

HERITAGE SURVEY AND EVALUATION FORM

Prepared By: Heritage Planning Date: August 2022

Building Name and Address: 95 Henderson Avenue

Construction Date: Between 1901 and 1912

Original Owners: Sarah A. Davidson and Robert H. Davidson



95 Henderson Avenue, Aug 2016, City of Ottawa.

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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

95 Henderson Avenue is a two-and-one-half storey wood frame gable-front house clad in red brick with a stone foundation and a rear chimney. The front façade features bargeboard with simple detailing, segmental arched openings with sash windows, decorative brick voussoirs and a one-storey closed porch clad in rough cast stucco. A one and one-half storey section of the building is visible to the rear, clad in rough cast stucco. The property also contains a detached garage.

The gable-front house is a common building type found across Ottawa and is widely seen throughout Ontario. This building type may also be described as a front gable cottage or as a gable-end-to-street. Gable-front houses have a street-facing gable roof, simple form, consistent window openings, a rectangular footprint and typically feature an off-centre door and an entry porch or veranda. Although the design interpretation is vernacular, many



City of Ottawa file photo, no date.

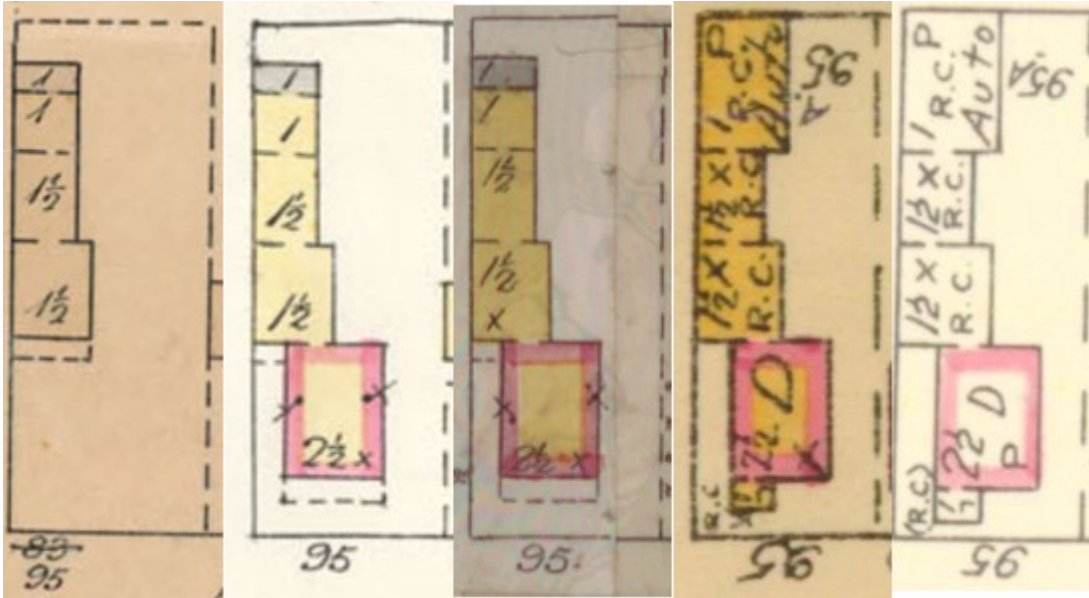
gable-front homes were influenced by Classic Revival and Gothic Revival designs. Gable-front houses frequently appear in clusters with a range of materials and details.

95 Henderson is one of several gable-front houses along Henderson Avenue, including 94 Henderson Avenue and 102 Henderson Avenue. Like many vernacular dwellings, 95 Henderson Avenue was incrementally built, starting with one storey and one-and-one-half storey wood frame sections in the 1890s. By 1912, a two-and-one-half storey addition was constructed in front of the earlier structure, clad in brick veneer. This front addition featured an open veranda across the front façade. By 1948, the veranda was replaced with a closed porch clad in rough-cast stucco. Sections to the rear were similarly clad in rough-cast stucco.

Although 95 Henderson Avenue is an example of a gable-front house, and the gable-front house is a common building type, replacement windows and the loss of the veranda, among several other minor alterations, diminish the architectural integrity of this simple house.



