

HERITAGE SURVEY AND EVALUATION FORM

Building Name and Address: 501 Cole Avenue

Construction Date: ca. 1913

Original Owner: William Peart



Source: Google Street View, 2019

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE/ INTEREST

	Yes	No
Design Value	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Historical Value	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Contextual Value	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A property may be designated under Section 29 of the *Ontario Heritage Act* if it meets one or more of the above criteria. Ontario Regulation 09/06

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Design or Physical Value

Architecture

Is the property a rare, unique, representative, or early example of a style, type, expression, material or construction method? YES NO

The dwelling at 501 Cole Avenue occupies a large residential lot in the Westboro neighbourhood of Highland Park, near the southeast corner of Cole and Kenwood Avenues. The house is vernacular in style but features Edwardian Classicist elements including the two storey porch with simple columns and triangular pediment and central dormer with hipped roof. The lot is characterized by a large grass front lawn and mature trees planted along the west and south property lines.

This two-and-a-half storey, red brick clad dwelling features a truncated hip roof, central hipped dormer facing Cole Avenue, a stone foundation, and a red brick chimney built on the dwelling's north façade. The front façade faces Cole Avenue and is characterized by its symmetry. A central entrance with a transom and sidelight is accessed by a concrete porch with painted wood steps and railing. On each side of the porch is a brick base supporting a tapered wood column with a capital. Above the posts is a central second storey porch accessed by a central door and capped with a triangular entablature. Flanking each side of the central porch structure is a window on the first and second storey, each featuring a stone sill and lintel. The upper storeys feature one-over-one sash windows, and the ground level features single hung, two-over-two windows. The wooden frieze, fascia and soffits of the roofline are simple and unornamented.

The south façade features two regularly spaced windows on each storey, matching the sills, lintel and window style of the front façade, The north façade features one window on each storey and the structure of the red brick chimney extrudes out from the main façade.

As a red brick, two and one half storey house with a truncated hipped roof, 501 Cole Avenue is a relatively common building type of the early 20th century and there are many similar buildings listed on the City's Heritage Register. Constructed in 1913, during a later phase of development in Highland Park, the house is a representative example of the typical affluent suburban dwellings

constructed in Highland Park and Westboro during its early 20th century period of development.

Craftsmanship/Artistic Merit

Does the property display a high degree of craftsmanship or artistic merit?

YES NO

As a typical vernacular house of the early 20th century, the building does not display a high degree of craftsmanship or artistic merit.

Technical/Scientific Merit

Does the property demonstrate a high degree of technical or scientific achievement?

YES NO

501 Cole is an early 20th century wood frame house with brick cladding and a stone foundation. It does not demonstrate a high degree of technical or scientific achievement.

