

5. RESOLUTION OF APPEAL: MAGEE HOUSE, 78 LISGAR STREET –  
DESIGNATION UNDER PART IV OF THE *ONTARIO HERITAGE ACT*
- RÉSOLUTION DE L'APPEL : MAISON MAGEE, 78, RUE LISGAR –  
DÉSIGNATION AUX TERMES DE LA PARTIE IV DE LA *LOI SUR LE  
PATRIMOINE DE L'ONTARIO*

**COMMITTEE RECOMMENDATION AS AMENDED**

That Council:

1. Approve the revised Statement of Cultural Heritage Value for the Magee House, 78 Lisgar Street, current HMCS Bytown, the Naval Officers' Mess; and
2. Receive the further revised Heritage Survey Form for the Magee House, 78 Lisgar Street, current HMCS Bytown, the Naval Officers' Mess, submitted on 28 June 2016, per the Direction given to Staff at the 9 June 2016 meeting of the Built Heritage Sub-committee.

**RECOMMANDATION DU COMITÉ, TELLE QUE MODIFIÉE**

Que le Conseil :

1. approuve la version révisée de l'Énoncé de la valeur sur le plan du patrimoine culturel de la Maison Magee, située au 78, rue Lisgar, présentement le NCSM Bytown, mess des officiers de la marine;
2. reçoit la version révisée du formulaire d'examen du patrimoine pour la Maison Magee située au 78, rue Lisgar, présentement le NCSM Bytown, mess des officiers de la marine; la version présentée le 28 juin 2016 a été révisée, conformément aux instructions données au personnel à la réunion du 9 juin 2016 du Sous-comité du patrimoine bâti.

DOCUMENTATION / DOCUMENTATION

1. Acting Deputy City Manager's Report, Planning and Infrastructure, dated 24 May 2016 (ACS2016-PAI-PGM-0102).  
  
Rapport du Directeur municipal adjoint par intérim, Urbanisme et infrastructure, daté le 24 mai 2016 (ACS2016-PAI-PGM-0102).
2. Supporting Document 1 – Revised Heritage Survey Form (28 June 2016)  
  
Document 1 à l'appui - Formulaire d'examen du patrimoine révisé (le 28 juin 2016)
3. Extract of draft Minutes, Built Heritage Sub-committee, 9 June 2016  
  
Extrait de l'ébauche du procès-verbal, Sous-comité du patrimoine bâti, le 9 juin 2016
4. Extract of draft Minutes, Planning Committee, 28 June 2016  
  
Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 28 juin 2016.

Supporting Document 1 – Revised Heritage Survey Form (28 June 2016)



<b>HERITAGE SURVEY FORM</b>		<b>Prepared By: Blessy Zachariah</b>	
		<b>Month/Year: June 2012</b>	
Address	78 Lisgar Street	Building name	Magee House
Construction date	1896	Original owner	Charles Delamere Magee



Lisgar Street and Cartier Street facades

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE/ INTEREST		
	Yes	No
Design Value	X	
Historical Value	X	
Contextual Value	X	
	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

The Magee House is a two-and-a-half storey red brick house that has served as the Naval Officer's Mess since 1943.

It is an excellent and imposing example of the Queen Anne Revival Style. Its combination of architectural details such as the irregular roofline with multiple projecting gables and bays, asymmetrical plan, relief brickwork, and elaborate wooden cornices and bargeboards make this house a good example of the late 19<sup>th</sup> century architectural style. It also has a high cross-gabled roof and shingled gable ends. The roof is further distinguished by two decorative chimneys. It was constructed in 1896 at the time when the Queen Anne Style was very popular.

The front facade features paired windows in the gable end above a secondary cornice with brackets. Windows on this facade are a mixture of flat-topped and round-arched with transoms. The windows have sandstone sills and brick voussoirs.

The west facade, which faces Cartier Street, is treated as a primary facade because of the building's corner location. It is distinguished by a two-storey bay window that ends in a pedimented gable with double gable ends with decorative barge board. The windows on this facade are also varied featuring

round-arch windows on the ground floor with rectangular windows above.

