25 to 35” Ontario Land Property Records Portal, accessed December 13, 2023.

Between the mid-1800s and 1950s, the property at 2 Peter Street sat at the heart of a cluster of large farms along Merivale Road, as the Merivale Farm Corridor.¹¹ The Scotts were a prosperous farming family, owning several hundreds of acres of land between Merivale Road and what is Woodroffe Avenue today, and between what is Baseline Road to south of Meadowlands Drive today, as seen on the 1880 historic map of Carleton County.¹² Historically, 2 Peter Street was part of a 100-acre parcel, which was further subdivided over time. While the property was owned by the Scott family, it contained a stone house, small barn, and a frame house on the north corner at Merivale Road.



A snapshot of Nepean Township circa 1880. The red box indicates the approximate extent of land owned by the Scott family, Lot 33 Concession 1.

Source: [Canadian County Atlas Project \(mcgill.ca\)](https://www.mcgill.ca/canadian-county-atlas-project)

The Ottawa Dairy Company

¹¹ Ottawa-Carleton (04), Nepean, Book 9, Concession 1; Rideau Front; Lot 25 to 35" Ontario Land Property Records Portal, accessed December 13, 2023,

¹² [Canadian County Atlas Project \(mcgill.ca\)](https://www.mcgill.ca/canadian-county-atlas-project)

2 Peter Street also has associations with the Ottawa Dairy Company. The property was run as a dairy farm and sold products to the Ottawa Dairy Company.¹³

The Ottawa Dairy company was established by a group of farmers in response to the city's new bylaw requirements for producing sanitary milk supply. The Ottawa Dairy Company was founded in 1900 to distribute clean, bottled milk throughout the city, with its headquarters on Somerset Street (west) in Ottawa. It was a joint stock company, recorded as one of the first dairy companies in Canada to introduce modern sanitary delivery methods.¹⁴ Prior to that, milk handling, delivering, and transportation methods were largely unregulated. One of the sources from the 1900's describes this method: "*The milk for the most part at present is delivered from the cans by dipping it from various utensils in the streets*".¹⁵ Where a bottle system was used, the bottles were filled either in the rooms of private houses, or frequently in wagons on the street. There was not a proper cleaning system for the bottles, due to the lack of proper sterilizing apparatus. This sanitary bottle system adopted by the Ottawa Dairy Company in 1900 (although cans were still used depending on customer preference) would not become a requirement for another ten years.¹⁶

Initially equipped with 20 delivery rigs and a workforce of 40 men, the company grew substantially in the 1930's. The expansion grew to include 100 delivery rigs, 40 trucks and over 300 employees. Around 1905, the company branched into the ice-cream business, and later a butter branch was added. As a result of the centralization system, there was a reduction in the overhead expenses and milk was supplied to the people at a lower cost than before.

¹³ "City View Tomorrow Report" (November 1977), *City View Community Association Study*

¹⁴ Elliot, Bruce S. *The City Beyond: A History of Nepean, Birthplace of Canada's Capital, 1792-1990*. Nepean: City of Nepean, 1991.

¹⁵ "The Ottawa Dairy Company {Limited}", *The Ottawa Journal*, April 29, 1920. Accessed January 12, 2024, [10 Aug 1900, Page 6 - The Ottawa Journal at City of Ottawa Archives \(newspapers.com\)](#)

¹⁶ Elliot, Bruce S. *The City Beyond: A History of Nepean, Birthplace of Canada's Capital, 1792-1990*. Nepean: City of Nepean, 1991.