Historical and Associative Value

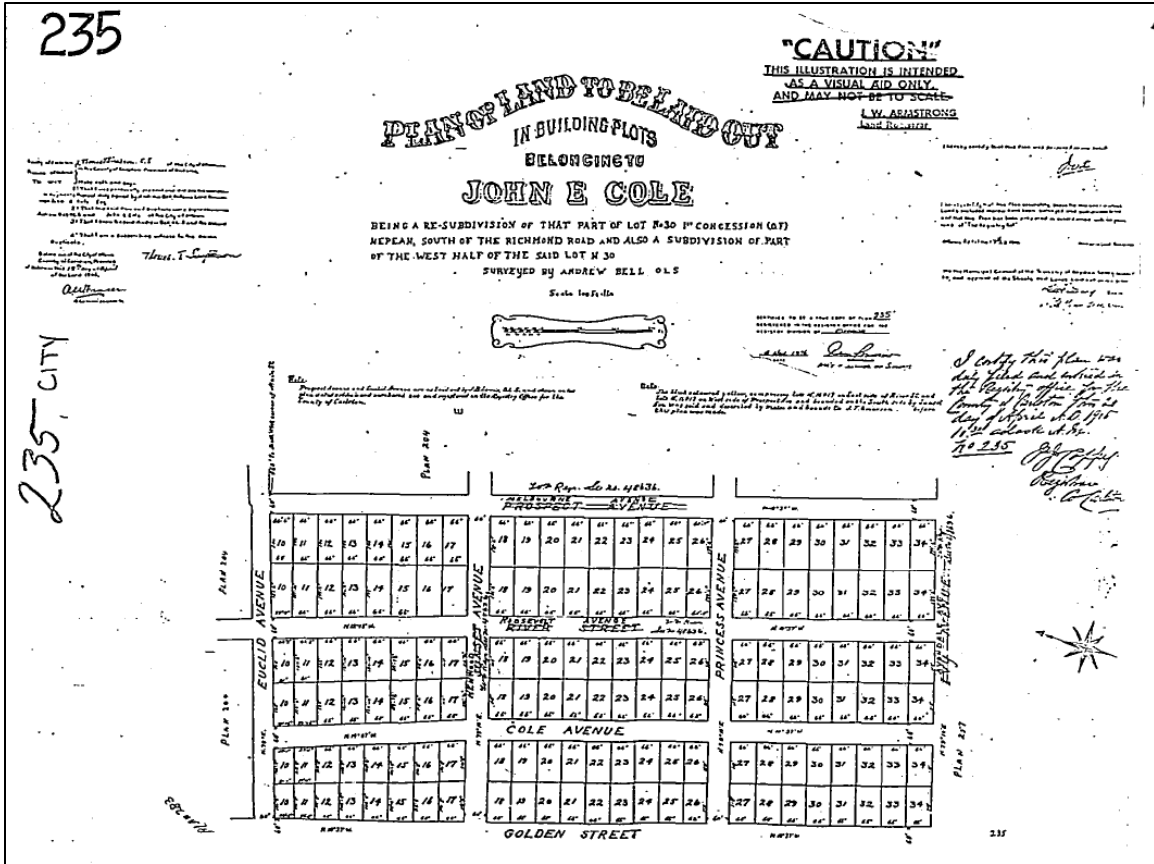
Historical Associations

Does the property have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community?

YES NO

501 Cole Avenue is associated with the development of Highland Park and the city's west end in the early 20th century. The house was occupied by several middle class owners throughout its history who are representative of typical residents of this neighbourhood.

The community of Highland Park is located west of downtown Ottawa, within the wider neighbourhood of Westboro, an area that was relatively undeveloped prior to 1870. In 1869 the Canada Central Railway announced the development of a westbound rail line from Labreton Flats to Carleton Place running primarily along the banks of the Ottawa River.¹ James Skead, a Canadian Senator and entrepreneur, acquired lands along the river and established a successful lumber mill there, coinciding with the development of the rail line. Soon, a small hamlet of residential dwellings known as "Skead's Mills" developed, eventually receiving a post office and telegraph station south of the mill on Richmond Road.² The mills operated under various owners until 1888 when they were destroyed by a major fire.³ In 1900 the Ottawa Electric Railway established the Nepean line which ran from Labreton Flats to Britannia Beach. This resulted in a speculative real estate boom along the streetcar line, renewing development interest in Skead's Mills (renamed the year prior to Westboro).⁴ Several farmers in the area began to subdivide their holdings including John E. Cole, owner of the Highland Park Dairy Farm, a large electrified dairy operation located west of present-day Churchill Avenue and south of Richmond Road.^{5,6} Cole subdivided lots for sale essentially on demand, with smaller lower priced lots closer to Richmond Road intended for working class purchasers and larger more costly lots to the south towards Golden and Broadview Avenues.⁷ These southerly lots were intended to form an idyllic suburb and buildings were required to be constructed of brick, stone, cement or roughcast.^{8,9}



John E. Cole's Original Subdivision of Highland Park, 1898

The house was constructed in 1913 for William and Margaret Ann Peart.¹⁰ William Peart was an employee at the Bank of Nova Scotia from 1901-1937 and was an elder and member of the board of trustees for the nearby Westboro United Church. Peart was employed by the federal government with the Department of Indian Affairs earlier in his career.¹¹

In 1931 the house was sold to Albert E. Morris who was the Treasurer/Clerk of Nepean Township from 1931 until annexation to Ottawa in 1950. He then worked for the City of Ottawa until his death in 1952.¹² Mr. Morris was well known in Westboro for his public service and community involvement in the Oddfellows and Kiwanis Clubs.¹³ His 1952 obituary in the Ottawa Citizen included a tribute from Ottawa's mayor at the time. Morris and his family lived in the house until 1943. His son Foster Morris was one of a group of nine Nepean High School students who enlisted in the war effort in 1943.¹⁴

In 1943, the house was sold to the Highland Park Baptist Church who owned it until 1964. The Church was located around the corner at 415 Kenwood Avenue, now the Southgate Church. During this time, the house served as the residence for the Reverend and his family. From 1943-1954 Reverend L. Milbert Smith and his wife Luella occupied the house and from 1954-1964 Reverend Francis Rice and his wife Helen occupied the house.^{15,16,17} While under the ownership of the Church, the house became well known in the community as the site of the Baptist Church Strawberry Social from 1954-1964.

