

**Subject: Designation of 178 Cambridge Street North under Part IV of the  
*Ontario Heritage Act***

**File Number: ACS2024-PDB-RHU-0072**

**Report to Built Heritage Committee on 8 October 2024  
and Council 16 October 2024**

**Submitted on September 26, 2024 by Court Curry, Manager, Right of Way,  
Heritage, and Urban Design Services, Planning, Development and Building  
Services**

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**Ward: Somerset (14)**

**Objet : Désignation du 178, rue Cambridge Nord, en vertu de la partie IV de  
la *Loi sur le patrimoine de l'Ontario***

**Dossier : ACS2024-PDB-RHU-0072**

**Rapport au Comité du patrimoine bâti**

**le 8 octobre 2024**

**et au Conseil le 16 octobre 2024**

**Soumis le 26 septembre 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 : Sara Wehbi, Urbaniste I, Planification du patrimoine**

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**Quartier: Somerset (14)**

## REPORT RECOMMENDATION

**That the Built Heritage Committee recommend that Council issue a Notice of Intention to Designate the Sycamore House, 178 Cambridge Street North, under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.**

## RECOMMANDATION DU RAPPORT

**Que le Comité du patrimoine bâti recommande au Conseil de publier un avis d'intention de désigner la maison *The Sycamore*, située au 178, rue Cambridge Nord, 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.

178 Cambridge Street North, known as The Sycamore, is a detached two-and-a-half storey building in the Queen Anne Revival style with brick veneer. The property is located in Ward 14, in the Dalhousie neighbourhood on the west side of Cambridge Street North between Somerset Street West and Christie Street. See Documents 1 and 2 for a location map and photos of the property.

The property is currently listed on the municipal Heritage Register. The property owner submitted a request to designate the property under Part IV of the OHA on March 24, 2024. Changes to the OHA through Bill 23 will result in the removal of this property from the 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.

Per by-law 2002-522, as amended, the Notice of Intention to Designate will be published online 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 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 178 Cambridge Street North meets four of the nine (9) 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.**

178 Cambridge Street North has design and physical value as a representative example of the Queen Anne Revival architectural style. This is exemplified by its multiple construction materials, irregular massing, turret, and decorative ornamentation.

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

178 Cambridge Street North has design and physical value as it displays a high degree of craftsmanship. This is demonstrated in the detailed ornamentation including a turret, a carved wood front door, and carved wood crest on the façade.

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

178 Cambridge Street North has contextual value as it supports the mixed architectural character of the area west of Bronson Avenue, which is defined by buildings constructed before and after the Great Fire of 1900. While the house was not damaged by the fire as the fire did not reach Cambridge Street North, the replacement of the original modest wood house with a more substantial and contemporary Queen Anne Revival house during this time coincided with the reconstruction of several lost buildings in the area, situating the property in the context of a neighbourhood in transition. There is a prevalence of Victorian and Edwardian era houses in this area from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries built in vernacular or revival styles with varying degrees of decorative detail, including front-gable houses, flat roofed houses, worker's cottages, and row housing, which together create a mixed residential streetscape.

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

178 Cambridge Street North has contextual value because it is physically and historically linked to its location in the Dalhousie neighbourhood. The property shares a history with the surrounding properties on Cambridge Street North, which together formed the old Sherwood Estate until the lands were divided into smaller lots and sold for development by Hon. George Sherwood. Sherwood's land auctions in the 1860s and 1870s sparked a wave of development, with most lots sold to players in the local lumber industry. Lumberyards and railyards first defined the area, which grew in the late 19<sup>th</sup> to early 20<sup>th</sup> centuries with an influx of labourers and tradespeople working in industrial areas around LeBreton Flats. The property's proximity to Somerset Street and its walkable distance to the industrial activity at LeBreton Flats would have made its location attractive to workers seeking local employment opportunities. Like many properties in the Dalhousie neighbourhood, the early history of 178 Cambridge Street North is associated with builders and contractors. The original wood house was home to several labourers and tradespeople, including Herman Hayner, who built the existing Queen Anne Revival house on the property. Hayner was a contractor who built houses locally and was a founding member of the Carpenters' Union, which met one block west

from the property on the corner of Somerset and Arthur Streets.

### **Conclusion**

The property at 178 Cambridge Street North meets four of the nine 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 is aware of staff's recommendation to designate and supports the proposed designation. The property owner submitted a request to designate the property under Part IV of the OHA on March 24, 2024. Heritage Planning staff have corresponded with the property owner throughout the process and have met to discuss the application and designation procedure.

The property owner was notified via email of staff's intention to proceed with the recommendation to designate 178 Cambridge Street North on August 27, 2024.

### **ACCESSIBILITY IMPACTS**

One of the main objectives of designation is to conserve places of cultural heritage value for current and future generations, regardless of their abilities. 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 implications.

## **RURAL IMPLICATIONS**

There are no rural implications.