A one- and one-half storey house constructed in the 1890s is visible on the north elevation. Left: Street View – Apr 2014 © Google 2022. Right: City of Ottawa, August 2022.



Above: Fire insurance plan details (1901, 1912, 1922, 1948, 1965) show a series of wood frame structures at the subject property. A front addition, clad in brick veneer, appears in 1912.

Craftsmanship/Artistic Merit

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

YES

NO

95 Henderson is a simple yet well-crafted house. Its materials and details are typical of the period.

Technical/Scientific Merit

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

YES

NO

95 Henderson, a wood frame house, displays construction methods and techniques typical of the period.

Historical and Associative Value

Date of Construction:

It is estimated that the one- and one-half storey structure was initially constructed on the lot between 1892 to 1894. A two- and one-half storey front addition was constructed between 1901 and 1912, clad in brick veneer.

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

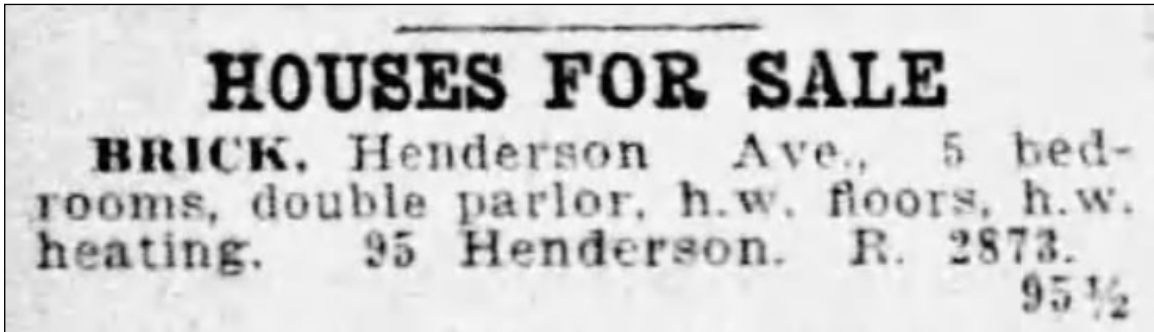
95 Henderson Avenue has direct associations with several families who owned and lived in the house, namely the Davidsons and the Coughlins. The history of occupants is representative of Sandy Hill – many residents of the neighbourhood were locally-known individuals who contributed to Ottawa's development and held roles connected to Parliament. These associations do not appear to be significant.

95 Henderson Avenue was occupied for the first thirty years by the Davidson family. Land records indicate that Sarah A. Davidson took possession of the subject property in 1893. Around that time, a one- and one-half storey building was constructed. In 1895, the Ottawa City Directory lists Robt Davidson living at the house, numbered 83 Henderson Avenue. The house number changed to 95 Henderson Avenue by 1899. The Davidson family appears to be in possession of the house when the red brick portion was constructed.

The Davidson household included several family members:

- Robert H. Davidson. Born 1851 (Fettercairn, Scotland), spouse of Sarah A. Emigrated to Canada at age 31. Long-time employee of Bryson-Graham Limited, a department store. Hired in 1888, he worked as a salesman, buyer and later manager of the Hosiery and Wool Department.
- Sarah A. Davidson. Born 1851, spouse of Robert H.
- Katie E. M. Huckell. Born 1876, niece of Robert H. and Sarah A. Married George E. Currie in 1906.

- Robert J. Davidson. Born 1883, nephew of Robert H. and Sarah A. Enlisted 1914, received Military Cross at Battle of Vimy Ridge.



Advertisement in The Ottawa Citizen, October 1, 1923.

In 1923, the house at 95 Henderson Avenue was advertised for both rent and sale. In 1924, the property was granted to Mabel E. Coughlin and is associated with the Coughlin family until 1957. There were at least four members of the Coughlin family:

- Thomas J Coughlin. Born 1871 (est. Chapeau, QC). Spouse of Mabel. Dominion Legislative Representative of the Brotherhood of Railway Trainmen. After living in Vancouver, moved to Ottawa in 1920.
- Mabel Coughlin. Spouse of Thomas J. Involved in fundraising and benevolent work with the Brotherhood of Railway Trainmen.
- Jean Baird nee Coughlin. Child of Thomas J and Mabel.
- Thomas (Tom) Coughlin. Child of Thomas J and Mabel.

