

Subject: Designation of 200 Fifth Avenue under Part IV of the *Ontario Heritage Act*

File Number: ACS2024-PDB-RHU-0061

**Report to Built Heritage Committee on 10 September 2024
and Council 18 September 2024**

**Submitted on August 27, 2024 by Court Curry, Manager, Right of Way, Heritage,
and Urban Design Services, Planning, Development and Building Services**

Contact Person: Taylor Quibell, Planner I, Heritage Planning Branch

613-580-2424 x 74708, taylor.quibell@ottawa.ca

Ward: Capital (17)

Objet: Désignation du 200, avenue Fifth en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*

Dossier : ACS2024-PDB-RHU-0061

Rapport au Comité du patrimoine bâti

le 10 septembre 2024

et au Conseil le 18 septembre 2024

Soumis le 27 août 2024 par Court Curry, Gestionnaire, Services des emprises, du patrimoine, et du design urbain, Direction générale des services de la planification, de l'aménagement et du bâtiment

Personne ressource : Taylor Quibell, Urbaniste I, Planification du patrimoine

613-580-2424 x 74708, taylor.quibell@ottawa.ca

Quartier: Capitale (17)

REPORT RECOMMENDATION

That the Built Heritage Committee recommend that Council issue a Notice of Intention to Designate 200 Fifth Avenue under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 4.

RECOMMANDATION DU RAPPORT

Que le Comité du patrimoine bâti recommande au Conseil d'émettre un avis d'intention de désigner la maison située au 200, avenue Fifth, aux termes de la Partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la Déclaration de la valeur de patrimoine culturel jointe en tant que document 4.

BACKGROUND

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

200 Fifth Avenue is a one and a half storey vernacular interpretation of a red brick Second Empire style building characterized by its mansard roof, decorative first storey porch and square plan. The building was constructed circa 1875, in the Glebe neighbourhood at the corner of Fifth Avenue (formerly Mutchmor Avenue) and Ralph Street. The property is directly associated with the Mutchmor family, an early settler family who owned, farmed, and sold their plot of land for the development of the Glebe in the late 19th century. The property contributes to an understanding of the early development in the Glebe in the late 19th century and its transition into a 20th century streetcar suburb. 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*.

The property is listed on the municipal Heritage Register. Through Heritage staff's review of the Register in Spring 2023 as a result of Bill 23, this property was identified as a potential candidate for designation. Changes to the *Ontario Heritage Act* through Bill 200 will result in the removal of this property from the City's Heritage Register if Council does not issue a Notice of Intention to Designate this property by January 1, 2027. Further, Council would not be able to re-list the property for five years after this date.

DISCUSSION

The Official Plan, Provincial Policy Statement (PPS), and the OHA all provide policy direction related to the designation of individual properties under Part IV of the OHA.

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 OHA provides municipalities with the authority to designate properties of cultural heritage value. Section 29 of the OHA 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.

As 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 4 contains the Statement of Cultural Heritage Value for this property.

Ontario Regulation 09/06

Regulation 9/06 (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 OHA 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 200 Fifth Avenue meets 4 of the nine 9 criteria. Detailed research and analysis are outlined in the Cultural Heritage Evaluation Report (see Document 5), 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.

The property has design value as a representative and early example of a vernacular interpretation of a red brick Second Empire style building in the Glebe. The Second Empire style was popular in Canada between 1860 and 1880. Characteristic of this style, the building features a mansard roof with ornamented dormers. Additional features that reflect the style include its red brick construction, square plan, , and a one-storey wooden porch with decorative millwork.

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.

The property has historical value because it has direct associations with the Mutchmor family who were early settlers and prominent residents of Nepean Township. In 1836, John Mutchmor acquired a large tract of land between Bronson Avenue and Main Street, bounded north and south by Fifth and Broadway Avenues. The property at 200 Fifth Avenue was part of the land that was owned by the family until it was sold and subdivided in the early 20th century. Ralph Mutchmor McMorrان, an early merchant in Ottawa is believed to be the first occupant of the house at 200 Fifth Avenue. He was responsible for subsequently selling the house and subdividing the surrounding land home and surrounding land circa 1911. The Mutchmor family significantly impacted the development of the Glebe neighbourhood through their contributions to land development, the expansion of Bank Street, and the growth of the exhibition fairgrounds.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

200 Fifth Avenue has contextual value because it maintains the residential character of the Glebe neighbourhood. The Glebe transformed from a predominantly rural area to a residential community in the late 19th and early 20th centuries. Characterized by red brick dwellings, the building at 200 Fifth Avenue contributes to the neighbourhood through its architectural style and red brick construction.

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

The property is visually, functionally and historically linked to an early phase of residential development in the Glebe in the late 19th century. The large setback and

unique style are indicative of an earlier history than the surrounding development. The property is historically and functionally linked to its location near Bank Street and the former streetcar line, Lansdowne Park, and other early defining places in the Glebe. The red brick dwelling is visually linked to the surrounding historic residential properties through its form and materiality.

Conclusion

The property at 200 Fifth Avenue meets 4 of the 9 criteria for designation outlined in Ontario Regulation 9/06 for designation under Part IV of the OHA. Staff recommend that Council issue a Notice of Intention to Designate the property under Part IV of the OHA.

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 Councillor is aware of the recommendation associated with this report.

CONSULTATION

The property owner was advised of the proposed designation of this property under Part IV of the *Ontario Heritage Act* by letter on July 29th, 2024.

The Glebe Community Association and Heritage Ottawa has 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. Accessibility impacts must be assessed early on and throughout the project, as projects can both create and remove barriers for people with disabilities.

ASSET MANAGEMENT IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications.