The rear and east facades are simpler in design and execution, although the bracketed eaves and barge board are continues on each facade. In 1991 a one storey, flat-roofed addition was constructed to the south of the building and in 2002, a three storey addition containing an elevator shaft and a staircase was added to the east façade of the building. The original slate roof has been replaced.

**Craftsmanship/Artistic merit**

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

YES NO

The Magee House is an outstanding example of the Queen Anne Revival style of the late 19th century.

**Technical/Scientific merit**

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

YES NO

N/A

**Summary**

The Magee House is an outstanding example of the Queen Anne Revival style. The house retains a high degree of integrity and many of its original decorative features have been preserved. It has been well maintained and retains some of the original interior detailing, particularly in the entrance hall. There have been interventions over the years, including a one-storey addition to the rear in 1991, and a three storey elevator shaft/ staircase to the east in 2002 but these have not affected the cultural heritage value of the property. These interventions respect the heritage character of the building.

**Sources**

City of Ottawa. Ottawa A Guide to Heritage Structures. LACAC. 2000.

<b>Historical and Associative Value</b>	
<b>Date of Construction (Factual/Estimated)</b>	1896
<b>Historical Associations</b>  Does the property have direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community?	YES      NO  <input checked="" type="checkbox"/> <input type="checkbox"/>
<p>This building has strong historical significance as it was the residence of Charles Magee, one of Ottawa's leading businessmen of the time, from 1896 till his death in 1918. Magee was born in 1840 in the township of Nepean and started out with a dry goods business in the 1860s, but left the business in 1871 when he became the administrator of the Sparks Estate. In 1876, he formed the Freehold Association of Ottawa, a partnership with Robert Blackburn and James Maclaren, which subsequently purchased all the vacant lands of the By Estate in Ottawa. The Association then transformed their lands in Sandy Hill and elsewhere into a residential area for the wealthy.</p> <p>He was also the president of the Bank of Ottawa, the Ottawa Conservative Association, a city councillor for a year and the first president of the Central Canada Exhibition Association from 1888 until 1892.</p> <p>In 1918, Charles's son, Frederick Magee, moved in, residing there until his death in 1942. In 1943, steps were taken by Captain H.G. DeWolf, RCN, to establish a mess for officers serving at Naval Service Headquarters, Ottawa. The 78 Lisgar property was purchased and has, ever since, been used by the HMCS Bytown Officers' Mess.</p> <p><b>The Magee House is currently owned by the <i>H.M.C.S. Bytown Officers' Mess</i> (a Not-for-Profit corporation registered under the Ontario Companies Act). The property is leased at \$100 per year to the <i>NDHQ Naval Officers' Mess</i> (a Federal Government DND entity). Under the terms of this indefinite lease, this Federal Government entity is responsible for building improvements and maintenance, property taxes and all other expenses normally assumed by a property owner. The additions which were constructed to east and south facades of the building were funded and project managed by Federal Government (DND and PWGSC) entities in order to accommodate its use as mess.</b></p>	
<b>Community History</b>  Does the property yield, or have the potential to yield, information that contributes to an understanding of a community or culture?	YES      NO  <input checked="" type="checkbox"/> <input type="checkbox"/>

Centretown is generally defined as the area west of the Rideau Canal, north of the Queensway, and east of Bronson Avenue and south of Gloucester Street. It is the surviving community most closely linked with Parliament Hill, whose early residents formed the base of Parliament and the civil service. It is Ottawa's first suburb and being a favoured place to build expansive residences, numerous former Prime Ministers, members of Parliament and civil servants have made their home in it. Houses such as 78 Lisgar are typical of the type of houses that were built in the area in the late 19<sup>th</sup> century for members of Ottawa's elite. This building is one of the few surviving examples and is important in understanding the architecture of the era. Magee's original house, which he sold in 1896 when he created a new lot and built at 78 Lisgar Street, was much larger and located directly to the south at 123 Cooper Street.

**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

The architect for this property was Matthew Sheard who practised in the second half of the 19<sup>th</sup> century in Toronto and Ottawa. Sheard also designed the Russell Hotel, an Ottawa landmark for many years.