The property changed hands at the end of the 1950s and had several later owners and occupants including the Morin family and the Phillips family.

Ottawa City Directories list the following occupants:

1878	No entry
1890-91	No entry
1895-96	Robt Davidson
1899	Robert H Davidson
1901	Robert H. Davidson
1903	Robert Davidson, salesman, Bryson, Graham & Co. (department store)
1912	Robert Davidson, buyer, Bryson, Graham & Co. (department store)
1915	Robert Davidson
1922	Mrs. Sarah Davidson
1927	Thos J Coughlin
1934	Mabel Coughlin

1940 Mrs. Mabel Coughlin
1948 Mrs Mabel Coughlin (owner)
1961 George Morin (Dorothy)
1970 Vacant
1971 Vacant
1973 Edward Phillips

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 earliest iterations of the house, built in the 1890s, were part of the first efforts to develop Henderson Avenue for residential use. Most houses on Henderson Avenue between Laurier and Somerset were built in a three- or four-year period at the end of the 1890s, continuing development of the former Colonel By Estate.

Although the building offers general information about Sandy Hill's building stock and the way of life of its occupants, research into the building has not revealed any specific information that would contribute to an understanding of the community or local culture.

Representative Work

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

No architect, designer or builder were confirmed for 95 Henderson Avenue.

Contextual Value



Above: GeoOttawa aerial images (1965, 1991 and 2021) © City of Ottawa.

Community Character

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

95 Henderson Avenue is located in Sandy Hill, an established neighbourhood located between the Rideau Canal and the Rideau River, south of Rideau Street and north of Highway 417, including the campus of the University of Ottawa.

The area is characterized by vernacular residential buildings from the late 19th and early 20th century. Most of the original street grid layout of Sandy Hill dating back to the late 1860s remains intact.

The Sandy Hill neighbourhood contains the Sandy Hill Cultural Heritage Character Area and eight Heritage Conservation Districts: Besserer-Wurttemberg, Daly Avenue, King Edward Avenue, Russell-Range, Sandy Hill West, Stewart-Wilbrod, Sweetland Avenue, and Wilbrod-Laurier.

One of several gable-front houses on Henderson Avenue, and one of dozens of gable-front houses in the Sandy Hill Cultural Heritage Character Area, the subject property contributes to and supports the cultural heritage character of Sandy Hill, however, it does not appear to be significant in defining the area's character. The property contributes to the consistent streetscape along Henderson Avenue, punctuated with green front lawns and red brick buildings. Its materials and built form are commonly found in the area.



Above: Imagery © 2022 CNES / Airbus, Maxar Technologies, Imagery © 2022 Google.

Context

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

Like many detached houses in the area, 95 Henderson Avenue has general historical and visual links to its surroundings. Overall, the relationship between the subject property and its broader context does not significantly expand staff's understanding of the area.

The property is historically linked to its surroundings as part of the gradual the development of the By Estate in the late 19th and early 20th century. It is one of several gable-front or red brick houses along Henderson Avenue built in this era, moderately contributing to a cohesive streetscape along Henderson Avenue that contains other low-rise red-brick buildings with similar heights, setbacks and design elements.



Figure: 95 Henderson Avenue, May 2007, Ron J. Roy.

The building's gable-front roofline, red brick cladding and stone foundation provide a historical and visual connection to similar buildings in the area through these common vernacular features.

Landmark

Is the property a landmark? YES NO

The house at 95 Henderson is partially hidden from view by mature trees. Front yard set back and height are consistent with neighbouring properties, creating a discreet mid-block building within the low-rise streetscape. 95 Henderson Avenue is not a landmark building.



Henderson Avenue looking northeast. The roofline of the house at 95 Henderson Avenue is visible in the tree canopy. Aug 2022, City of Ottawa.