RURAL IMPLICATIONS

There are no rural implications.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Photos

Document 3 Ontario Regulation 9/06

Document 4 Statement of Cultural Heritage Value

Document 5 Cultural Heritage Evaluation Report

DISPOSITION

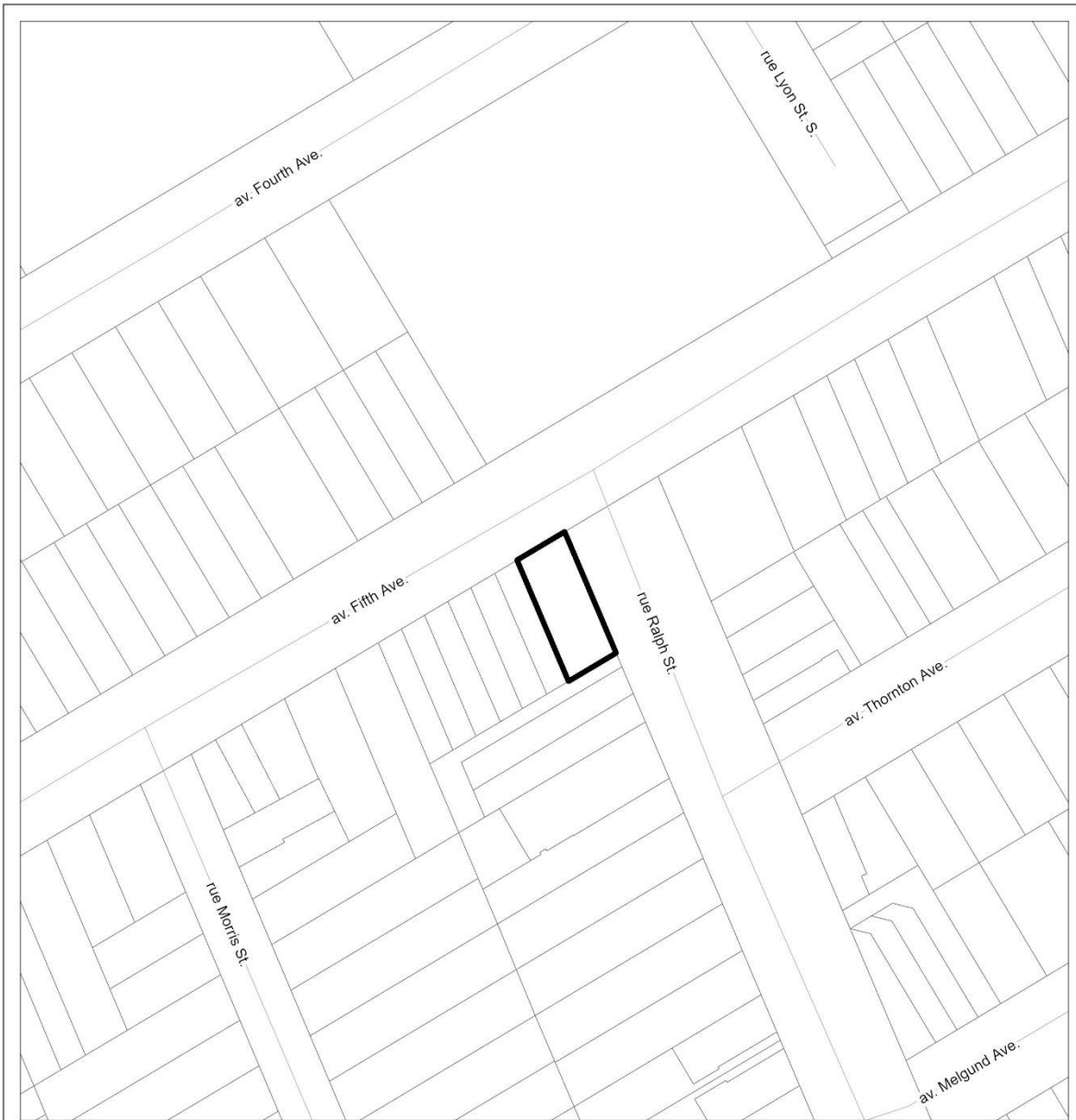
If Council does not carry the recommendation, no further steps are required. If Council proceeds with the issuance of a Notice of Intention to Designate for the property located at 200 Fifth Avenue, several actions must be taken:




- 1) Heritage Planning Branch, Planning, Development and Building Services 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, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision to issue a Notice of Intention to Designate the property at 200 Fifth Avenue under Part IV of the *Ontario Heritage Act*.
- 2) Heritage Planning Branch, Planning, Development and Building Services 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, Development and Building Services 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, Development and Building Services 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, Development and Building Services 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 SITE PLAN / PLAN D'EMPLACEMENT	
D09-01-FIFT200	24-0831-E	 200 av. Fifth Ave.	 NOT TO SCALE
I:\CO\2024\Heritage\Fifth_200			
<small>©Parcel data is owned by Terranel Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY. ©Les données de parcelles appartiennent à Terranel Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2024 / 07 / 29			

Document 2 – Photos



200 Fifth Avenue, May 2024. All images © City of Ottawa. Corner of Fifth Avenue and Ralph Street (left) and south elevation (right)



East façade (left) North façade, taken from north side of Fifth Avenue (right)



Google Streetview facing West at the corner of Fifth Avenue and Ralph Street



Google Streetview facing East

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 – Statement of Cultural Heritage Value

Description of the Property – 200 Fifth Avenue

Constructed circa 1875, the building at 200 Fifth Avenue (formerly Mutchmor Street) is a red brick, one-and-a-half storey building. The building is located in the Glebe neighbourhood in Ottawa on the southwest corner of Fifth Avenue and Ralph Street.

Statement of Cultural Heritage Value or Interest

The property has design value as a representative and early example of a vernacular interpretation of a red brick Second Empire style building in the Glebe. The Second Empire style was popular in Canada between 1860 and 1880. Characteristic of this style, the building features a mansard roof with ornamented dormers. Additional features that reflect the style include its red brick construction, square plan, , and a one storey wooden porch with decorative millwork.