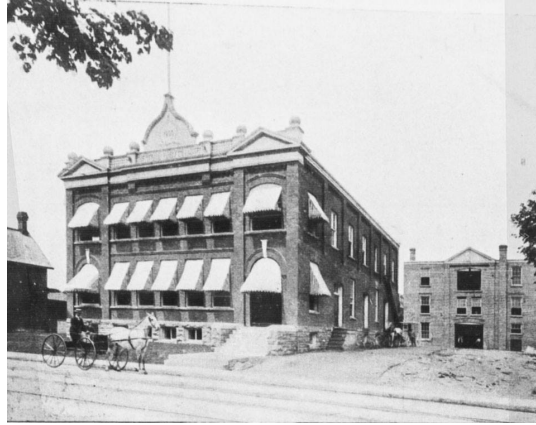


Photo of The Ottawa Dairy Company building at 293 Somerset Street (West), circa 1903

Source: *Lost Ottawa*



Photo of Ottawa Dairy sleigh on Albert Street

Source: *Toronto Public Archives*, December 31, 1910.

In 1888, around 90 dairy farmers from Merivale supplied the city with milk, among which, the Scotts had a major share.¹⁷ Between 1911 and 1927, the number of Ottawa Dairy Company suppliers alone tripled to 276, two-thirds of them being located along Merivale Road. The Ottawa Dairy Company operated until 1971.

¹⁷ "James Pink-Bayne OER Engineer, Former Dairyman, Dies at 76", *The Ottawa Journal*, July 5, 1947, accessed January 5, 2024, [05 Jul 1947, Page 9 - The Ottawa Journal at City of Ottawa Archives \(newspapers.com\)](https://www.newspapers.com/ark:/61903/3Q1M-CSK3-1947-07-05-09).



Photo of Archibald Scott (Archie) Jr.

Source: Ottawa Dairy Farm, *The Ottawa Journal*, August 25, 1927.

Archibald Sr.'s nephew, Archibald Scott (Archie) Jr. was also well known for his contribution to the Ottawa dairy industry. The milk was supplied by urban and rural producers, among which Archie Scott Jr. was one of the boards of directors and was also recorded as one of the best-known farmers in Eastern Ontario.¹⁸

The Bayne Family

In 1909, the whole property (100 acres) at 2 Peter Street was sold by Mary J Scott (Graham), Archibald Scott Sr.'s daughter, to Fredrick Bayne, another well-known dairy farmer, for \$11,500.¹⁹ At the time of purchase, a stone house, a barn, and a frame house were present on the property. Later, Fredrick Bayne expanded the barn with over 28 cows, added a horse stable, granary, and henhouse to the property. Products were directly sold to the Ottawa Dairy Company.²⁰ Frederick Bayne resided at 2 Peter until he died in 1948; the property remained in the Bayne family until 1961.²¹

¹⁸ "Ottawa Business Romances", *The Ottawa Journal*, April 29, 1920. Accessed January 10, 2024, [29 Apr 1920, Page 7 - The Ottawa Journal at City of Ottawa Archives \(newspapers.com\)](#)

¹⁹ Ottawa-Carleton (04), Nepean, Book 9, Concession 1; Rideau Front; Lot 25 to 35" Ontario Land Property Records Portal, accessed October 25, 2023.

²⁰ "How City's milk supply is protected", *The Ottawa Journal*, October 5, 1911, accessed January 5, 2024, [05 Oct 1911, Page 8 - The Ottawa Journal at City of Ottawa Archives \(newspapers.com\)](#)

²¹ Ottawa-Carleton (04), Nepean, Book 9, Concession 1; Rideau Front; Lot 25 to 35" Ontario Land Property Records Portal, accessed October 25, 2023,

After Frederick's death, his son Charles Bayne inherited the farm at 2 Peter Street.²² Charles Bayne became a contractor who contributed to the early development of Nepean Township. He built around two dozen houses on David Drive and Harris Place, on a part of the family farm, which he later sold to Bill Lancaster, a local farmer and small scale developer who built the Lancaster Shopping Center in 1953.²³ The importance of the Bayne family is evident in the naming of Bayne Avenue, located 500 meters from 2 Peter Street today, reflecting their significant contribution to the dairy industry and City View neighbourhood.