## **TERM OF COUNCIL PRIORITIES**

There are no impacts to the 2023-2026 Term of Council Priorities.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Photos

Document 3 Ontario Regulation 9/06

Document 4 Cultural Heritage Evaluation Report

Document 5 Statement of Cultural Heritage Value

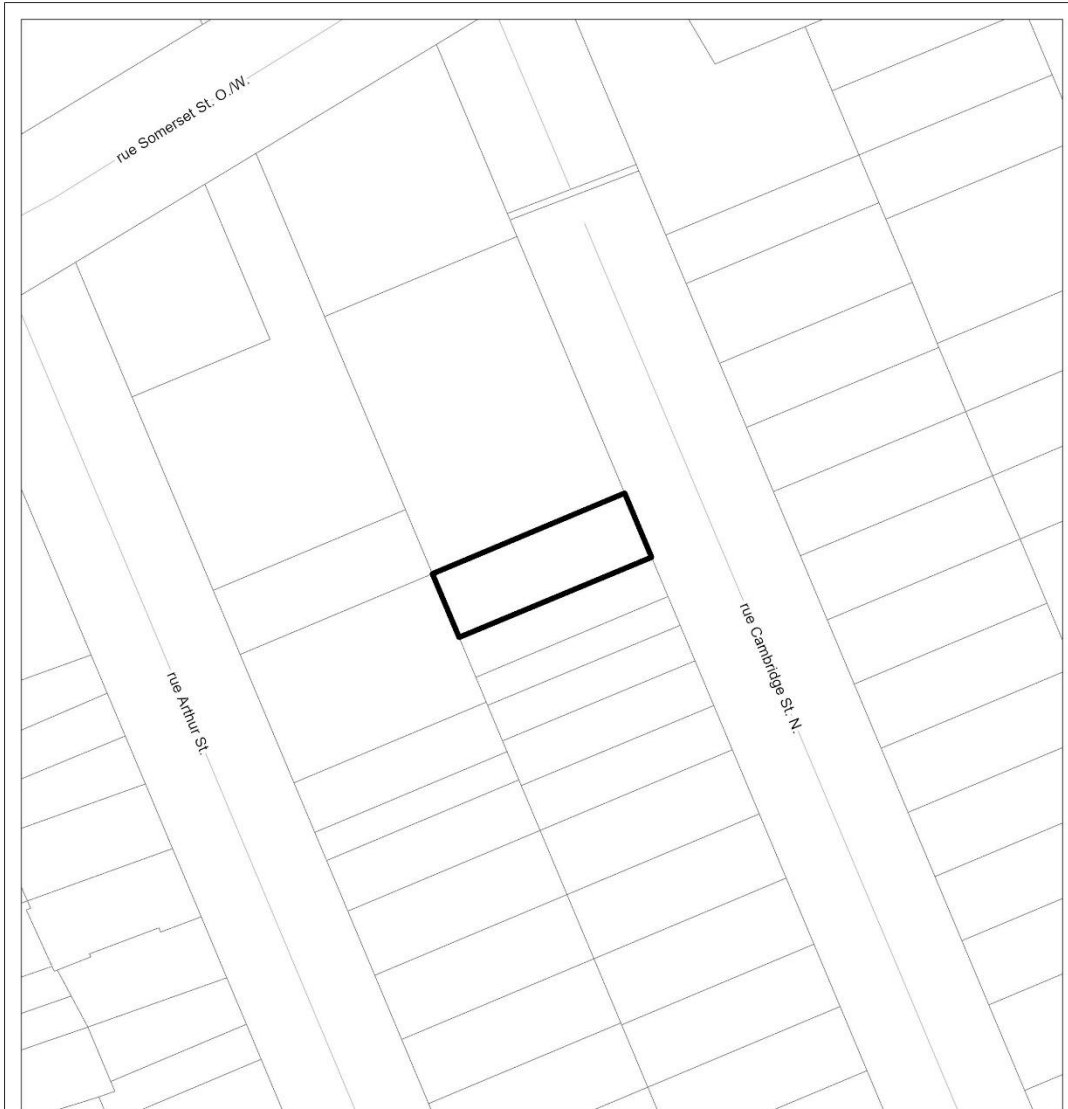
## **DISPOSITION**




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 178 Cambridge Street North, 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 178 Cambridge Street North 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 HERITAGE / PATRIMOINE	
D09-01-CAMB178	24-0942-R		178 rue Cambridge Street N.
I:\CO\2024\Heritage\Cambridge_178			
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REVISION / RÉVISION - 2024 / 08 / 21		 <small>N NCE 10/2024.F</small>	



Document 2 –Photos



Front (east) façade. Source: City of Ottawa, August 2024.



South elevation with addition from the 1950s, clad in grey cedar siding, attached at the rear southwest corner. Source: City of Ottawa, August 2024.



North façade, with one-storey timber section clad in stucco attached at the rear northwest corner. Source: City of Ottawa, August 2024.

**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



178 Cambridge Street North. Source: Current property owner.

### *Executive Summary*

178 Cambridge Street North, known as The Sycamore, is a detached two-and-a-half storey brick-veneered building in the Queen Anne Revival style. It is located in the Dalhousie neighbourhood in Somerset Ward. The existing house is estimated to have been built between 1899 and 1901, when it replaced a modest wood house from the 1870s.