The property has historical value because it has direct associations with the Mutchmor family who were early settlers and prominent residents of Nepean Township. In 1836, John Mutchmor acquired a large tract of land between Bronson Avenue and Main Street, bounded north and south by Fifth and Broadway Avenues. The property at 200 Fifth Avenue was part of the land that was owned by the family until it was sold and subdivided in the early 20th century. Ralph Mutchmor McMorrان, an early merchant in Ottawa is believed to be the first occupant of the house at 200 Fifth Avenue. He was responsible for subsequently selling and subdividing the home and surrounding land circa 1911. The Mutchmor family significantly impacted the development of the Glebe neighbourhood through their contributions to land development, the expansion of Bank Street, and the growth of the exhibition fairgrounds.

200 Fifth Avenue has contextual value because it maintains the residential character of the Glebe neighbourhood. The Glebe transformed from a predominantly rural area to a residential community in the late 19th and early 20th centuries. Characterized by red brick dwellings, the building at 200 Fifth Avenue contributes to the neighbourhood through its architectural style and red brick construction.

The property is visually, functionally and historically linked to an early phase of residential development in the Glebe in the late 19th century. The large setback and unique style are indicative of an earlier history than the surrounding development. The property is historically and functionally linked to its location near Bank Street and the former streetcar line, Lansdowne Park, and other early defining places in the Glebe.

The red brick dwelling is visually linked to the surrounding historic residential properties through its form and materiality.

Description of Heritage Attributes

Key exterior attributes that contribute to the heritage value of 200 Fifth Avenue as a representative and early example of a vernacular interpretation of a red brick Second Empire style building include:

- Square plan
- Red brick construction
- Stone foundation
- Mansard roof with elaborate gabled wood dormers
- One-storey open wooden veranda across the front façade with decorative millwork and gable over the door over the entrance
- Irregularly spaced window openings on first floor with subtle brick voussoirs
- Wood front door with a half window, decorative moulding, and two panels below

Key attributes that demonstrate 200 Fifth Avenue's contextual value are:

- Its location at the corner of Fifth Avenue and Ralph Street
- The deep front yard setback of the building on its lot

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

Document 5 – Cultural Heritage Evaluation Report

Address: 200 Fifth Avenue

Date: July 2024

Prepared by: Heritage Planning, City of Ottawa



Executive Summary

The building at 200 Fifth Avenue (formerly Mutchmor Street) is a one and a half storey vernacular interpretation of a red brick Second Empire style building. The mansard roof, decorative first storey porch and square plan characterize the house in this style. The building was constructed circa 1875 in the Glebe neighbourhood at the corner of Fifth Avenue (formerly Mutchmor Avenue) and Ralph Street. The property is directly associated with the Mutchmor family, an early settler family who owned, farmed, and sold their plot of land for the development of the Glebe in the late 19th century. The property contributes to an understanding of the early development in the Glebe in the late 19th century and its transition into a 20th century streetcar suburb.

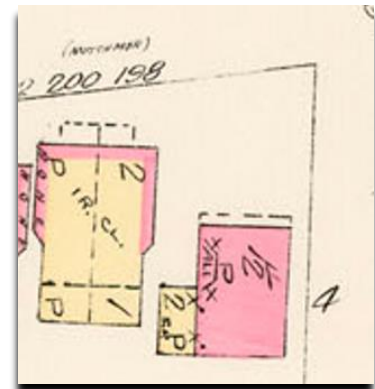
The property has cultural heritage value for its design, associative and contextual values. It meets four of the nine criteria for designation under Part IV of the Ontario Heritage Act.

Criterion 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
The property has design value as a representative and early example of a vernacular interpretation of a red brick Second Empire style building in the Glebe. The Second Empire style was popular in Canada between 1860 and 1880 and was most easily recognized by its mansard roof. Characteristic of this style, the building features a mansard roof with ornamented dormers. Additional features include its red brick construction, square plan, , and a one storey wooden porch with decorative millwork.	

Description of Building

The property has design value as a representative and early example of a vernacular interpretation of a Second Empire residence in the Glebe. The building displays characteristics of the Second Empire style with its red brick construction, square plan, defining mansard roof, and elaborate dormers.

The original building on this property was recorded as a brick building. The precise date of construction is unknown, but Land Registry Records suggest it was constructed circa 1875. Fire Insurance Plans from 1912, show it as a one-and-a-half storey building with a mansard roof, full length platform porch, and two storey projection. In 1948, the two-storey addition was clad in brick and a laneway at the rear was introduced. Today, the building continues its residential use and retains these features, with elaborate gabled dormers, decorative millwork, moulded window openings, , subtle brick voussoirs, and a stone foundation. Its massing and style have remained relatively unchanged since the early 20th century, apart from adding a one-storey attached garage at the rear in 1956, an additional chimney in 1995, and replacing windows and roofing materials.



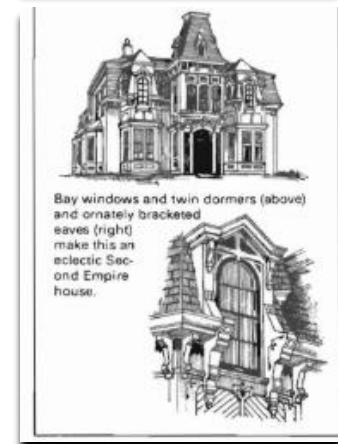
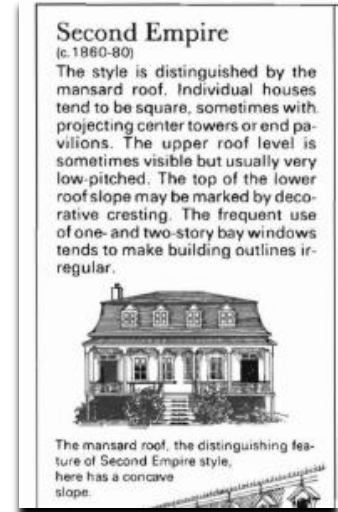
Fire Insurance Plan, 1912