**Summary**

The Magee House is representative of the kind of accommodation built for and resided in by the elite of the late 19<sup>th</sup> century society. Since its purchase for use as a Mess, the interior work undertaken to adapt to the new use has respected the character of the building.

**Sources**

Wallace. Dictionary of Canadian Biography L-Z. Macmillan of Toronto. 1945.

Morgan. Canadian Men and Women of the time. 1898.

City of Ottawa. Ottawa A Guide to Heritage Structures. LACAC. 2000.

Robert G. Hill. Biographical Dictionary of Architects in Canada 1800-1950. 2009

Building File. City of Ottawa.

NPP. CFSU General Information. 2006

**Contextual Value**



Bird's eye view of neighbouring context (Google, 2012)

**Community Character**

Is the property important in defining, maintaining, or supporting the character of the area?

YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Magee House is prominently located at the corner of Lisgar and Cartier Street in Centretown and is flanked to the south by a number of hotel towers of newer construction. On the north side there are numerous older buildings including Lisgar Collegiate Institute and the Ottawa Normal School, now known as the heritage wing of the City Hall. The historic Rideau Canal is also within two hundred metres of The Magee House. The Magee House, now the Bytown Officer's Mess, was located beside the house of Caroline Snowdon, Magee's daughter. Magee built the structure for her upon her marriage.

**Context**

Is the property physically, functionally, visually or historically linked to its surroundings?

YES	NO
<input type="checkbox"/>	<input type="checkbox"/>

The character of the north end of Centretown has changed significantly since the late 19<sup>th</sup> century. Today, only three houses from the era remain; Magee House, 78 Lisgar, the Snowdon House, 66 Lisgar, and 112 Lisgar, near Elgin Street. Although most of the residential fabric has disappeared, important late

<p>19<sup>th</sup> and early 20<sup>th</sup> century buildings such as Lisgar Collegiate, the former Normal School and Knox Presbyterian Church remain. It is located beside the long time home of Magee's daughter.</p>	
<p><b>Landmark</b></p> <p>Is the property a landmark?</p>	<p>YES      NO</p> <p><input type="checkbox"/>      <input type="checkbox"/></p>
<p>The Magee House is a landmark because of its critical location at the intersection of Lisgar and Cartier Streets. Even amongst the taller buildings, it stands apart in an imposing and distinctive manner.</p>	
<p><b>Summary</b></p>	
<p>The Magee House stands as a significant historic building of Centretown. As well as being one of the few remaining residences from the era, it is also one of the grandest. Its location next to numerous historic buildings and architecturally similar houses assists in understanding its historic context.</p>	

**Report to  
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti  
June 9, 2016 / 9 juin 2016**

**and / et**

**Planning Committee / Comité de l'urbanisme  
June 28, 2016 / 28 juin 2016**

**and Council / et au Conseil  
July 13, 2016 / 13 juillet 2016**

**Submitted on May 24, 2016  
Soumis le 24 mai 2016**

**Submitted by  
Soumis par:  
John L. Moser,**

**Acting Deputy City Manager / Directeur municipal adjoint par intérim,  
Planning and Infrastructure / Urbanisme et Infrastructure**

**Contact Person**

**Personne ressource:**

**Lee Ann Snedden, Acting Chief / Chef par intérim, Development Review Services /  
Services d'Examen des projets d'aménagement, Planning and Growth  
Management / Urbanisme et Gestion de la croissance  
(613) 580-2424, 25779, LeeAnn.Snedden@ottawa.ca**

**Report Author / Auteur du rapport:**

**Sally Coutts, Coordinator, Heritage Services Section, Coordonnatrice, Services du  
Patrimoine, Development Review Services / Services d'Examen des projets  
d'aménagement, Heritage Services Section / Section des Services du Patrimoine  
(613) 580-2424, 13474, Sally.Coutts@ottawa.ca**

**SUBJECT:** Resolution of Appeal: Magee House, 78 Lisgar Street – Designation under Part IV of the *Ontario Heritage Act*