From 1964 to 1979 the house was owned by Zilda Grainder Barker and Paul Barker. From 1979 to 2012 the house was owned by Barry and Marlene Sterparn.

Community History

Does the property yield, or have the potential to yield, information that contributes to an understanding of a community or culture? YES NO

The subject property's identified historical associations are typical of a house constructed in Highland Park in the early 20th century. The property does not yield or have the potential to yield further information that contributes to an understanding of a local community or culture.

Representative Work

Does the property demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community? YES NO

An architect for the house has not been identified. Given the vernacular style of the dwelling, it is likely that the dwelling was designed by its builder or adopted from a pattern book, with likely influence from the requirements of John E. Cole in establishing/approving designs for the Highland Park area at the time. Dwellings on larger lots further south of Richmond Road were more costly than smaller lots near Richmond and were required to be constructed with brick, stone, cement or roughcast.

Contextual Value

Community Character

Is the property important in defining, maintaining, or supporting the character of the area? YES NO

The property is one of the remaining large dwellings constructed in alignment with John E. Cole's vision for an affluent, cohesive, suburban Highland Park community. Its large lot, generous front lawn, mature trees, significant setback, and "approved" material palette directly reflect the early development of Highland Park and Cole's vision of the ideal suburb. The area's character has gradually shifted through demolition and infill development from the mid-twentieth century onward. Today, there is a small cluster of dwellings of similar character and age near the intersection of Cole and Kenwood. These include 420 Kenwood (Cobble Cottage), 498 Cole, 484 Cole, 479 Cole, 415 Kenwood (Former Highland Park Baptist Church) and 440 Golden. The property contributes to and supports the historic character of Highland Park.

Context

Is the property physically, functionally, visually or historically linked to its surroundings? YES NO

The property at 501 Cole is visually and historically linked to its surroundings. The property comprises a 2 ½ storey dwelling with a truncated hipped roof and red brick cladding set on a large lot and oriented towards Cole Avenue. The dwelling is historically linked to its surroundings because it is a remaining example of the large residential lots and dwellings envisioned by John Cole during the subdivision of Highland Park. Therefore, the property is historically linked to the lot arrangement and street pattern of Highland Park and also to local dwellings of similar age and character. The property is visually linked to its surroundings due to its setting. The property is visible from Cole Avenue and Kenwood Avenue and features a generous setback similar to that of the adjacent dwelling at 420 Kenwood, with mature trees delineating the property boundary, similar to 420 Kenwood and 498 Cole.

Landmark

Is the property a landmark? YES NO

As part of a grouping of historic buildings near the corner of Cole and Kenwood Avenues, the building is a part of a neighbourhood landmark that includes Cobble Cottage, 420 Kenwood Avenue. However, the property is not a landmark on its own or in the broader city of Ottawa.

Sources

- (1) Elliott. Bruce S., 1991, *The City Beyond: A History of Nepean, Birthplace of Canada's Capital*
- (2) Elliott, 1991
- (3) Allston, Dave. 2017 *The fires of Skead's Mills & how Westboro was born*,
retrieved from: <http://kitchissippimuseum.blogspot.com/2017/02/the-fires-of-skeads-mills-how-westboro.html>
- (4) Elliott, 1991
- (5) Elliott, 1991
- (6) Bower Lyon. J., 1913 *Westboro: Ottawa's Westmount – An Illustrative Number Devoted to its Past, Present and Future Growth*
- (7) Elliott, 1991
- (8) Elliott, 1991
- (9) Bower Lyon, 1913
- (10) Ottawa Citizen, 14 May, 1913 “*Westboro*”
- (11) Ottawa Citizen, 14 Jan, 1954 “William Peart Retired Bank Employee Dies”
- (12) Ottawa Citizen, 30 Oct, 1952, “*City Official To Be Buried On Saturday*”
- (13) Ottawa Citizen, 30 Oct, 1952, “*City Official To Be Buried On Saturday*”
- (14) Ottawa Evening Citizen, 24 Apr, 1943 “*Ottawa Secondary Schools Send Large Quota to Royal Canadian Air Force*”
- (15) Ottawa Citizen, 4 Dec, 1944 “Large Congregation Hears New Minister”
- (16) Ottawa Journal, 10 Feb, 1945 “Highland Park Baptist Church”
- (17) Ottawa Journal, 09 Jan, 1954 “Highland Park Baptist Church”