

# CHRIST CHURCH CATHEDRAL REVITALIZATION

## Cultural Heritage Impact Assessment

NOVEMBER 18,  
2010

REPORT #1 - BACKGROUND RESEARCH

PREPARED FOR:

Windmill Developments in trust

PREPARED BY:

BRAY Heritage



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# CHRIST CHURCH CATHEDRAL REVITALIZATION

## Cultural Heritage Impact Statement

### REPORT #1 – BACKGROUND RESEARCH

## 1 | Introduction

### MANDATE

As described in greater detail in my contract letter of July 21, 2010, my mandate is to assist Windmill Developments in their efforts to realize the maximum development potential of the Cathedral properties, as negotiated with the City of Ottawa. This is done so that Windmill can create a financially feasible development on these sites, the leasehold revenue from which will support and enhance the Church's mission and operations. My work is concentrated on assessing the cultural heritage resources of the Church properties, assisting with the design process for the new development, preparing a Cultural Heritage Impact Statement to the satisfaction of the City of Ottawa, and working with Windmill and the City to resolve any outstanding heritage issues in order to allow development to proceed.

### RESEARCH TO DATE

The following is a summary of work completed to date:

- I have completed all the photography needed for Roper House. I visited the site twice, on July 14 and 23, including time spent in archival research in Ottawa.
- I have collected and reviewed the following relevant documents, from the City heritage planner and City public library, and from the Cathedral and diocesan offices:
  - City of Ottawa Official Plan, Central Area Secondary Plan, Upper Town
  - Designating by-law for the Cathedral Hill HCD
  - Staff report recommending designation of the Cathedral Hill HCD

- City of Ottawa heritage survey and evaluation forms for all Cathedral buildings
  - The structural evaluation reports prepared by John Cooke & Assoc. for the diocese for the Cathedral and 441-443 Queen Street
  - The federal HSMB report inventorying and evaluating Roper House
  - Histories of the Cathedral in the Cathedral archives
- I have also reviewed previous historical research on the development of Upper Town, as found in the report I helped prepare for the NCC (Sparks Street Then and Now: An Evolving Streetscape and Public Space (Bray, Gordon, Osborne: 2003) and in the Central Area West Heritage Conservation District Study and Plan (Fram, Baird, Lefebvre, Angel: 1999), as well as local histories referenced in those documents.
  - I need to review the structural report for Roper House, once the diocesan office is able to locate their copy.
  - Archival photographs from the National Archives show portions of the area as they appeared in the late 19<sup>th</sup>/early 20<sup>th</sup> century. Our research has found photographs from this period that show restricted views of Roper House, 441-443 Queen Street, and the Bronson streetscape adjacent to the subject properties. These images, plus an image from the Gréber Plan, are included within this report.
  - Our research has also identified the architect of Roper House and suggested his significance.

# 2 | History & Heritage Significance of the Area

## HISTORY

The subject lands are located in a part of Ottawa known as Upper Town, the area west of the Canal and associated with early Protestant middle and upper class society. This area was seen as being distinct from Lower Town, which began as Catholic and working class. These divisions became less evident as the city developed but they were important in establishing Upper Town's initial character and built form. As is evident from archival maps and photographs, the slow evolution of this district is due in large part to the influence of powerful individuals within the business and political elite, as well as the changing dynamics of urban growth within the city core.

The Cathedral properties were the result of some creative land developments. The 200 acre lot originally owned by John Burrows Honey was bought by Nicolas Sparks in 1821, who intended to improve what was at the time a mixture of upland forest and low-lying swamp bisected by a prominent escarpment. However, his plans were interrupted by the Crown. Completion of the Rideau Canal implied the need for its defence at each terminus, and land was required to build barracks and fortifications. As a result, Colonel By, builder of the Canal, was charged with laying out a town plan that included a substantial Ordnance Reserve. The Reserve involved expropriation of over half of Sparks' lands. This action was hotly contested by Sparks, but it was not until 1847 that he regained control over a substantial portion of his former holdings. He then laid out his own subdivision, in which residential lots were interspersed with lots he set aside for businesses and institutions. One of these early grants of land was to the Church of England.