**OBJET:** Résolution de l'appel : maison Magee, 78, rue Lisgar – désignation aux termes de la partie IV de la *Loi sur le patrimoine de l'Ontario*

#### **REPORT RECOMMENDATIONS**

That the Built Heritage Sub-Committee recommend that Planning Committee recommend that Council:

1. Approve the revised Statement of Cultural Heritage Value for the Magee House, 78 Lisgar Street, current HMCS Bytown, the Naval Officers' Mess; and
2. Receive the further revised Heritage Survey Form for the Magee House, 78 Lisgar Street, current HMCS Bytown, the Naval Officers' Mess, submitted on 21 June 2016, per the Direction given to Staff at the 9 June 2016 meeting of the Built Heritage Sub-committee.

#### **RECOMMANDATIONS DU RAPPORT**

Que le Sous-comité du patrimoine bâti recommande au Comité de l'urbanisme de recommander à son tour au Conseil :

1. d'approuver la version révisée de l'Énoncé de la valeur sur le plan du patrimoine culturel de la Maison Magee, située au 78, rue Lisgar, présentement le NCSM Bytown, mess des officiers de la marine;
2. de recevoir la version révisée du formulaire d'examen du patrimoine pour la Maison Magee située au 78, rue Lisgar, présentement le NCSM Bytown, mess des officiers de la marine; la version présentée le 21 juin 2016 a été révisée, conformément aux instructions données au personnel à la réunion du 9 juin 2016 du Sous-comité du patrimoine bâti.

#### **BACKGROUND**

On November 26, 2014, City Council established its intention to designate the Magee House, 78 Lisgar Street, which now serves as HMCS Bytown, the Naval Officers' Mess

of Ottawa, under Part IV of the *Ontario Heritage Act* for its cultural heritage value. The passage of the Notice of Intention to Designate was advertised and served on the property owner, as required by the *Ontario Heritage Act*, with information on how to appeal the designation to the Conservation Review Board (CRB), the Provincial board responsible for hearing appeals to designations under Part IV of the *Ontario Heritage Act*.

An appeal was received on January 6, 2015, and a pre-hearing conference was scheduled for May 21, 2015. The purpose of the pre-hearing conference was to provide all those in attendance the opportunity to understand of the issues in the dispute and, where appropriate, identify the best means to facilitate a settlement.

This report has been prepared to resolve the appeal to the proposed Part IV designation under the *Ontario Heritage Act* of the Magee House, 78 Lisgar Street, the HMCS Bytown, the Naval Officers' Mess of Ottawa.

## **DISCUSSION**

At the May 21, 2015 pre-hearing, the appellant outlined his objections to the designation. It was agreed that the appellant, a representative of the property owner, the HMCS Bytown and heritage staff would visit the property together, to determine whether a consensus regarding two documents; the Statement of Cultural Heritage Value and the Heritage Survey Form could be reached, and the appeal withdrawn. The Heritage Survey Form is not part of the designation by-law, however, heritage staff had no objection to potential revisions, as these forms are occasionally updated as more information becomes available.

On July 16, 2015, the group including heritage staff met at the site, toured the building and collectively revised both documents based on the tour and subsequent discussions.

The revised documents were then forwarded to all parties confirm that they reflected the discussions held at the meeting of July 16, 2015. There were no requests for further changes to the Statement of Cultural Heritage Value, that will form part of the designation by-law, or to the Heritage Survey and Evaluation Form that was updated to address the concerns of the appellant. It is anticipated that if City Council approves the revisions to the Statement of Cultural Heritage Value and the Heritage Survey Form, the appellant shall serve notice of withdrawal of the appeal to the Clerk and to the CRB.

The agreed-upon revisions clarify the significance of interior detailing and confirm that, with the exception of the specific interior elements listed, the balance of the interior is excluded from the designation. Documents 1 and 2 contain the revised Statement of Cultural Heritage Value and the Heritage Survey Form, respectively.

### **Provincial Policy Statement**

Staff have reviewed the revised Statement of Cultural Heritage Value and have determined that it is consistent with the cultural heritage policies of Provincial Policy Statement, 2014.