The house is a representative example of the Queen Anne Revival architectural style and displays a high degree of craftsmanship and skill. The property supports the mixed architectural character of the area west of Bronson Avenue through its design and period of construction during a pivotal time in the neighbourhood's history following the Great Fire of 1900. The property is linked to its location in the Dalhousie neighbourhood near the industrial centre at LeBreton Flats, which is demonstrated by its proximity to historic lumberyards, mills, and railyards, and the occupations of its early residents.

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*.

### *Introduction*

178 Cambridge Street North is located on the west side of Cambridge Street North between Somerset Street West and Christie Street in Ward 14. The property is currently in the Dalhousie neighbourhood, and it historically formed part of the Sherwood Estate.

The existing house is estimated to have been built between 1899 and 1901 by property owner and building contractor Herman Hayner. Its various construction materials,

irregular massing, turret, and decorative elements characterize the house in the Queen Anne Revival architectural style. There is currently a one-storey flat-roofed wood structure attached at the rear of the existing house. A one-storey addition was added to the rear southwest corner of the existing house in the 1950s. The addition from the 1950s was clad in cedar siding by the current property owner in the early 1980s. The building was converted into three apartments in 1958. The current property owner converted the apartments back to a single-family residence in 1982.<sup>1</sup>

<b>Criterion 1</b>	
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.	<b>Yes</b>
<b>Response to Criterion</b>	
178 Cambridge Street North has design and physical value as a representative example of the Queen Anne Revival architectural style. This is exemplified by its multiple construction materials, irregular massing, turret, and decorative ornamentation.	

### **Supporting Details – Criterion 1**

#### Architectural Analysis and Overview

178 Cambridge Street North is a two-and-a-half storey building with the following features illustrating the Queen Anne Revival architectural style:

- Two-and-a-half storey rectangular massing with red brick cladding on the first storey and stucco on the second storey.
  - The brick cladding was painted red at an unknown date.<sup>2</sup>
  - The second storey stucco was originally pink and was overlaid with grey-white stucco in the 1950s. The rear of the house still has pink stucco.<sup>3</sup>
- A front gable with two side gables on north façade.
- Front gable end with scalloped shingles and a fan-shaped motif.
- A hexagonal turret on the south façade.

<sup>1</sup> Correspondence with current property owner.

<sup>2</sup> Correspondence with current property owner.

<sup>3</sup> Correspondence with current property owner.



- Dentilled wood cornice above the second storey.
- Cedar shingle skirting between first and second storey.
- Crest on the front façade on the second storey with an oak leaf spray and acorn design inscribed with “The Sycamore”.
- Front porch with pediment, double classical-styled columns, and cedar shingle skirting.
- Wood front door with a circular window insert, carved with a wreath, torches, and a flower motif.
- Undulating brick stringcourse above the first storey windows.
- Various sized window openings, mostly rectangular, with flat brick voussoirs and stone sills on first storey. With few exceptions, the original wood windows and storms remain.<sup>4</sup>
- Leaded and coloured glass windows on first and third storey.
- Circular windows in gable ends on north façade.
- Stone foundation.

The decorative collegiate Gothic-style lock and handle is not original to the front door and was salvaged from the Ottawa Technical School building by the current property owner in 1981.<sup>5</sup>

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<sup>4</sup> Correspondence with current property owner.

<sup>5</sup> Correspondence with current property owner.

## Architectural Style Description and Canadian Context

The Queen Anne Revival style was a prominent residential architectural style in Canada during the Victorian period in the 1870s to the 1910s, popularized by the upper middle classes. The style was rooted in a rekindled interest in the vernacular architecture of the medieval and Elizabethan periods and was inspired by medieval building principles to return to neighbourhoods and towns that had craftsmanship and community at their hearts. Queen Anne Revival houses in Ontario are similar to those found across the United States. These homes were designed to be intergenerational and housed large families with space for relatives and visitors.<sup>6</sup>

The Queen Anne Revival style is asymmetrical, busy, and ornate, with lots of complexity in detail. The form is typically high and wide with 2 or more storeys. Façades are irregular, with multiple surfaces of intricate woodwork, decorative shingling, brickwork, and occasionally stone. Roofs are steeply pitched with multiple rooflines and gables. Windows are tall, may have stained glass, and bays are common. At the entrance, Queen Anne Revival houses may have ornate doors with glass inserts, and where verandas are present, they can be wide, wrap-around, with round columns. These houses often have a turret.<sup>7</sup> Houses were either painted vibrant colours or had richly hued brickwork to emphasize the ornate details and textures.<sup>8</sup>



A typical Queen Anne Revival style house. Source: Vancouver Heritage Foundation.