By reserving land for other uses than residential, Sparks enhanced the value of his development. At the same time, the lots on the promontory overlooking the river were soon purchased by the new class of entrepreneurs whose fortunes were being made in the lumbering business. These "lumber barons" built substantial houses along the top of the escarpment overlooking the industrial activity in the mills and lumber yards of Le Breton Flats and along the river. Given that the Protestant elite were ascendant at this time, it is understandable that Upper Town soon contained both the Anglican and Presbyterian churches, as well as other civic uses such as a market, town hall, and schools.

However, the presence of these institutions and a small business district along Wellington west of Bank did not signify rapid growth: on the contrary, by the time of Sparks' death in 1862, the area still had the character of a small town, and lands south of Sparks Street were largely vacant countryside. Lower Town's Rideau and Sussex Streets were still the main retail and commercial core of the city.

That changed with the Dominion government's choice of Ottawa as the capital of the new nation. Sparks' holdings became more valuable because of their proximity to the new Parliament Buildings. Sparks Street emerged as the dominant retail and office centre of Ottawa and lands to the south quickly became desirable residential districts. But the area around the Cathedral did not change very much, for reasons that may not have been particularly evident at the time.



FIGURE 1: UPPER TOWN 1865 (LITHOGRAPH BY E. WHITEFIELD)

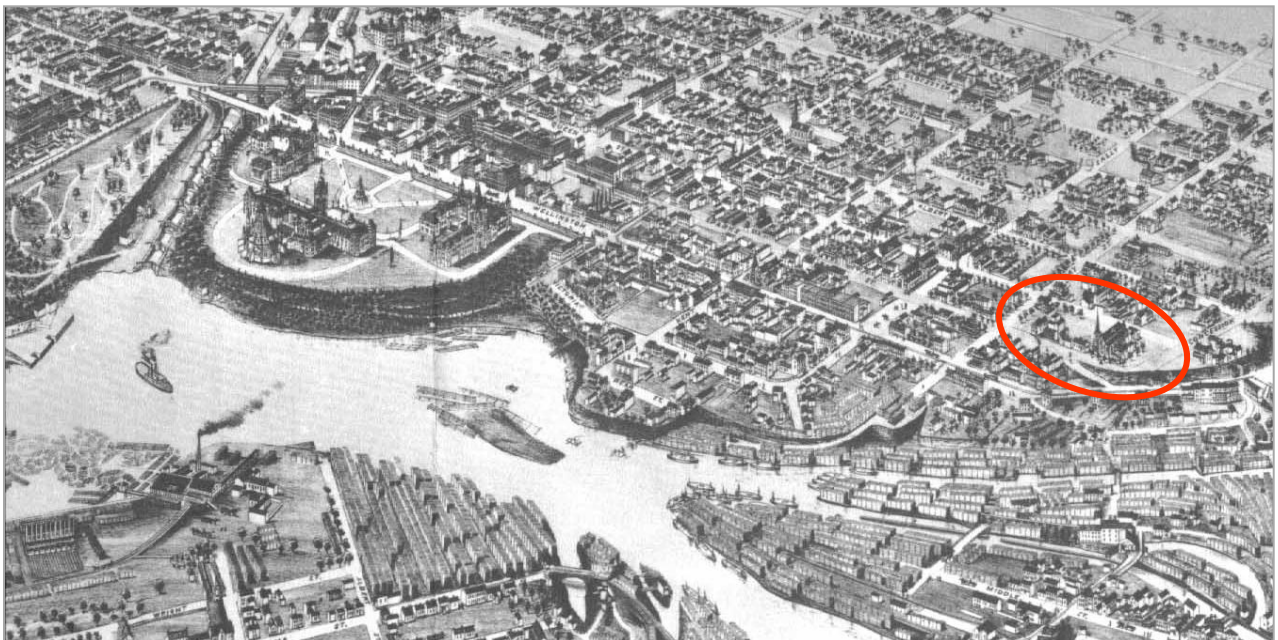
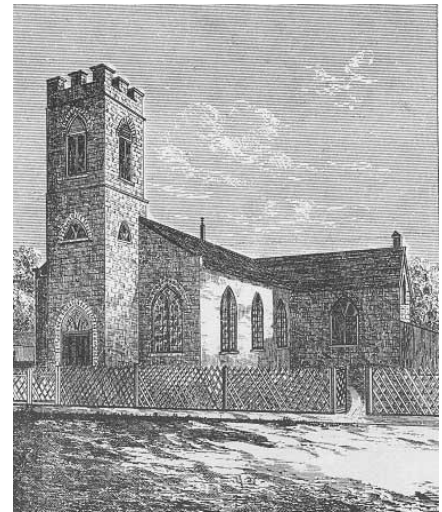