Context and Architectural Style

The Second Empire architectural style originated in France between 1852 and 1870 during the reign of Napoleon III. The style was complex and extravagant, with the intent of “impressing the visitor with a feeling of grandeur and class.”¹ It was not until the 1860s that the style made its appearance in Canada via England and was popular until 1880.² This style, easily recognized by its mansard roof and rich sculptural ornamentation, was most commonly used for public and institutional buildings, but also occasionally used for residential buildings.³ The buildings were designed to be imposing and impressive to express one’s wealth and power.⁴ Smaller buildings in this style were typically less elaborate but still ornate, usually square, brick, and had sumptuous gardens surrounding them.⁵ While all buildings featured a mansard roof, the level of ornamentation varied depending on location, craftspeople, and finances. The style fell out of fashion from the 1890s onwards as mansard roofs were more susceptible to fires, due to their framing elements creating wide spaces for large amounts of airflow.⁶

In the Glebe, residential architecture of the 1890s was characterized by simple expressions, with the first houses being plain front-gable, balloon-framed clapboard structures. This makes 200 Fifth Avenue unique in its context.⁷ Second Empire style buildings were commonly seen in urban centers (as seen in the figures below), however the Second Empire style was sometimes used for wealthier farmers. These farmhouses displayed the typical features but were adapted to the rural setting. 200 Fifth Avenue is a representative example of this rural adaptation.



Second Empire, Source: Humphreys and Skyes, *The Buildings of Canada*

¹ Parks Canada, “Second Empire Architecture,” Canada’s Historic Places, accessed June 25, 2024,

² “Second Empire,” Ontarioarchitecture.com, 2010.

³ “Second Empire Architecture”

⁴ Barbara A Humphreys and Canadian Inventory of Historic Building, *The Buildings of Canada*, 1974.

⁵ “Second Empire,” Ontarioarchitecture.com, 2010.

⁶ “HistoricPlaces.ca - Second Empire Architecture,” Historicplaces.ca, 2019.

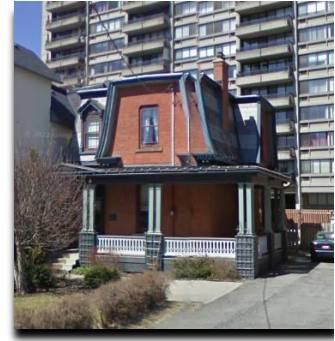
⁷ Glebe – Dows Lake Neighbourhood Heritage Statement, *The City of Ottawa*, 2017

Architectural Style Locally

494 Albert Street



284-86 Stewart Street



29 Somerset

Criterion 2

The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

No

Heritage staff have reviewed primary sources including fire insurance plans for the subject building, compared the building to others of similar age or typology, and consulted relevant secondary sources including architectural history books. Staff's review concluded that because this building is not as ornate for its style, the property does not display a high degree of craftsmanship or artistic merit.

Criterion 3

The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.

No

Heritage staff have reviewed primary sources including fire insurance plans for the subject building, compared the building to others of similar age or typology, and consulted relevant secondary sources including architectural history books. Staff's review concluded that the construction method for the property is typical of the building's construction era and type. As such, the property does not display a high degree of technical or scientific achievement.

Criterion 4

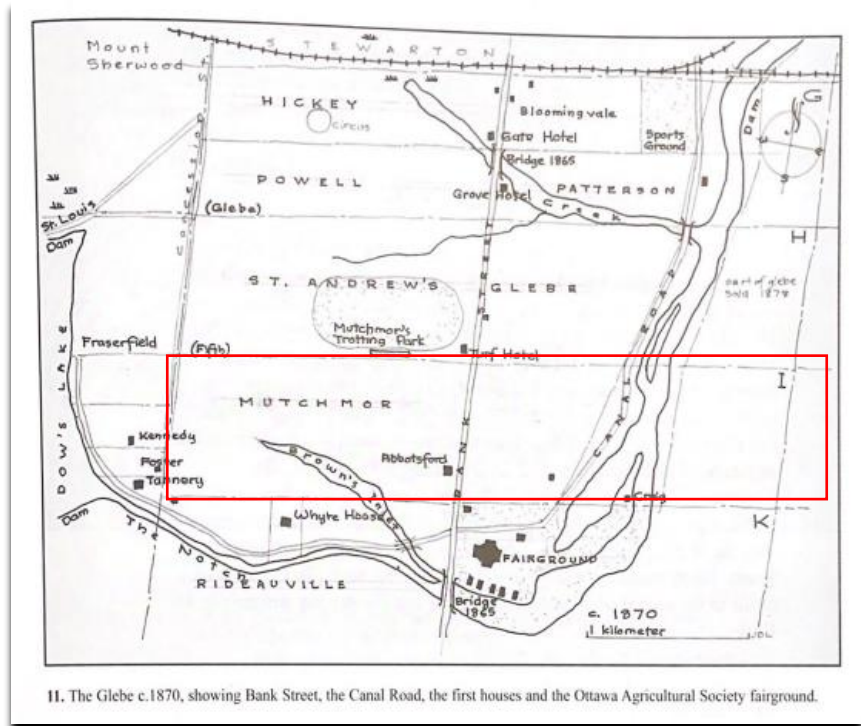
The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

Yes

The property has historical value because it has direct associations with the Mutchmor family, who were early settlers and prominent residents of Nepean Township. In 1836, John Mutchmor acquired a large tract of land between Bronson Avenue and Main