## Architectural Style Locally

178 Cambridge Street North has characteristics of the Queen Anne Revival houses seen in Ottawa. These houses feature brick cladding, complex rooflines, and decorative architectural details and elements such as a variety of window shapes, porches, chimneys, and dormers. Traditionally, multiple paint colours were used to highlight porches, cornices, and decorative bargeboard. Colour palettes often included off-white,

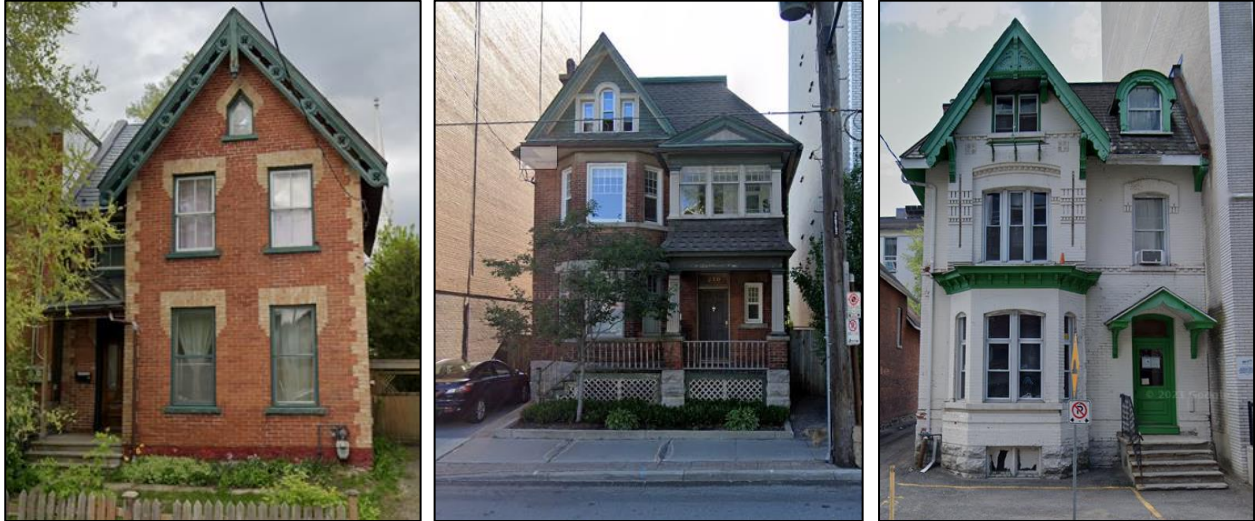
<sup>6</sup> Shannon Kyles, "Queen Anne Revival," Ontario Architecture, <http://www.ontarioarchitecture.com/QueenAnne.htm#origins>.

<sup>7</sup> "Ontario Architectural Style Guide," University of Waterloo Heritage Resources Centre, last modified January 2009, <https://www.therealtydeal.com/wp-content/uploads/2018/06/Heritage-Resource-Centre-Achitectural-Styles-Guide.pdf>, 12.

<sup>8</sup> "The Queen Anne Revival Style," Canada's Historic Places, [https://www.historicplaces.ca/en/pages/32\\_queen\\_anne.aspx](https://www.historicplaces.ca/en/pages/32_queen_anne.aspx).

mustard yellows, olive green, red, or brown.<sup>9</sup>

The Queen Anne Revival style is demonstrated in Ottawa at 167 Cambridge Street North, 270 Bronson Avenue, and 252 Lisgar Street.



From left to right: 167 Cambridge Street North, 270 Bronson Avenue, and 252 Lisgar Street. Source: Google Street View.

### Relation of the Building to the Style

178 Cambridge Street North is representative of the Queen Anne Revival style, demonstrated by its overall “busy” and complex design. This includes its multiple construction materials, irregular massing, turret, and various decorative elements including a carved front door with a circular window insert and a fan motif and crest on the front façade.

<b>Criterion 2</b>	
The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	<b>Yes</b>
<b>Response to Criterion</b>	
178 Cambridge Street North has design and physical value as it displays a high degree of craftsmanship. This is demonstrated in the detailed ornamentation including a turret, a carved wood front door, and carved wood crest on the façade.	

### **Supporting Details – Criterion 2**

The detailed ornamentation reflects a high standard of craftsmanship and thoughtful

<sup>9</sup> “Centretown and Minto Park Heritage Conservation District Plan,” Sally Coumts Heritage Consulting Inc, City of Ottawa, June 2022, [https://documents.ottawa.ca/sites/documents/files/centretown\\_minto\\_plan\\_en.pdf](https://documents.ottawa.ca/sites/documents/files/centretown_minto_plan_en.pdf).

design. Unique to the house at 178 Cambridge Street North is the medieval-style crest on the façade and sculptured carvings on the front door. The “Sycamore” crest, situated in the centre of carved sprays of oak leaves and acorns, is a separate panel applied over the shield which is integral with the rest of the carving requiring a high level of skill by the labourer to create and install. The detailed carvings surrounding the circular glass window insert on the front door demonstrate a high level of skill in woodwork. The sculptured design features two torches, a wreath, and a flower motif.



“Sycamore” crest on the front facade. Source: Current property owner.



Carvings on the oak front door with circular window insert. Source: Current property owner.

The high attention to detail suggests that the house at 178 Cambridge Street North was thoughtfully designed by an architect or builder with knowledge of carpentry and contemporary architectural styles. As an experienced homebuilder and member of the Carpenters' Union, Herman Hayner would have possessed a high level of technical knowledge and woodworking skills, making it possible that he carved the "Sycamore" crest and wooden door. As an architect, Herman's son Edwin F. Hayner would have been aware of popular architectural styles at the time and may have assisted his father with the design of the house in the contemporary Queen Anne Revival style.