FIGURE 2: UPPER TOWN 1876 (BROSIOUS LITHOGRAPH)



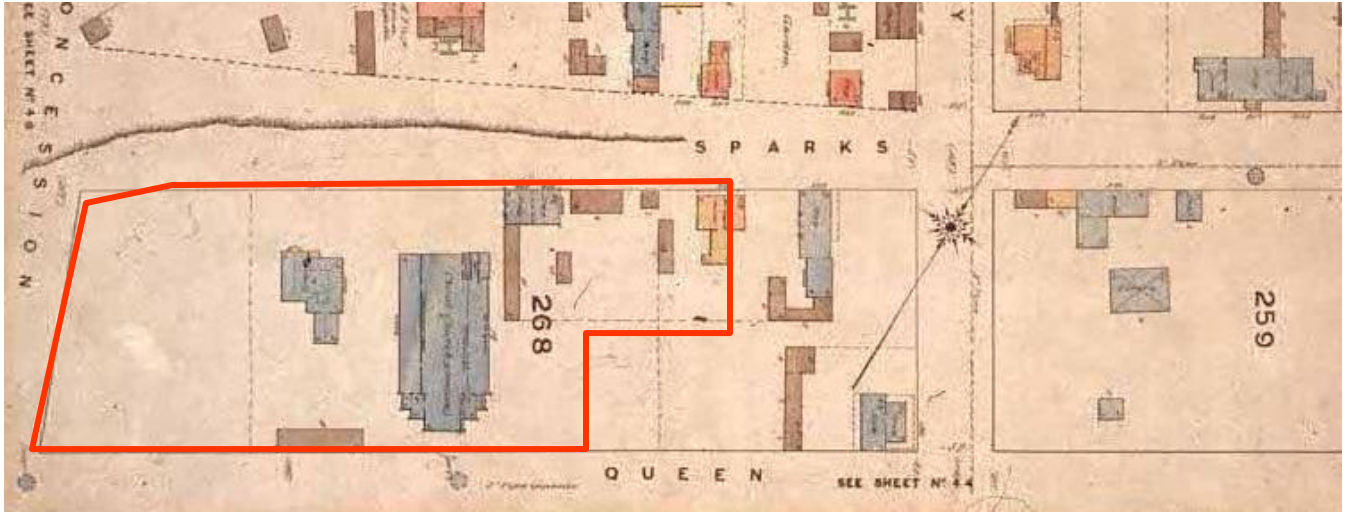


**FIGURE 3: UPPER TOWN 1895 (TORONTO LITHOGRAPHING COMPANY / US LIBRARY OF CONGRESS) (LEFT); OLD CHRIST CHURCH, PRE 1872 (DE VOLPI PL. 66) (TOP RIGHT)**