### **Conclusion**

The Planning and Growth Management department supports the new Statement of Cultural Heritage Value and the Heritage Survey and Evaluation Form, as the two documents were updated through consensus as a result of negotiation with the parties involved in the appeal to the designation under Part IV of the *Ontario Heritage Act*.

### **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

### **CONSULTATION**

#### Consultation

The initial recommendation to issue a Notice of Intention to Designate 78 Lisgar Street was advertised according to Section 29 of the *Ontario Heritage Act*.

#### Public Notification

The Notice served under Section 29 was the public notification for this designation.

The Centretown Citizens Community Association was advised of the original designation, which it supported and also of the proposed revisions.

The property owner has been advised of the meeting dates to consider the agreed upon revisions.

### **COMMENTS BY THE WARD COUNCILLORS**

The previous ward councillor supported the designation and Councillor McKenney is aware of the designation and the revisions to the Statement of Cultural Heritage Value.

### **LEGAL IMPLICATIONS**

There are no legal impediments to adopting the recommendations outlined in this report.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with this report.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications associated with this report.

### **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

HC4 – Support Arts, Culture and Heritage.

**SUPPORTING DOCUMENTATION**

Document 1 Revised Statement of Cultural Heritage Value

Document 2 Revised Heritage Survey and Evaluation Form (revised on 21 June 2016)

**DISPOSITION**

City Clerk and Solicitor Department, Legislative Services to:

- Pass a by-law designating the property.
- Notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3<sup>rd</sup> Floor, Toronto, Ontario, M5C 1J3) of Council's decision.
- Register the by-law against the property affected in the land registry office.

## **Document 1 – Statement of Cultural Heritage Value**

### Description of property

The Magee House, 78 Lisgar Street, now known as HMCS Bytown, is a large two-and-a-half-storey red brick structure built in 1895 and located at the north end of the Centretown neighbourhood.

### Statement of Cultural Heritage Value or interest

The Magee House's cultural heritage value lies in its being an excellent example of the Queen Anne Revival style popular at the end of the 19th century and frequently used for the houses of the wealthy. It was designed by Toronto architect Mathew Sheard and, typical of the Queen Anne Revival, features an irregular plan with a cross gable roof, projecting bays, and a rich profusion of wooden details including carved bracketed bargeboards, shingles in the gable end, and a dentilled cornice. The building also features a rich assortment of window types, a two storey gabled bay with decorative bargeboard, and two chimneys with brick details that are repeated in the string courses. It is one of a pair of Queen Anne Revival houses on Lisgar Street (66 and 78) owned by members of the Magee family.

The Magee House's cultural heritage value also lies in its association with Charles Magee, a prominent Ottawa businessman. Magee was born in Ottawa in 1840 and started his career in the dry goods business. In 1871 he became the sole trustee of the Sparks Estate, and eventually became a large landholder, selling his lots as the city developed. He founded the Bank of Ottawa and served as a city councillor and as a member of many boards. Magee moved to this house after creating a lot from a previous house directly to the south and building a new house on it, adjacent to his daughter's house next door at 66 Lisgar Street.

The Magee House also has cultural heritage value as HMCS Bytown, the naval officers' mess since 1943 when it was purchased from Frederick Magee, Charles's son. Additions have been constructed to the east and south facades of the building to accommodate its use as a mess.

## Heritage attributes

Key elements of the Magee House that embody it as an excellent example of the Queen Anne Revival style include its:

- Red brick construction
- Rich palette of materials including decorative red brick, wooden shingles in the gable end, carved bracketed bargeboard
- Chimneys with brick detail
- High cross-gabled roof and roofline
- Shingled gable ends
- Corbelled cornice with brackets and dentils
- Wooden bargeboard trim in the gable ends
- Rich variety of window openings including round and square headed windows with brick voussoirs
- Transom windows, round arched windows
- Two storey, west facing gabled bay with wooden trim and decorative bargeboard
- Paired sash windows with classical cornice, separated by pairs of engaged columns in the north gable end
- Rough cut stone foundation

## Interior

- Its entrance vestibule and hall with its central staircase featuring milled wooden details, turned balusters, and decorative wooden ceiling
- The original decorative elements of the reception rooms to the west (right) of the hall, including the two fireplaces, the plaster ceiling in the north west room, and the decorative door frame separating the two rooms.