The Bayne Family was also associated with the Ottawa Dairy Company. Fredrick Bayne, a farmer, along with his father (Robert Bayne) and seven brothers operated the Ottawa Dairy Farm, known as the Borden Dairy Farm on Merivale Road.²⁴ It was one of the first large dairy farms in the Ottawa District, being 800 acres. The farm was purchased circa 1900 by the Ottawa Dairy Company, which the Bayne Brothers owned a major share in.²⁵

The Borden Dairy Farm had over 200 cows and served as the production site for Ottawa Dairy Nursery Milk, recorded as one of the finest milk producers in Eastern Ontario.²⁶ Apart from the Borden Dairy Farm, there were few other dairy farms located in a radius of ten miles from the City of Ottawa. The Borden Dairy Farm was used as a model for other farms across the region. Between 1900s and 1920s, there was a shift from hand drawn wagons to motor trucks used for delivery of the milk from the Borden Dairy Farm and other farms around, which marked the expansion of the company.²⁷ The company's expansion was transformative, implementing cutting-edge systems for

²² Elliot, Bruce S. *The City Beyond: A History of Nepean, Birthplace of Canada's Capital, 1792-1990*. Nepean: City of Nepean, 1991.

²³ Elliot, Bruce S. *The City Beyond: A History of Nepean, Birthplace of Canada's Capital, 1792-1990*. Nepean: City of Nepean, 1991, pg-269

²⁴ [Frederick Bayne \(1873–1948\) • FamilySearch](#)

²⁵ "James Pink-Bayne OER Engineer, Former Dairyman, Dies at 76", *The Ottawa Journal*, July 5, 1947, accessed January 5, 2024, [05 Jul 1947, Page 9 - The Ottawa Journal at City of Ottawa Archives \(newspapers.com\)](#).

²⁶ "First introduced sanitary methods in milk delivery". *The Ottawa Journal*, May 4, 1935, accessed January 5, 2023, [06 May 1935, Page 14 - The Ottawa Journal at City of Ottawa Archives \(newspapers.com\)](#)

²⁷ "Ottawa Business Romances", *The Ottawa Journal*, April 29, 1920. Accessed January 10, 2024, [29 Apr 1920, Page 7 - The Ottawa Journal at City of Ottawa Archives \(newspapers.com\)](#).

production, collection, storage, and distribution of milk. This marked a shift from unhygienic to more sanitary approaches to milk handling in Ottawa.