<b>Criterion 3</b>	
The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	<b>No</b>
<b>Response to Criterion</b>	
<p>Staff have reviewed primary sources pertaining to the subject property, including fire insurance plans and historical photographs, and consulted relevant secondary sources including architectural history resources and newspaper articles. Staff compared the building to others of similar age and typology. Staff's review concluded that the construction method used for 178 Cambridge Street North 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.</p>	

<b>Criterion 4</b>	
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.	<b>No</b>
<b>Response to Criterion</b>	
<p>The property at 178 Cambridge Street North, while it contributes to supporting the architectural character of the neighbourhood through its design and has historical links to its surroundings in West Centretown, does not have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.</p>	

<b>Criterion 5</b>	
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.	<b>No</b>
<b>Response to Criterion</b>	
Based on research conducted by staff, the property at 178 Cambridge Street North does not yield information that contributes to the understanding of a community or culture.	

<b>Criterion 6</b>	
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.	<b>No</b>
<b>Response to Criterion</b>	
Based on primary and secondary source research conducted by staff, it is uncertain if Herman Hayner carved the ornamental elements on the house himself or if Edwin F. Hayner was the architect responsible for the design. Staff have found no significant architectural works associated with either Herman Hayner or Edwin F. Hayner in Ottawa.	

<b>Criterion 7</b>	
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.	<b>Yes</b>
<b>Response to Criterion</b>	
178 Cambridge Street North has contextual value as it supports the mixed architectural character of the area west of Bronson Avenue, which is defined by buildings constructed before and after the Great Fire of 1900. While the house was not damaged by the fire as the fire did not reach Cambridge Street North, the replacement of the original modest wood house with a more substantial and contemporary Queen Anne Revival house during this time coincided with the reconstruction of several lost buildings in the area, situating the property in the context of a neighbourhood in transition. There	



is a prevalence of Victorian and Edwardian era houses in this area from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries built in vernacular or revival styles with varying degrees of decorative detail, including front-gable houses, flat roofed houses, worker’s cottages, and row housing, which together create a mixed residential streetscape.

### ***Supporting Details – Criterion 7***

The development of LeBreton Flats and the proximity of labourers’ housing near the industrial centre created a distinct working-class character in the area west of Bronson Avenue. The area’s architectural landscape is unified by historical circumstance, having opened for development in the mid-1870s and growing under consistent pressures.

In 1900, a fire started in Hull and destroyed the entire area from Chaudière Falls to Carling Avenue, including the lumber yards at Bronson Avenue and Booth Street. Over 3000 buildings were lost between Ottawa and Hull.<sup>10</sup> The area was quickly rebuilt with the support of local lumber barons, and for the next fifty years continued as a hub of industrial activity, supported by a dense framework of working-class immigrant communities.<sup>11</sup> Many homes were reconstructed on their original foundations after the fire. The original wood house at 178 Cambridge Street North, which was being replaced with a two-and-a-half storey brick-veneered building at the time, was not damaged by the fire as the fire did not reach Cambridge Street North. The escarpment known as Nanny Goat Hill, which creates a natural separation of the area, prevented the southerly spread of the fire.

Today the architectural character of the area west of Bronson Avenue is defined by



Mixed residential building styles facing the subject property on the east side of Cambridge Street North. Source: City of Ottawa, August 2024.

<sup>10</sup> Susan M. Ross, “Legacies of Loss in LeBreton Flats/West Centretown, Ottawa”, WordPress, accessed August 26, 2024 <https://wasteheritageresearch.wordpress.com/2018/04/21/neighbourhood-heritage-statement-lebreton-flats-west-centertown/>.

<sup>11</sup> “Legacies of Loss in LeBreton Flats/West Centretown, Ottawa.”

buildings constructed before and after the fire, creating a mixed streetscape of different forms and styles built in several periods. The area is largely residential and contains a mix of low-density housing types from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries mainly built for the working class, many of which have been converted to multi-unit dwellings. There is a prevalence of Victorian and Edwardian era houses built in a vernacular or revival styles with varying degrees of decorative detail, including front-gable, hipped gable bays, flat-roofed duplexes, and row housing, which together create a distinct mixed residential streetscape.

The buildings on Cambridge Street North are residential and most are simple in design, with shallow setbacks and narrow side yards which is common in the neighbourhood. Like the rest of the Dalhousie neighbourhood and surrounding areas, there is a distinct mixed architectural character on this street, with buildings constructed in various vernacular styles including front gable, worker's cottage, and flat roof designs. There is a front gable house with Queen Anne Revival elements at 167 Cambridge Street North directly east of the subject property, which features decorative wood trim and an ornamental design on the pediment. Cladding materials on this street are varied and include wood, stucco, vinyl siding, and brick. In addition to the subject property, there are 8 other brick houses listed on the Heritage Register on this block of Cambridge Street North built around the same time. Most were constructed between 1900 and 1915, with the earliest (167 Cambridge Street North) built in 1870.

With its detailed ornamentation and turret, the house at 178 Cambridge Street North is an example of an early 20<sup>th</sup> century Queen Anne Revival building in the Dalhousie neighbourhood, and one of only two Queen Anne Revival buildings on this block of Cambridge Street North. The house has a deeper front yard setback in relation to the surrounding properties on the west side of Cambridge Street North. Its Queen Anne Revival style, unique ornamental elements, and deep front yard setback contribute to the distinct mixed architectural character of the area west of Bronson Avenue. Like the existing Queen Anne Revival house at 178 Cambridge Street North, many brick houses in this neighbourhood replaced earlier modest wooden buildings.