Sources

Baird – Coughlin. (1945, September 4). *The Ottawa Journal*, page 10. Retrieved from <https://cityofottawaarchives.newspapers.com/>

Capt. Davidson Wounded (1917, August 23). *The Ottawa Citizen*, page 2. Retrieved from <https://cityofottawaarchives.newspapers.com/>

City of Ottawa & Teranet. (2022). Additions to the Heritage Register [data file].

City of Ottawa. (2022). GeoOttawa [Aerial imagery and geospatial information]. Retrieved from <https://maps.ottawa.ca/geoottawa/>

City of Ottawa. (2019). *Neighbourhood Heritage Statement: Sandy Hill*. Ottawa, Ontario.

City of Ottawa. (2010, estimated) *Sandy Hill Heritage Study Descriptive Sheet: 95 Henderson*. Ottawa, Ontario.

City of Ottawa. (2015, April) *Sweetland Avenue Heritage Conservation District Plan*. Ottawa, Ontario.

- Commonwealth Historic Resource Mgmt. Ltd. (2022, April 22). *Development Potential: 95 Henderson Avenue Sandy Hill Heritage Character Area*. Ottawa, Ontario.
- Coughlin, Mrs. Mabel E. (1969, December 26). The Ottawa Journal, page 42. Retrieved from <https://cityofottawaarchives.newspapers.com/>
- Currie-Huckell: A Well Known Young Couple Married At St. Alban's. (1906, September 20). The Ottawa Citizen, page 4. Retrieved from <https://cityofottawaarchives.newspapers.com/>
- Fournier Gersovitz Moss et associés architectes, Stovel, H, & Johnson, D. (2010, June). *Sandy Hill Heritage Study*. Ottawa, Ontario.
- Genuine Service Is Secret Of Success. (1920, February 28). The Ottawa Citizen, page 62. Retrieved from <https://cityofottawaarchives.newspapers.com/>
- Goad, Charles E. (1901). *Insurance Plan of the City of Ottawa, Ontario*. Toronto, Montreal & London, England.
- Goad, Charles E. (1912). *Insurance Plan of the City of Ottawa, Ontario*. Toronto, Montreal & London, England.
- Houses For Sale. (1923, October 1). The Ottawa Citizen, page 8. Retrieved from <https://cityofottawaarchives.newspapers.com/>
- Houses To Let. (1923, October 18). The Ottawa Citizen, page 6. Retrieved from <https://cityofottawaarchives.newspapers.com/>
- Humphreys, B. A., & Sykes, M. (1974, 1980). *The Buildings of Canada: A guide to pre-20th-century styles in houses, churches and other structures*. Environment Canada. Reader's Digest Association (Canada) Ltd. Montreal, Quebec. Retrieved from <https://www.historicplaces.ca/>
- Latest Recruits. (1914, October 28). The Ottawa Citizen, page 1. Retrieved from <https://cityofottawaarchives.newspapers.com/>
- Novatech Engineering Consultants. (2022, April). *Heritage Review – Elevation Photos + Key Map*. Ottawa, Ontario.
- Plan 37221; Henderson East. (Microfilmed 1998, December). Book No. 606, Ottawa-Carleton (LRO 04). Retrieved from <https://www.onland.ca/>

Should Get Report Before Cutting Pay. (1923, June 28). The Ottawa Journal, page 16. Retrieved from <https://cityofottawaarchives.newspapers.com/>

The Ottawa City Directory. (1903, 1904, 1905, 1906, 1907, 1908, 1910, 1917, 1918, 1920, 1921, 1922, 1923, 1924, 1926). Might Directories, Limited. Retrieved from <https://vitacollections.ca/ottawalibrary/>

Underwriters' Survey Bureau Limited. (Revised 1922). *Insurance Plan of the City of Ottawa, Ontario*. Toronto, Ontario & Montreal, Quebec.

Underwriters' Survey Bureau Limited. (Revised 1948). *Insurance Plan of the City of Ottawa, Ontario*. Toronto, Ontario & Montreal, Quebec.

Well Known Local Business Man Dead. (1920, September 3). The Ottawa Journal, page 13. Retrieved from <https://cityofottawaarchives.newspapers.com/>