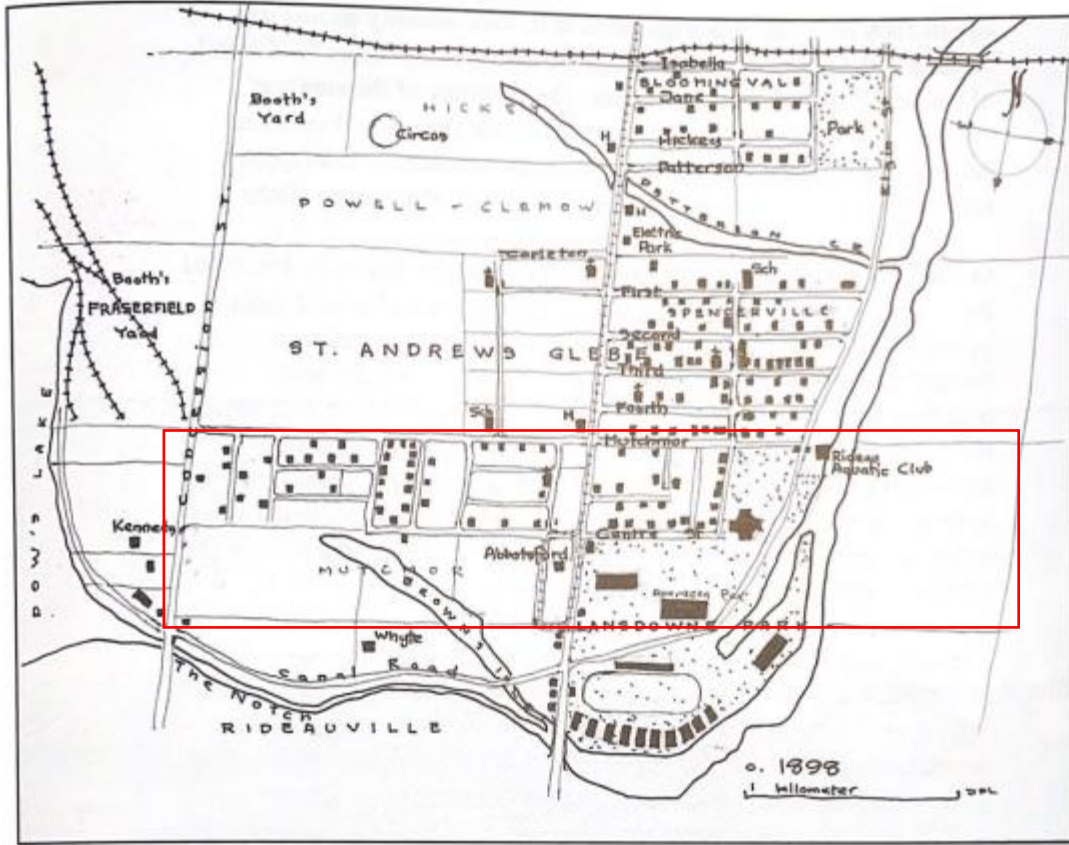
Street, bounded north and south by Fifth and Broadway Avenues. This land was farmed and subdivided by the family until the early 20th century. The property at 200 Fifth Avenue was part of the land that was owned by the family until it was sold and subdivided in the early 20th century. Ralph Mutchmor McMorran, an early merchant in Ottawa is believed to be the first occupant of the house at 200 Fifth Avenue. He was responsible for subsequently selling and subdividing the home and surrounding land circa 1911. The Mutchmor family significantly impacted the development of the Glebe neighbourhood through their contributions to land development, the expansion of Bank Street, and the growth of the exhibition fairgrounds.

The property has historical value because it has direct associations with the Mutchmor family who were early settlers and prominent residents of Nepean Township. The Mutchmor family significantly contributed to the development of land along Bank Street by subdividing their parcels in the early 20th century.⁸ John Mutchmor, an Upper Canada homesteader, farmer, and land speculator acquired Lot I in 1836. Lot I extended from Fifth Avenue (Formerly Mutchmor Street) and Clegg Street to the southern boundary of approximately Broadway Avenue, and from Bronson Avenue to Main Street.



The History of the Glebe, John Leaning p. 15

⁸ Rick Wallace, David Walker, and John Arthron, "History Chapter Two," Ottawaeast.ca, 2024,



12. Above. The Glebe c.1895, showing the first urban development and railroads.

The History of the Glebe, John Leaning p. 17

Soon after acquiring the land, in 1839, the Mutchmors moved to the United States due to unsuccessful farming. They returned to Lot I in 1861 and donated a portion of the land for the development of Bank Street and divided their holdings on both sides of the canal into blocks.⁹ The economic boom in the early 1870s and Ottawa becoming the Capital of Canada, prompted landowners like the Mutchmors and Powells to begin subdividing their land. However, only a few garden lots were sold at this time (LRO, Ottawa-Carleton, Plan 44; STEWARTON).

During this period, Alexander Mutchmor, son of John Mutchmor and Mary Thornton Westley, lived at Abbotsford (980 Bank Street) and began trading real estate. Their

⁹ Ibid.

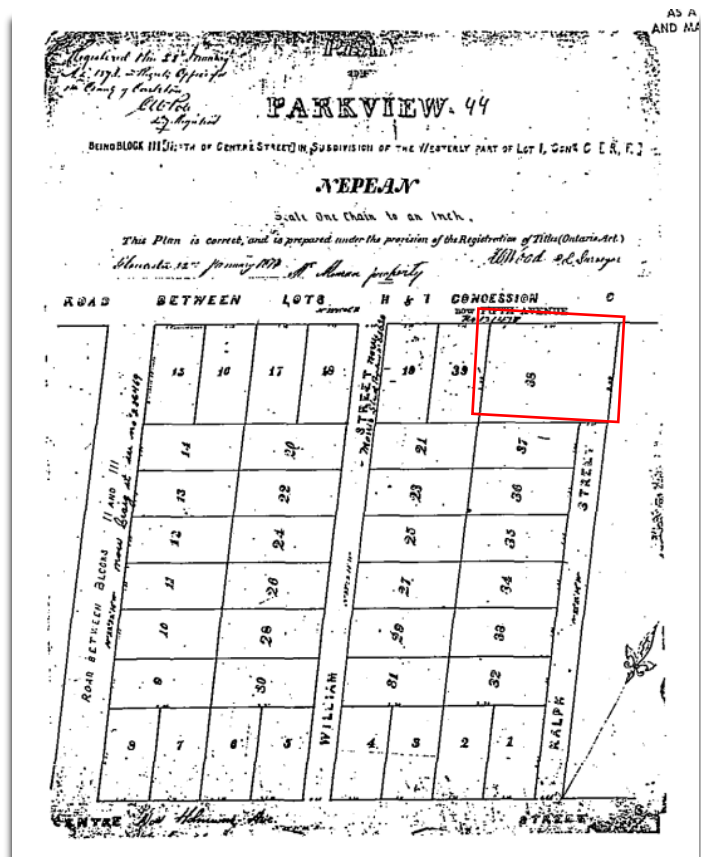
other son, Ralph Westley Mutchmor, began leasing land from St. Andrew's property to start a trotting park and to construct a Turf Hotel (identified in the figures above).

