

Statement of Cultural Heritage Value

Description of Property – The Pines, 119 Bradford Street

The Pines, 119 Bradford Street, is a front gabled two storey vernacular style residence located on the west side of Bradford Street south of Rowatt Street in Britannia Village, Ottawa.

Statement of Cultural Heritage Value or Interest

The Pines has design value as a representative example of Britannia's vernacular style cottage built during Britannia's peak as summer resort from 1900-1914. Constructed circa 1904, the cottage exemplifies the vernacular cottage with its simple rectangular form, front gable, slightly larger massing at two storeys, horizontal lap siding, wraparound verandah, and ornamental roof elements. These physical characteristics 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.

119 Bradford Street has associative value due to its connection to Edmond Ebenezer (E. E) Stockton. Stockton and his wife, Bessie L. Davidson, were early residents of Britannia since 1893. Stockton was a well-known civil servant in the Auditor General's Office and a prominent and lifetime member of the Britannia Boat House Club (now known as the Britannia Yacht Club). During the Britannia Boat House Club's formative years in the 1890s, Stockton was highly involved serving in several executive roles, contributing to the early development and success of the club which still exists today.

The Pines contributes to the early cottage character of Britannia as a late nineteenth and early twentieth century summer resort. Built circa 1904, the architectural features of the house, retention 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 advent of the First World War, demarcate Britannia's golden period. The Pines was built during this flourishing period, and with the original resident employed as a civil servant, it is likely Stockton rode the streetcars into the city for work. Therefore 119 Bradford Street exemplifies how the streetcars brought about the increased development of Britannia as a cottage community, and how seasonal cottages were converted into year-round residences.

Description of Heritage Attributes

Key exterior attributes that contribute to the heritage value of The Pines as a representative example of Britannia's vernacular cottage built during its peak as a summer resort include:

- Simple, rectangular form
- Two storey massing
- Front gable with wooden decorative roof elements including an ornate bargeboard and gable apex panel, and second storey openings with two over two windows
- Red brick chimney
- Wood horizontal lap siding
- Open wooden wraparound verandah on the south, west, and north façades
- Window on south façade with diamond grille

Key attributes that demonstrate 119 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 pine forest and giving the property its name, The Pines

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