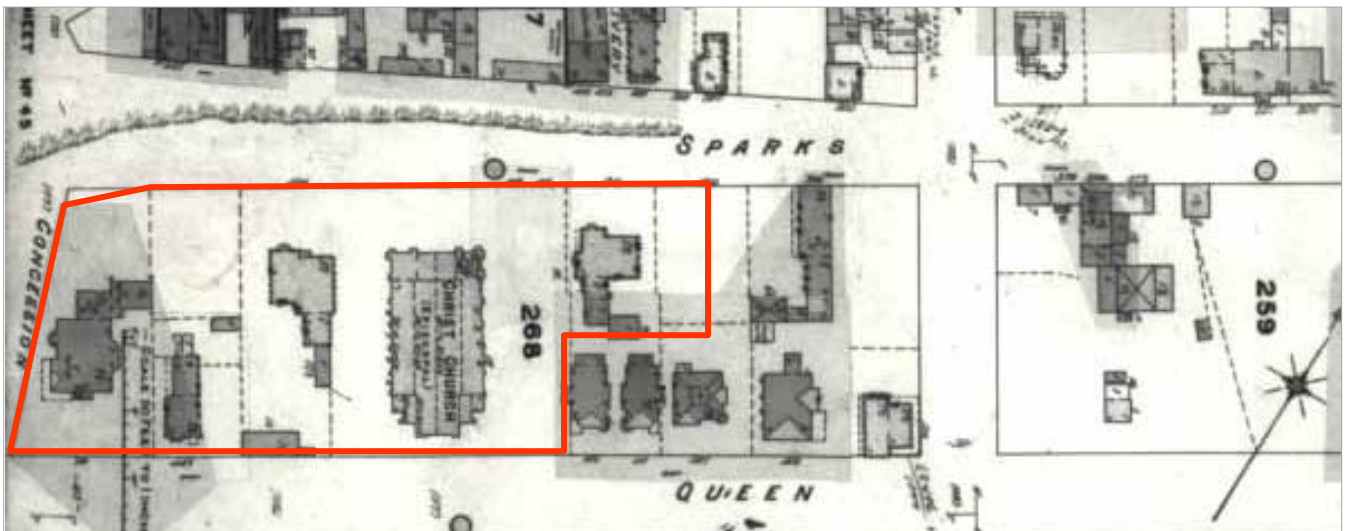
What emerges from an assessment of historical records is a development pattern that could have been influenced in part by the desire of the established residents to have their neighbourhood protected from new development, as well as by a pattern of urban growth in the downtown that stalled once it reached Bank Street. Bank Street became the western edge of the downtown core, with the streetcars turning here as another indication of the lack of demand that would justify further expansion westward of the downtown.

The earliest detailed maps of this area - the 1878 fire insurance plans - confirm this trend. Commercial development is already thinning west of O'Connor, but west of Bank, the streetscape changes dramatically. Rowhouses front onto the street, as do drivesheds, a stonecutter's yard and a steam dye works, and as much as half of the frontage is vacant. The pattern is repeated in the blocks approaching Bay Street, with modest dwellings separated by side yards or vacant lots, interspersed with industrial uses and a few corner stores. Only near the Cathedral are there substantial houses, but few of these. The dominant development is the large foundry and carriage works directly north of the church, just under the escarpment in Le Breton Flats. Little had changed by the time of the 1901 fire insurance plans, with sporadic development west of Bank culminating in a cluster of fine homes around the Cathedral.

1878 FIRE INSURANCE PLAN (1878NMC10731)



1901 FIRE INSURANCE PLAN (1901NMC13793)



1922 FIRE INSURANCE PLAN (1922NMC10838)





**FIGURE 4: SPARKS STREET, LOOKING WEST FROM BANK, CA. 1890 (MINTON, P.1) (LEFT); CHURCH CATHEDRAL, LATE 1940S, SHOWING FORMER (CA. 1865) RECTORY (NO CREDIT) (TOP RIGHT)**

By 1922, these plans show the early influence of the automobile, with vehicle service and repair shops replacing livery stables and some vacant lots, and auto garages appearing attached to the larger homes. Aside from those changes, however, the subject lands appear to have remained largely immune to alteration. The large single family homes and townhouses near the Cathedral remained attractive to businessmen, lawyers and civil servants because of the areas' proximity to the downtown on the east and the industrial areas to the north and west.