In 1874, the Exhibition Grounds at Lansdowne Park acquired portions of Mutchmor land to expand the grounds. After the recession, another economic boom in the 1890s and the opening of the Ottawa Electric Railway to the Exhibition Ground in 1891 occurred, leading to the subdivision of the Glebe for residential lots. The arrival of the streetcar meant residents could work downtown while living in an area of grandeur.¹⁰



Elizabeth Mutchmor (McMorrان)

The portion of the Mutchmor estate (known as the McMorrان Estate) where 200 Fifth Avenue is located, was bound by four streets, Mutchmor, Craig, Centre, and Ralph Streets. Thomas McMorrان, who was married to Elizabeth Mutchmor (daughter of John Mutchmor), owned this portion of the estate from 1873 until 1895. The specific lot where the building was located was 38, and it changed hands with Elizabeth's brother John T. Mutchmor, and then back in 1892. During the McMorrان ownership, circa 1875 the building was constructed. In 1895, Elizabeth and Thomas sold it to their son Ralph Mutchmor McMorrان who severed the land and owned the property until 1911. Ralph McMorrان was one of Ottawa's early merchants who operated a dry goods store on Sussex Drive for 34 years and later at a location on Rideau and then Bank Street.



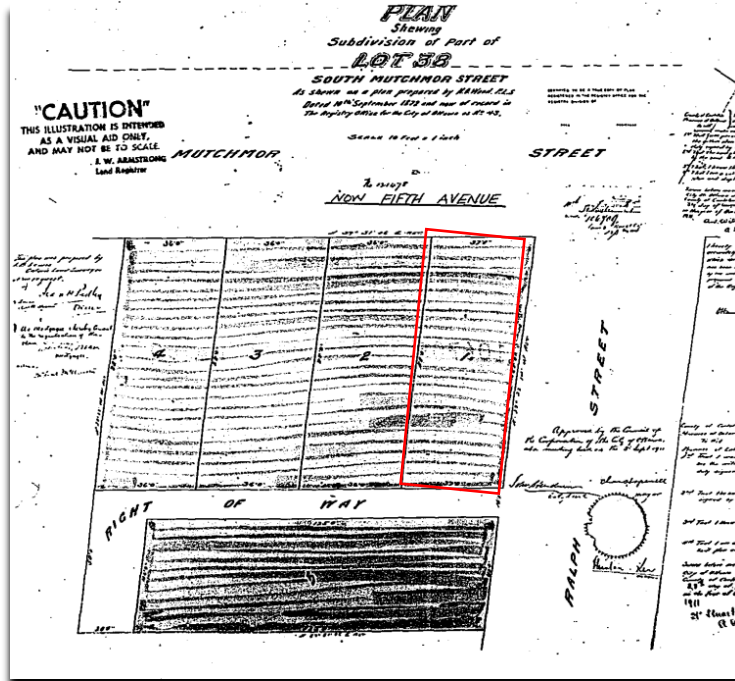
Land Registry Office of Ontario, Ottawa-Carleton, Plan 44; STEWARTON (1873)

¹⁰ City of Ottawa, "CLEMOW-MONKLAND DRIVEWAY and LINDEN TERRACE," 2020.

Although it is uncertain how long Ralph McMorran lived at 200 Fifth Avenue, records confirm he owned it until 1911 and leased it. City Directories indicate a long term occupant, Reverend Edward C. Russell (Rector at St. David's Church in New Edinburgh) during Ralph's ownership. Reverend Russell lived at 200 Fifth (formerly 196 Mutchmor) from circa 1897 to 1909.

44	Plan	22 Jun 1873	25 Jan 1873	M McMorran	Thompson	Call	
NP 32341	Plan	16 Dec 1874	17 Dec 1874	Thompson	Ed Wallace	Call	41150
NP 44451	Plan	21 Apr 1874	21 Apr 1874	E McMorran	F L Company	Call	4900
NP 44472	Plan	25 Oct 1874	25 Oct 1874	E McMorran	F L Company	Call	32341
NP 7872	Plan	15 May 1875	29 Jun 1875	F L Company	E McMorran	Call	44451
CR 36448	Quitclaim	May 14 1891	May 14 1891	Francis Hardy & Co	John J Muckleware	Call	Wholesale
CR 7584	Quitclaim	Sept 1 92	Oct 21 92	John J Mutchmor & Co	Edgar M McMorran	Call	5000
CR 98328	Deed	Apr 23 98	Apr 28 98	Edgar M McMorran	Ralph M McMorran	Call	5000
CR 92340	Deed	Apr 1 1909	Apr 27 1909	Ralph M McMorran	James Hill	Call	5000
CR 92340	Deed	Apr 1 1909	Apr 27 1909	Ralph M McMorran	James Hill	Call	5000
CR 93986	Deed	Dec 31 1909	Jan 3 1910	James Hill	Ralph M McMorran	Call	5000
106709	Plan	Apr 28 1911	Apr 8 1911	J B Lewis & Co	Frank Puley	Call	5000
106709	Plan	Apr 8 1911	Apr 5 1911	Ralph M McMorran	Frank Puley	Call	5000

Land Registry Office of Ontario, Ottawa-Carleton, Plan 44; STEWARTON (1873)



Land Registry Office of Ontario, Ottawa-Carleton, Plan 106709 (1911)

After Ralph's ownership land registry records from this time show increased development activity, a reconfiguration of lots, and the Mutchmor family leaving the area. Circa 1910, the land was sold to Francis Pedley and a new plan was prepared and lots reconfigured (LRO, Ottawa-Carleton, Plan 106709 (1911).