The entire interior except for the inclusions named above is excluded from this designation.

The flat-roofed, one storey addition constructed in 1991 to the south of the building is not included in this designation.

The three storey addition including a staircase and barrier free elevator constructed in 2002 located on the east façade of the building is not included in this designation.

Document 2 – Heritage Survey and Evaluation Form



<b>HERITAGE SURVEY FORM</b>		<b>Prepared By: Blessy Zachariah</b>	
		<b>Month/Year: June 2012</b>	
Address	78 Lisgar Street	Building name	Magee House
Construction date	1896	Original owner	Charles Delamere Magee



Lisgar Street and Cartier Street facades

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE/ INTEREST		
	Yes	No
<b>Design Value</b>	X	
<b>Historical Value</b>	X	
<b>Contextual Value</b>	X	
	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		
<b>Architecture</b>	YES	NO
Is the property a rare, unique, representative, or early example of a style, type, expression, material or construction method?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The Magee House is a two-and-a-half storey red brick house that has served as the Naval Officer's Mess since 1943.</p> <p>It is an excellent and imposing example of the Queen Anne Revival Style. Its combination of architectural details such as the irregular roofline with multiple projecting gables and bays, asymmetrical plan, relief brickwork, and elaborate wooden cornices and bargeboards make this house a good example of the late 19<sup>th</sup> century architectural style. It also has a high cross-gabled roof and shingled gable ends. The roof is further distinguished by two decorative chimneys. It was constructed in 1896 at the time when the Queen Anne Style was very popular.</p> <p>The front facade features paired windows in the gable end above a secondary cornice with brackets. Windows on this facade are a mixture of flat-topped and round-arched with transoms. The windows have sandstone sills and brick voussoirs.</p> <p>The west facade, which faces Cartier Street, is treated as a primary facade because of the building's</p>		

corner location. It is distinguished by a two-storey bay window that ends in a pedimented gable with double gable ends with decorative barge board. The windows on this facade are also varied featuring round-arch windows on the ground floor with rectangular windows above.

The rear and east facades are simpler in design and execution, although the bracketed eaves and barge board are continues on each facade. In 1991 a one storey, flat-roofed addition was constructed to the south of the building and in 2002, a three storey addition containing an elevator shaft and a staircase was added to the east façade of the building. The original slate roof has been replaced.

**Craftsmanship/Artistic merit**

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

YES NO

The Magee House is an outstanding example of the Queen Anne Revival style of the late 19th century.

**Technical/Scientific merit**

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

YES NO

N/A

**Summary**

The Magee House is an outstanding example of the Queen Anne Revival style. The house retains a high degree of integrity and many of its original decorative features have been preserved. It has been well maintained and retains some of the original interior detailing, particularly in the entrance hall. There have been interventions over the years, including a one-storey addition to the rear in 1991, and a three storey elevator shaft/ staircase to the east in 2002 but these have not affected the cultural heritage value of the property. These interventions respect the heritage character of the building.