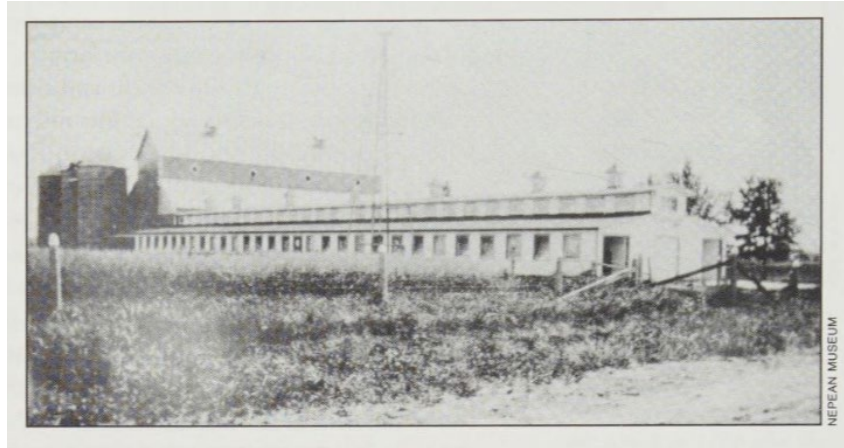


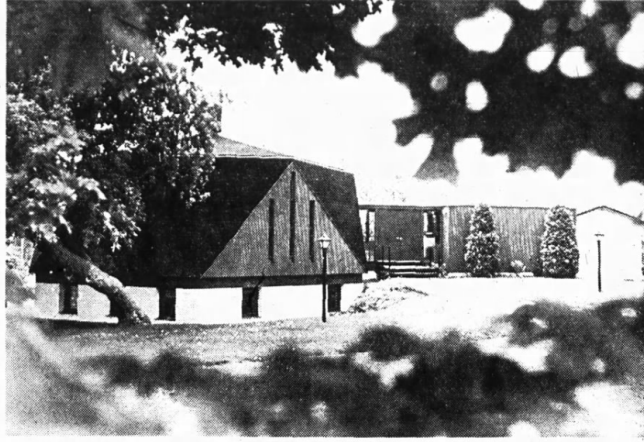
Photo of The Ottawa Dairy Farm (1910). Source: Elliot, *The City Beyond*, p 154

Other Associations

In 1961, Charles Bayne sold the land to the trustees for the congregation of Faith Evangelical Lutheran Church of Ottawa.²⁸ The stone house was used as the church until they constructed the church that is onsite today 1965. The house was then used as the manse of Faith Evangelical Lutheran Church until 1983 after which the church rented the stone house to the Canadian Montessori Academy until 2002²⁹

²⁸ Ottawa-Carleton (04), Nepean, Book 9, Concession 1; Rideau Front; Lot 25 to 35" Ontario Land Property Records Portal, accessed October 25, 2023.

²⁹ Installing First Council of Faith Lutheran Church". *The Ottawa Journal*, December 30, 1961, accessed October 10, 2023, [30 Dec 1961, Page 43 - The Ottawa Journal at City of Ottawa Archives \(newspapers.com\)](https://www.newspapers.com/30-Dec-1961-Page-43-The-Ottawa-Journal-at-City-of-Ottawa-Archives); see also Ottawa City Directory, 1967.



Faith Lutheran Evangelical Church, *The Ottawa Journal*, May 28, 1977.

Eventually, the school found a new home, and the church decided to sever the land and sell for further use. During that period, the church rezoned and severed the northeast corner of the property with the stone house for residential purposes.³⁰ In 2004, the severed portion at the corner with the stone house was sold to the current owner, and the remainder of the property, 43 Meadowlands Drive, continued under the ownership of the Faith Evangelical Lutheran Church.³¹

Neighborhood History

2 Peter Street is located within the City View neighborhood of Ottawa, within the former Nepean Township, once known as Merivale District.³² In the 1830s, the area was largely forested; settlers arrived and established a variety of farms, including several dairy farms along Merivale Road. The central focus of the area remained tied to agriculture until the early 20th century.

The City View neighborhood primarily developed in the post-war period, transitioning from a farming community to a suburban, residential community.

³⁰ City of Ottawa, MAP database.

³¹ Ottawa City Directory, 2006

³² Elliot, Bruce S. *The City Beyond: A History of Nepean, Birthplace of Canada's Capital, 1792-1990*. Nepean: City of Nepean, 1991.

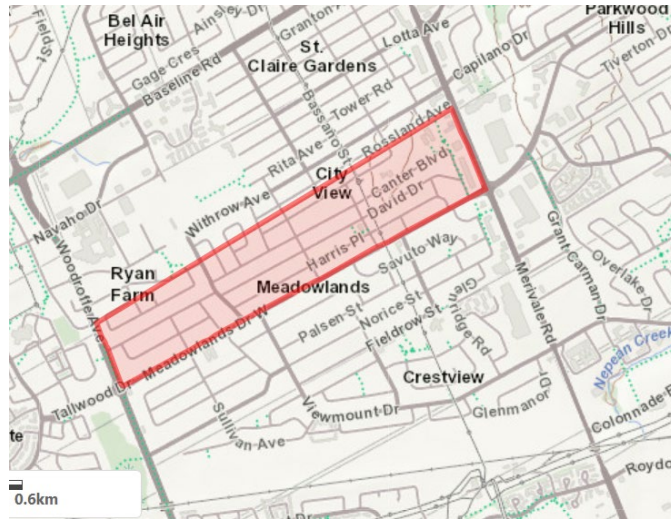
The subdivision around 2 Peter Street shares some similar characteristics with the 1913 subdivision of St. Claire Gardens, to the north of Harris Place. Although bus service ran from the area to Holland Station, where residents could take the electric streetcar downtown, due to its distance from the core of the city, lots were slow to develop with many remaining undeveloped until the 1940s when developers began purchasing the larger market gardens to build single detached houses. These developers included William Lancaster, who subdivided a portion of the neighbourhood surrounding 2 Peter Street through Plan 299087 in 1952.