Long front yard setback at 178 Cambridge Street North (far right) in relation to neighbouring buildings. Source: City of Ottawa, August 2024.

<b>Criterion 8</b>	
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	<b>Yes</b>
<b>Response to Criterion</b>	
<p>178 Cambridge Street North has contextual value because it is physically and historically linked to its location in the Dalhousie neighbourhood. The property shares a history with the surrounding properties on Cambridge Street North, which together formed the old Sherwood Estate until the lands were divided into smaller lots and sold for development by Hon. George Sherwood. Sherwood’s land auctions in the 1860s and 1870s sparked a wave of development, with most lots sold to players in the local lumber industry. Lumberyards and railyards first defined the area, which grew in the late 19<sup>th</sup> to early 20<sup>th</sup> centuries with an influx of labourers and tradespeople working in industrial areas around LeBreton Flats. The property’s proximity to Somerset Street and its walkable distance to the industrial activity at LeBreton Flats would have made its location attractive to workers seeking local employment opportunities. Like many properties in the the Dalhousie neighbourhood, the early history of 178 Cambridge Street North is associated with builders and contractors. The original wood house was home to several labourers and tradespeople, including Herman Hayner, who built the existing Queen Anne Revival house on the property. Hayner was a contractor who built houses locally and was a founding member of the Carpenters’ Union, which met one block west from the property on the corner of Somerset and Arthur Streets.</p>	

**Supporting Details – Criterion 8**

178 Cambridge Street North (formerly known as 178 Cambridge Street) is physically and

historically linked to its location in the Dalhousie neighbourhood near LeBreton Flats, and is connected to neighbouring properties on Cambridge Street North which formed part of the old Sherwood Estate before they were sold for development in the 1870s. Early colonial settlement in the area west of Bronson Avenue in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries was characterized by a proximity to LeBreton Flats and an increased need for the working class to live within walking distance of mills, lumberyards, and railyards.

Early occupants of the original wood house on the property were labourers, tradespeople, and contractors, who were likely drawn to its location to be close to employment opportunities. The property's proximity to Somerset Street, a historic multi-modal route, would have provided early labouring residents with a walkable connection to the industrial centre. The growth of labour trades during this time led to the formation of the new Carpenters' Union in Ottawa. Herman Hayner, who lived in the original wood house and built the existing Queen Anne Revival house, constructed lumber homes locally and helped organize the Carpenters' Union from the property while he served as its secretary.<sup>12</sup>

### *The Sherwood Estate, Late 19<sup>th</sup> Century*

The first owner of the property parcel was Hon. George Sherwood.<sup>13</sup> Sherwood was a prominent lawyer, judge, and politician from Brockville who inherited the land from his father, Levis P. Sherwood.<sup>14</sup> The Sherwoods were members of the Family Compact, a small closed group of men who exercised most of the political, economic, and judicial power



The Sherwood Estate (circled) within Ottawa's former Wellington Ward in 1863. Source: University of Toronto.

in Upper Canada from the 1810s to 1840s.<sup>15</sup> Levis had owned a significant amount of

<sup>12</sup> "The Labor World," *The Ottawa Journal*, November 27, 1897, page 8

<https://cityofottawaarchives.newspapers.com/image/43245418/?match=1&terms=%22carpenters%20union%22%20>

<sup>13</sup> Ontario Land Registry Access, "OTTAWA-CARLETON (04), OTTAWA-CARLETON, Book 533."

<https://www.onland.ca/ui/4/books/81275/viewer/193543091?page=1>.

<sup>14</sup> "The Early History of the Glebe Annex," *Glebe Report*, 2023, <https://glebereport.ca/articles/the-early-history-of-the-glebe-annex/>.

<sup>15</sup> "The 'Ugly' History of LeBreton Flats," *Ottawa Life*, 2016, <https://www.ottawalife.com/article/the-ugly-history-of-lebreton-flats/>.

land below the Chaudière Falls to the present-day Glebe Annex, spanning across Ottawa and the Nepean Township, which he purchased in an 1820 land deal split with Captain John LeBreton.<sup>16</sup> The Sherwood lands remained empty for decades until George divided and sold the parcels for a large profit, sparking a wave of development.<sup>17</sup>

The sale of Sherwood lands contributed to the growth of the areas surrounding the industrial activity at LeBreton Flats, having been divided and sold for development in the 1860s and 1870s mostly to players in the lumber industry.<sup>18</sup> The growing need for residential development in this area to house labourers would have made the location of the Sherwood lots attractive to local builders and contractors.