<b>Sources</b>					
City of Ottawa. <u>Ottawa A Guide to Heritage Structures</u> . LACAC. 2000.					
<b>Historical and Associative Value</b>					
<b>Date of Construction (Factual/Estimated)</b>	1896				
<b>Historical Associations</b> Does the property have direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community?	<table> <tr> <td>YES</td> <td>NO</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	YES	NO	<input checked="" type="checkbox"/>	<input type="checkbox"/>
YES	NO				
<input checked="" type="checkbox"/>	<input type="checkbox"/>				
<p>This building has strong historical significance as it was the residence of Charles Magee, one of Ottawa's leading businessmen of the time, from 1896 till his death in 1918. Magee was born in 1840 in the township of Nepean and started out with a dry goods business in the 1860s, but left the business in 1871 when he became the administrator of the Sparks Estate. In 1876, he formed the Freehold Association of Ottawa, a partnership with Robert Blackburn and James Maclaren, which subsequently purchased all the vacant lands of the By Estate in Ottawa. The Association then transformed their lands in Sandy Hill and elsewhere into a residential area for the wealthy.</p> <p>He was also the president of the Bank of Ottawa, the Ottawa Conservative Association, a city councillor for a year and the first president of the Central Canada Exhibition Association from 1888 until 1892.</p> <p>In 1918, Charles's son, Frederick Magee, moved in, residing there until his death in 1942. In 1943, steps were taken by Captain H.G. DeWolf, RCN, to establish a mess for officers serving at Naval Service Headquarters, Ottawa. The 78 Lisgar property was purchased and has, ever since, been used by the HMCS Bytown Officers' Mess.</p>					
<b>Community History</b> Does the property yield, or have the potential to yield, information that	<table> <tr> <td>YES</td> <td>NO</td> </tr> </table>	YES	NO		
YES	NO				

contributes to an understanding of a community or culture?	<input checked="" type="checkbox"/> <input type="checkbox"/>
<p>Centretown is generally defined as the area west of the Rideau Canal, north of the Queensway, and east of Bronson Avenue and south of Gloucester Street. It is the surviving community most closely linked with Parliament Hill, whose early residents formed the base of Parliament and the civil service. It is Ottawa's first suburb and being a favoured place to build expansive residences, numerous former Prime Ministers, members of Parliament and civil servants have made their home in it. Houses such as 78 Lisgar are typical of the type of houses that were built in the area in the late 19<sup>th</sup> century for members of Ottawa's elite. This building is one of the few surviving examples and is important in understanding the architecture of the era. Magee's original house, which he sold in 1896 when he created a new lot and built at 78 Lisgar Street, was much larger and located directly to the south at 123 Cooper Street.</p>	
<b>Representative Work</b>  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  <input checked="" type="checkbox"/> <input type="checkbox"/>
<p>The architect for this property was Matthew Sheard who practised in the second half of the 19<sup>th</sup> century in Toronto and Ottawa. Sheard also designed the Russell Hotel, an Ottawa landmark for many years.</p>	
<b>Summary</b>	
<p>The Magee House is representative of the kind of accommodation built for and resided in by the elite of the late 19<sup>th</sup> century society. Since its purchase for use as a Mess, the interior work undertaken to adapt to the new use has respected the character of the building.</p>	
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**Contextual Value**



Bird's eye view of neighbouring context (Google, 2012)

**Community Character**

Is the property important in defining, maintaining, or supporting the character of the area?

YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Magee House is prominently located at the corner of Lisgar and Cartier Street in Centretown and is flanked to the south by a number of hotel towers of newer construction. On the north side there are numerous older buildings including Lisgar Collegiate Institute and the Ottawa Normal School, now

known as the heritage wing of the City Hall. The historic Rideau Canal is also within two hundred metres of The Magee House. The Magee House, now the Bytown Officer's Mess, was located beside the house of Caroline Snowdon, Magee's daughter. Magee built the structure for her upon her marriage.

**Context**

Is the property physically, functionally, visually or historically linked to its surroundings?

YES NO

The character of the north end of Centretown has changed significantly since the late 19<sup>th</sup> century. Today, only three houses from the era remain; Magee House, 78 Lisgar, the Snowdon House, 66 Lisgar, and 112 Lisgar, near Elgin Street. Although most of the residential fabric has disappeared, important late 19<sup>th</sup> and early 20<sup>th</sup> century buildings such as Lisgar Collegiate, the former Normal School and Knox Presbyterian Church remain. It is located beside the long time home of Magee's daughter.

**Landmark**

Is the property a landmark?

YES NO

The Magee House is a landmark because of its critical location at the intersection of Lisgar and Cartier Streets. Even amongst the taller buildings, it stands apart in an imposing and distinctive manner.

**Summary**

The Magee House stands as a significant historic building of Centretown. As well as being one of the few remaining residences from the era, it is also one of the grandest. Its location next to numerous historic buildings and architecturally similar houses assists in understanding its historic context.