Lot 33, Concession 1, is shown as being occupied by Archibald Scott Sr. Source: Gray, Ormando Willis.

"Map of the county of Carleton, Canada West." Map. Prescott, C.W: D.P. Putnam, 1863. *Norman B.*

Leventhal Map & Education Center, [Map of the county of Carleton, Canada West - Norman B. Leventhal Map & Education Center](#)



Lot 33, Concession 1, is shown as red shaded occupied by 2 Peter Street highlights the early 1950's subdivision, Source: Ministry of Natural Resources and Forestry, accessed December 14, 2023, [Make A Topographic Map \(gov.on.ca\)](#)

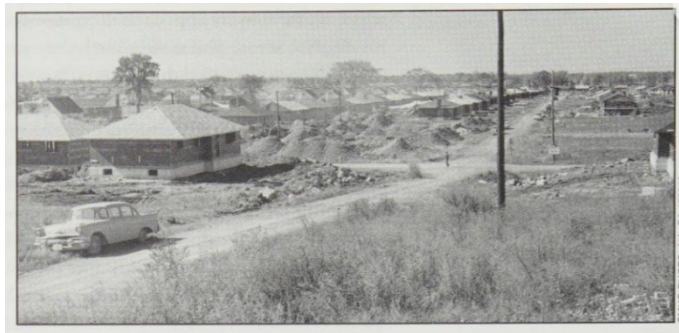


Photo of West down Harris Place, City View (1958), Historic Charles F. Bayne Farm, subdivided by William Lancaster, developed by developers Alvin Stewart, Skead brothers. The photo illustrates the change in character of City View through suburban development in the 1950s.

Source: Elliot, *The City Beyond*, p 272

As City View developed, it eventually became a police village in 1954, which allowed for the collection of taxes and levies, separate from the Nepean Township. Unsuccessful due to its small tax base, the police village ceased to exist in 1974. The area became part of the City of Ottawa when Nepean and Ottawa amalgamated in 2001.

Context

2 Peter Street has contextual value as it sits in its original location and is physically and historically linked to the area's former agricultural landscape.

The house is located on a corner lot, at the intersection of Harris Place and Peter Street in the City View neighbourhood. The 1923 City Directories describe the residential suburb of City View as “a residential section of 1 ¾ miles square, 5 ½ miles southwest from City Hall.”³³ Its current boundaries can generally be described as extending from Baseline Road in the north, Merivale Road to the east, Woodroffe Avenue to the west and Meadowlands Drive to the south.

Today the character of the area surrounding 2 Peter Street is typical of post-war suburban development. Although the property has been severed, the house remains on a portion of the original 100 acres of Lot 33, Concession 1. Its orientation and location away from Meadowlands Drive makes it an anomaly in the character of the area today.



Houses on Harris Place to the east of 2 Peter Street. Source: Google Streetview 2014.

The house at 2 Peter Street pre-dates the post-war subdivision that surrounds it and stands as a reminder of the historic agricultural character of 19th century Nepean. Two other remaining stone houses are located nearby at 41 Beaver Ridge, just east of Merivale Road, and 112 Theberge Private (formerly 21 Withrow Ave).

³³ Ottawa City Directory, 1923.