There is no record of Pedley living at this property, but he was the owner of the lands between 1909 and 1917.¹¹ Francis Pedley was the Deputy Superintendent General of Indian Affairs between 1902-1913.¹² During this time, records show that Pedley played a significant role in the mistreatment of Indigenous people and had a negative impact on

Indigenous communities. Various

families lived at 200 Fifth Avenue after the Mutchmor's sold the land, including the Baird family who took formal ownership in 1917, followed by the Liberty family.¹³

The Mutchmor family and their descendents significantly impacted the development of the Glebe neighbourhood through their contributions to land development, the expansion of Bank Street, and the growth of the fairgrounds. Their legacy in the area is honoured through Mutchmor Public School, (185 Fifth Avenue) named after John T. Mutchmor, and the naming of streets, including Ralph Street. This history yields information that contributes to an understanding of the emergence of suburbs in Ottawa.

Ottawa Journal, Nov, 23, 1926 Ottawa Journal, Sept, 23 1935.

¹¹ Land Registry Office of Ontario, Ottawa-Carleton, Plan 106709

¹² Parliament of Canada, "Profile - Indian Affairs," lop.parl.ca, n.d.

¹³ Land Registry Office of Ontario, Ottawa-Carleton, Plan 106709

Criterion 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.	No
Based on research conducted by Heritage Staff, the property at 200 Fifth Avenue does not yield or have the potential yield more information that contributes to the understanding of a community or culture.	

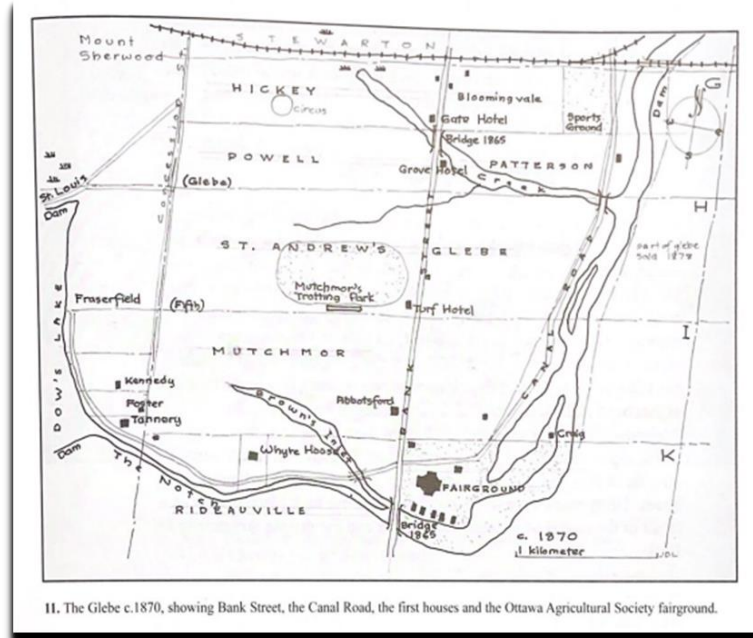
Criterion 6	
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No
Based on primary and secondary source research conducted by Heritage Staff, no architect, artist, builder, designer or theorist has been associated with 200 Fifth Avenue.	

Criterion 7	
The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes
200 Fifth Avenue has contextual value because it maintains the residential character of the Glebe neighbourhood. The Glebe transformed from a predominantly rural area to a residential community in the late 19 th early 20 th centuries. Characterized by red brick dwellings, 200 Fifth Avenue contributes to the neighbourhood through its architectural style and red brick construction.	

200 Fifth Avenue has contextual value because it is important in maintaining the residential character of the Glebe neighbourhood (an area formerly within Nepean Township). Constructed circa 1875, 200 Fifth Avenue was one of the earliest buildings in what had historically been a farming area. Its architectural style, red brick construction, and deep setback showcases the property's early history, standing as one of the few remaining examples of the Glebe's earliest building stock.

The present-day Glebe neighbourhood is demarcated by the Queensway Highway, the Rideau Canal to the South and East, and Bronson Avenue to the west.¹⁴

Historically it encompassed Nepean Township lots G, H, I, and K. For most of the 19th century, these lots were largely uninhabited, and the land was not highly valued or well-farmed.



II. The Glebe c.1870, showing Bank Street, the Canal Road, the first houses and the Ottawa Agricultural Society fairground.

The construction of the Rideau Canal between 1826 and 1832 prompted the first wave of

settlers to the Glebe area. In 1826, George Patterson Chief of the Canal Commissariat and first recorded settler acquired Lot G and constructed the first home¹⁵. In 1836, Lot H, which ran from Glebe to Fifth Avenue, was granted to the Church of Scotland at Bytown. This lot was known as “the glebe” meaning “church lands”, which eventually lead to the name for the greater neighbourhood. At the same time, the Mutchmor family acquired Lot I which ran from from Fifth Avenue (Formerly Mutchmor Street) and Clegg Street to the southern boundary of approximately Broadway Avenue, and from Bronson Avenue to Main Street. The area remained undeveloped and forested.