### *Early Occupants, Late 19<sup>th</sup> to Early 20<sup>th</sup> Centuries*

There was a residence at 178 Cambridge Street North by 1875.<sup>19</sup> Like many others in the area, the existing brick-veneered house was not the first on its lot. The property originally contained a small two-storey wood frame house with an attached one-and-a-half storey section, a small one-storey accessory building, and a one-and-a-half storey stable.<sup>20</sup> Early occupants of the original wood house at 178 Cambridge Street North were labourers and tradespeople, the first of which was labourer Henry Gierney, in 1875, followed by Farmer Walters in 1876.<sup>21</sup> John McDermott, also a labourer, resided at the address from 1882 to 1886,<sup>22</sup> followed by laundress Mrs. White in 1866.<sup>23</sup> Herman Hayner, an American-born building contractor, was living at the original wood house at 178 Cambridge Street North with his wife Sarah Hayner and son Edwin Forest Hayner by 1887.<sup>24</sup> Herman constructed homes locally in the area and Edwin was an architect in Ottawa.<sup>25</sup>

In September 1899, a building permit for a brick veneered house at 178 Cambridge Street North was issued to Herman Hayner.<sup>26</sup> Earlier in the same year, a “help wanted” advertisement was posted in the Ottawa Journal requesting bricklayers, stone masons, and “good tradesmen” at the address, likely to assist Hayner with building the new

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<sup>16</sup> “The Early History of the Glebe Annex.”

<sup>17</sup> “The Early History of the Glebe Annex.”

<sup>18</sup> “The ‘Ugly’ History of LeBreton Flats.”

<sup>19</sup> 1876 Ottawa City Directory.

<sup>20</sup> City of Ottawa Fire Insurance Plans: 1901, 58; 1912, 58.

<sup>21</sup> 1875 Ottawa City Directory.

<sup>22</sup> Ottawa City Directories 1882; 1883; 1884; 1885; 1886.

<sup>23</sup> 1886 Ottawa City Directory.

<sup>24</sup> Ottawa City Directories 1887-1901.

<sup>25</sup> “File Claims,” The Ottawa Citizen, July 28, 1899, page 8, <https://www.newspapers.com/article/the-ottawa-citizen/151244578/>.

<sup>26</sup> “Building Permits”, The Ottawa Citizen, September 11, 1899, page 5, <https://www.newspapers.com/article/the-ottawa-citizen/151230525/>.

house.<sup>27</sup>

Fire insurance plans from 1901 still show the original building on the property in that year, and the existing two-and-a-half storey house first appears in fire insurance plans in 1912.<sup>28</sup> According to a newspaper article published in January 1902, the Hayner family had relocated to the United States after Herman was appointed to Inspector of Buildings in New York, therefore making it likely that construction was completed by late 1901 before the family left Ottawa.<sup>29</sup> Based on the available evidence, it is estimated that the existing brick-veneered house was built between 1899 and 1901.

Herman Hayner was one of about 30 founding members of the new Carpenters' Union which met for the first time in a vacant house on Cambridge Street North in August 1897, forming the latest labour union in the capital.<sup>30</sup> Edwin F. Hayner was also involved in the Carpenters' Union, serving briefly as its acting secretary in 1897.<sup>31</sup> There was a growing need in Ottawa in the late 19<sup>th</sup> century for organizing local carpenters, joiners, and machine woodworkers, trades that were progressing steadily.<sup>32</sup> The new Carpenters' Union helped fix a wage scale for its members and aimed to represent only those capable of performing creditable work, and ensured that the best workmen would receive higher remuneration.<sup>33</sup>

In December 1897, the Carpenters' Union was said to have become the most "booming"



Original wood house shown in fire insurance plans from 1901 (left) and the existing two-and-a-half storey brick-veneered house in fire insurance plans from 1912 (right). Source: Ottawa Fire Insurance Plans, 1901, pg. 58; 1912, Vol. 1, pg. 58.

<sup>27</sup> "Male Help Wanted," The Ottawa Journal, July 10, 1899, page 6, <https://www.newspapers.com/article/the-ottawa-journal/149570734/>.

<sup>28</sup> City of Ottawa Fire Insurance Plans 1912, 58.

<sup>29</sup> "Brief Notes for Busy Readers", The Ottawa Citizen, January 8, 1902, page 5.

<sup>30</sup> "Carpenters are Organized", The Ottawa Journal, August 25, 1897, page 7, <https://www.newspapers.com/article/the-ottawa-journal/149145986/>.

<sup>31</sup> "Carpenters are Organized."

<sup>32</sup> "Notes, News, and Comments", The Ottawa Journal, January 15, 1898, page 9, <https://www.newspapers.com/article/the-ottawa-journal/149145442/>.

<sup>33</sup> "Want Organization."



union in the city.<sup>34</sup> Their meetings were some of the most largely attended union meetings held in Ottawa that year.<sup>35</sup> The Union continued to initiate several new members in 1898, with prospective carpenters, joiners, and machine woodworkers encouraged to call on Secretary Hayner at his residence at 178 Cambridge Street North.<sup>36</sup> Union meetings were held in West Centretown at Booth's Hall on the corner of Somerset and Arthur Streets, one block west from 178 Cambridge Street North.

Its location in a historically industrial area and its proximity to LeBreton Flats, its connection to neighbouring properties through the Sherwood Estate, and the occupations and activities of its early occupants link the property at 178 Cambridge Street North to its surroundings in West Centretown. The property's link to the Carpenters' Union through Herman Hayner ties it to the growth of labour unions in West Centretown during Ottawa's construction booms of the late 19<sup>th</sup> to early 20<sup>th</sup> centuries.