Evaluation using Ontario Regulation 09/06

1	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	2 Peter Street has design value as an early example of the vernacular stone houses constructed in the Ottawa area in the early to-mid 19th century. Its T-shaped plan, one-and-a-half storey form, and the use of stone quarried on-site reflects typical construction methods associated with vernacular stone houses.
2	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The property does not meet this criterion.
3	The property has design value or physical value because it displays a high degree of technical or scientific merit.	No	2 Peter Street displays simple building and construction methods typical of 19 th century. It does not demonstrate a high degree of technical or scientific achievement
4	The property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	2 Peter Street has historical and associative value as it has direct associations with the Scott and Bayne families as early and prominent farming families who played integral roles in the agricultural development of the City View neighbourhood in Nepean. Both families also played key roles in the establishment and eventual growth of the Ottawa Dairy Company, one of the first dairy companies in Canada to implement modern sanitary milk delivery methods.
5	The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	Yes	2 Peter Street has cultural heritage value as it yields information that contributes to the understanding of the agricultural history of Nepean, as well as the area's eventual suburban development.

6	The property has historical or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	There is no known architect, mason, or builder for 2 Peter Street.
7	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No	The property does not meet this criterion.
8	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings	Yes	2 Peter Street has contextual value because it is physically and historically linked to its surroundings. Its location at the intersection of Harris Place and Peter Street and the orientation of the house away from Meadowlands Drive serves as a tangible reminder of the former agricultural landscape.
9	The property has contextual value because it is a landmark.	No	The property does not meet this criterion.

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Document 5 – Statement of Cultural Heritage Value

Description of Property

The building at 2 Peter Street is a one-and-a-half storey stone house located at the intersection of Peter Street and Harris Place, north of Meadowlands Drive. The house is located at the southwest corner of the property and its main entrance faces Peter Street.

Statement of Cultural Heritage Value of Interest

2 Peter Street has cultural heritage value as it yields information that contributes to the understanding of Nepean's agricultural history and the establishment of sanitary milk production in the area. The two original family owners, the Scott and Bayne families, were two early settlers from Ireland, who were prominent in dairy farming and played key roles in the establishment, and eventual growth of the Ottawa Dairy Company. The Ottawa Dairy Company was one of the first in Canada at the turn of century to implement cutting-edge systems for production, collection, storage and distribution of milk, marking an important shift towards more sanitary methods of milk handling.

The property also has heritage value for its association with the early development of Nepean Township in the City View neighbourhood. Constructed in the mid-19th century, this early stone building was one of the first homes in the area. The property operated as a farm until the Bayne family initiated land sales for residential development in the 1950s.

2 Peter Street has design value as an early example of the vernacular stone houses constructed in the Ottawa area in the early to-mid 19th century. Its T-shaped plan, one-and-a-half storey form, and the use of stone quarried on-site reflects typical construction methods associated with vernacular stone houses. It features a symmetrical design, truncated side gable roof, and front gable roof.

2 Peter Street has contextual value because it is physically and historically linked to its surroundings. Its location at the intersection of Harris Place and Peter Street and the orientation towards Merivale Road serve as a tangible reminder of the former agricultural landscape.

Description of Heritage Attributes

Key exterior attributes that contribute to the heritage value of 2 Peter Street as an early example of a 19th century vernacular stone house include its:

- Simple, T-shaped plan and one-and-a-half storey massing.

- Truncated side gable roof with central gable and prominent chimneys.
- Limestone construction, including:
 - rough cut stone laid in random courses on the north, south, and west façades.
 - Dressed stone laid in regular courses on the front (east) façade.
- Symmetrical front (east) façade including:
 - central entrance flanked by two large rectangular window openings with multipaned units in a 6 over 6 pattern.
 - an arched opening above the entrance under the central gable
- Large, symmetrically arranged, rectangular window openings on north, south and west façades.
- Stone sills, and voussoirs.

The historical associations with the development of City View and its agricultural history are expressed through its location and orientation facing Peter Street.

The interior of the house, the addition on the north façade and the enclosed porch on the south façade, except for the attributes outlined above is excluded from the designation.