Several significant events transformed the Glebe from a predominantly farming area to a residential neighbourhood in the late 19th early 20th centuries. Firstly, the establishment of the fairgrounds in 1868, shifted the area from a farming area to a destination for sporting events¹⁶. Following this, the area was annexed into the City of Ottawa in 1889. However, it was not until the arrival of the streetcar in 1891 that the residential neighbourhood character began to take shape. The streetcar enabled residents to work downtown while living in a suburban environment.¹⁷ This was made possible by landowners like the Hickeys, Powells, and Mutchmors who sold plots of land for development. The entire area opened for settlement during a single period and developed a core of long-term residents, many of whom were notable politicians and

¹⁴ Glebe – Dows Lake Neighbourhood Heritage Statement, *The City of Ottawa*, 2017

¹⁵ John Leaning, *The Story of the Glebe* (Ottawa: J. Leaning, 1999) p. 14

¹⁶ John Leaning, p. 20

¹⁷ City of Ottawa, “CLEMOW-MONKLAND DRIVEWAY and LINDEN TERRACE,” 2020.

public servants. It continues to be an excellent example of an early 20th-century-middle-class suburb.¹⁸ By the mid 20th century, the Glebe had become an important residential area of the city, with homes built largely in brick, designed by notable architects, or based on popular pattern books.¹⁹

Today, the Glebe remains a residential area, characterized by red brick detached dwellings and mature trees. 200 Fifth Avenue maintains this character as an early red brick residential building, with its characteristic mansard roof, unique setback, and style. However, it is constructed at the end of the 19th century, supporting the pre-suburb character. The property supports the existing character, while also supporting the early farming character predating the 20th century development. Therefore, it is important in maintaining the existing and historical character of the neighbourhood.

Criterion 8	
The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	Yes
The property is visually, functionally and historically linked to an early phase of residential development in the Glebe in the late 19 th century . The large setback and unique style are indicative of an earlier history than the surrounding development. The property is historically and functionally linked to its location near Bank Street and the former streetcar line, Lansdowne Park, and other early defining places in the Glebe. The red brick dwelling is visually linked to the surrounding historic residential properties through its form and materiality	

As one of the earliest properties in the Glebe neighbourhood, the building is physically and historically linked to the early phase of residential development in the Glebe in the 19th century, and the subsequent development of the area as an early 20th streetcar suburb.

The property is historically linked to its surroundings including, Bank Street and the former streetcar line, Lansdowne Park, and other early buildings in the Glebe. Historically Lot I, extending from Fifth Avenue (formerly Mutchmor Street) and Clegg Street to the southern boundary of approximately Broadway Avenue, and from Bronson Avenue to Main Street was owned by the Mutchmor family. Throughout the Mutchmor's ownership, they sold land to the Ottawa Agriculture Society for the enlarging of the Fairgrounds, and portions of Bank Street for the development of the streetcar. These

¹⁸ Glebe – Dows Lake Neighbourhood Heritage Statement, *The City of Ottawa*, 2017

¹⁹ Ibid.

contributions led to the growth of the Glebe neighbourhood. Located a block-and-a-half away from Bank Street, the property's historic link to Bank and Lansdowne is maintained due to its proximity to both places.

200 Fifth Avenue is also historically associated and linked to the development of the Glebe as a streetcar suburb in the early 20th century. The Mutchmor's sold portions of their land when the streetcar arrived. This was because the streetcar had attracted many middle-class residents who wanted the opportunity to own a larger home that was in reach of the city core. The large setback and unique style indicate an earlier history than surrounding development, but also shows that development occurred around existing properties and stood as an anchor in the area. Properties were built around the existing structure, oriented similarly and using similar materials.

The property is visually linked to its surroundings as a red brick building in the Glebe, which is defined by brick detached homes constructed between 1890 and 1940. As a common typology in the streetscape, the red brick dwelling is visually linked to the surrounding residential properties. This building however, is unique as it is constructed in the Second Empire style, featuring a mansard roof and deep setback. Although an uncommon style in the streetscape, it is still visually connected through its use and building materials.

Criterion 9	
The property has contextual value because it is a landmark	No
Heritage staff have reviewed the context and location of this building and have concluded that the property does not have contextual value as a landmark.	

Sources

City of Ottawa, "CLEMOW-MONKLAND DRIVEWAY and LINDEN TERRACE," 2020, https://documents.ottawa.ca/sites/documents/files/clemow_monkland_hcd_en.pdf.

Elizabeth Mutchmor, *Family Search* <https://ancestors.familysearch.org/en/MWLP-7ZN/elizabeth-mutchmor-1826-1910>

Fire Insurance Plan 1912.

Government of Canada, Parks Canada Agency. "Parks Canada - Canadian Historic Sites: Occasional Papers in Archaeology and History No. 24." parkscanadahistory.com. Accessed July 15, 2024. <http://parkscanadahistory.com/series/chs/24/chs24-1n.htm>.

Historicplaces.ca. "HistoricPlaces.ca - Second Empire Architecture," 2019. https://www.historicplaces.ca/en/pages/29_second_empire.aspx.

Humphreys, Barbara A, and Canadian Inventory of Historic Building. *The Buildings of Canada*, 1974.

Leaning, John. *The Story of the Glebe*. Ottawa: J. Leaning, 1999.

Land Registry Office of Ontario, Ottawa-Carleton, Plan 44; STEWARTON

Land Registry Office of Ontario, Ottawa-Carleton, Plan 106709

Ottawa Journal, November 23, 1926

Ottawa Journal, September 23, 1935

Ontarioarchitecture.com. "Second Empire," 2010. <http://www.ontarioarchitecture.com/Second.htm>.

Parliament of Canada. "Profile - Indian Affairs." lop.parl.ca, n.d. https://lop.parl.ca/sites/ParlInfo/default/en_CA/Federal/areasResponsibility/profile?depld=3881.

Wallace, Rick, David Walker, and John Arthron. "History Chapter Two." [Ottawaeast.ca](http://history.ottawaeast.ca), 2024. <http://history.ottawaeast.ca/HTML%20Documents/History/chpt2.htm>.