<b><i>Criterion 9</i></b>	
The property has contextual value because it is a landmark.	<b>No</b>
<b><i>Response to Criterion</i></b>	
178 Cambridge Street North does not have contextual value as a landmark. Although it is a well-preserved early 20 <sup>th</sup> century Queen Anne Revival building, it has architectural characteristics common in this style which can be seen throughout Ottawa.	

<sup>34</sup> "With the Labor Men," The Ottawa Journal, September 8, 1897, page 3, <https://cityofottawaarchives.newspapers.com/image/4324481/?match=1&terms=%22carpenters%20union%22%20>.

<sup>35</sup> "The Labor World," The Ottawa Journal, December 10, 1897, page 3, [https://cityofottawaarchives.newspapers.com/image/43908791/?match=1&clipping\\_id=153202097](https://cityofottawaarchives.newspapers.com/image/43908791/?match=1&clipping_id=153202097).

<sup>36</sup> "Notes, News, and Comments".

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## **Document 5 – Statement of Cultural Heritage Value**

### **Statement of Cultural Heritage Value for 178 Cambridge Street North**

#### **Description of Property**

178 Cambridge Street North, known as the Sycamore House, is a detached two-and-a-half storey brick-veneered Queen Anne Revival building in West Centretown's Chinatown neighbourhood in Somerset Ward. The property is located on the west side of Cambridge Street North, between Somerset Street West and Christie Street. The existing house is estimated to have been constructed in late 1901, when it replaced an earlier one-storey wood house from the 1870s.

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

178 Cambridge Street North has design and physical value as a representative example of the Queen Anne Revival architectural style. Queen Anne Revival was a prominent residential architectural style during the Victorian period from the 1870s to the 1910s which was rooted in a rekindled interest in the vernacular architecture of the medieval and Elizabethan periods. Queen Anne Revival homes are "busy" and ornate, with lots of complexity in detail. They typically feature asymmetrical facades, multiple construction materials, decorative ornamentation, and turrets. The Queen Anne Revival style is exemplified in the house at 178 Cambridge Street North by its multiple construction materials, irregular massing, turret, and decorative ornamentation.

178 Cambridge Street North has design and physical value as it displays a high degree of craftsmanship. This is demonstrated in the detailed architectural ornamentation including a turret, carved wood front door, and carved wood crest on the facade.

178 Cambridge Street North has contextual value as it supports the mixed architectural character of West Centretown, which is defined by buildings constructed before and after the Great Fire of 1900. While the house was not damaged by the fire, the replacement of the original modest wood house with a more substantial and contemporary Queen Anne Revival house in 1901 coincided with the reconstruction of several lost buildings in West Centretown, situating the property in the context of a neighbourhood in transition. There is a prevalence of Victorian and Edwardian era houses in this area from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries built in vernacular or revival styles with varying degrees of decorative detail, including front-gable houses, flat roofed houses, worker's cottages, and row housing, which together create a mixed residential streetscape. The existing Queen Anne Revival house at 178 Cambridge Street North includes a remnant of the original modest wood construction from the 1870s attached at the rear, reflecting a period of change in materials and design.



178 Cambridge Street North has contextual value because it is physically and historically linked to its location in West Centretown. The property shares a history with the surrounding properties on Cambridge Street North, which together formed the old Sherwood Estate until the lands were divided into smaller lots and sold for development by Hon. George Sherwood. Sherwood's land auctions in the 1860s and 1870s sparked a wave of development, with most lots sold to players in the local lumber industry. Lumberyards and railyards first defined West Centretown, which grew in the late 19<sup>th</sup> to early 20<sup>th</sup> centuries with an influx of labourers and tradespeople working in industrial areas around LeBreton Flats. Like many houses built in West Centretown during this time, 178 Cambridge Street North was home to several labourers and tradespeople. The property's proximity to Somerset Street and its walkable distance to the industrial activity at LeBreton Flats would have made its location attractive to workers seeking local employment opportunities. The existing house was constructed by Herman Hayner who built houses locally and lived at the property while he helped organize the Carpenters' Union.

### **Description of Heritage Attributes**

Key exterior attributes that contribute to the heritage value of 178 Cambridge Street North as a representative example of a Queen Anne Revival building include:

- Two-and-a-half storey rectangular massing with red brick cladding on the first storey and stucco on the second storey.
- A front gable with two side gables on north façade.
- Hexagonal turret on the south façade.
- Front porch with pediment, double classical-styled columns, and cedar shingle skirting.
- Front gable end with scalloped shingles and a fan-shaped motif.
- Dentilled wood cornice above the second storey.
- Cedar shingle skirting between first and second storey.
- Crest on the front façade on the second storey with an oak leaf spray and acorn design inscribed with "The Sycamore".
- Wood front door with a circular window insert carved with a wreath, torches, and a flower motif.
- Undulating brick stringcourse above the first storey windows.
- Window openings, mostly rectangular, with flat brick voussoirs and stone sills on first storey.
- Leaded and coloured glass windows on first and third storey.
- Circular windows in gable ends on north façade.
- Stone foundation.
- One-storey section of the original wood building attached to the existing house at the rear northwest corner.

The interior of the building and any additions or outbuildings not outlined above are excluded in this designation.