By the early twentieth century, the district had developed many of the characteristics of a mature urban neighbourhood. But this development was thinly spread along the escarpment, with large houses flanking what is now Bronson Avenue, and more modest housing extending towards the downtown along Sparks and its flanking streets. There were still many vacant lots and some modest businesses in between. The Depression prevented any substantial change in this pattern but the fading fortunes of the lumber baron families during this time entailed the conversion of many of the large mansions into apartments. It also appears that some of the middle class housing may have devolved into rental accommodation then, for financial reasons and because other residential areas such as the Glebe and Sandy Hill offered a better setting for family life, as well as newer housing. What did trigger substantial change, however, was the Gréber Plan for the capital region, published in 1950. The objectives of this plan, concerned as it was with functional and aesthetic enhancement of the capital, included ambitious expansion of the Parliamentary Precinct as far west as Bay Street, and the insertion of national institutions in key parts of the rest of the city.

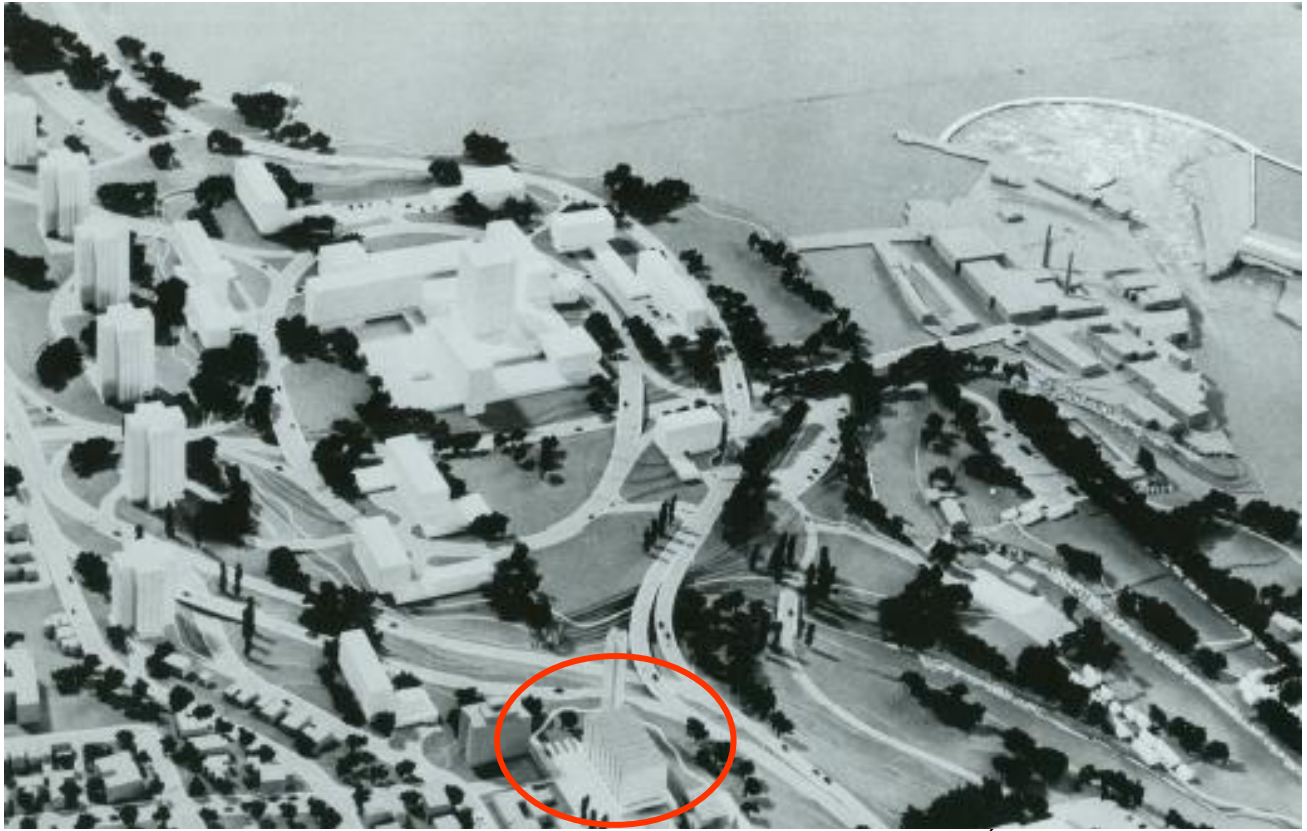
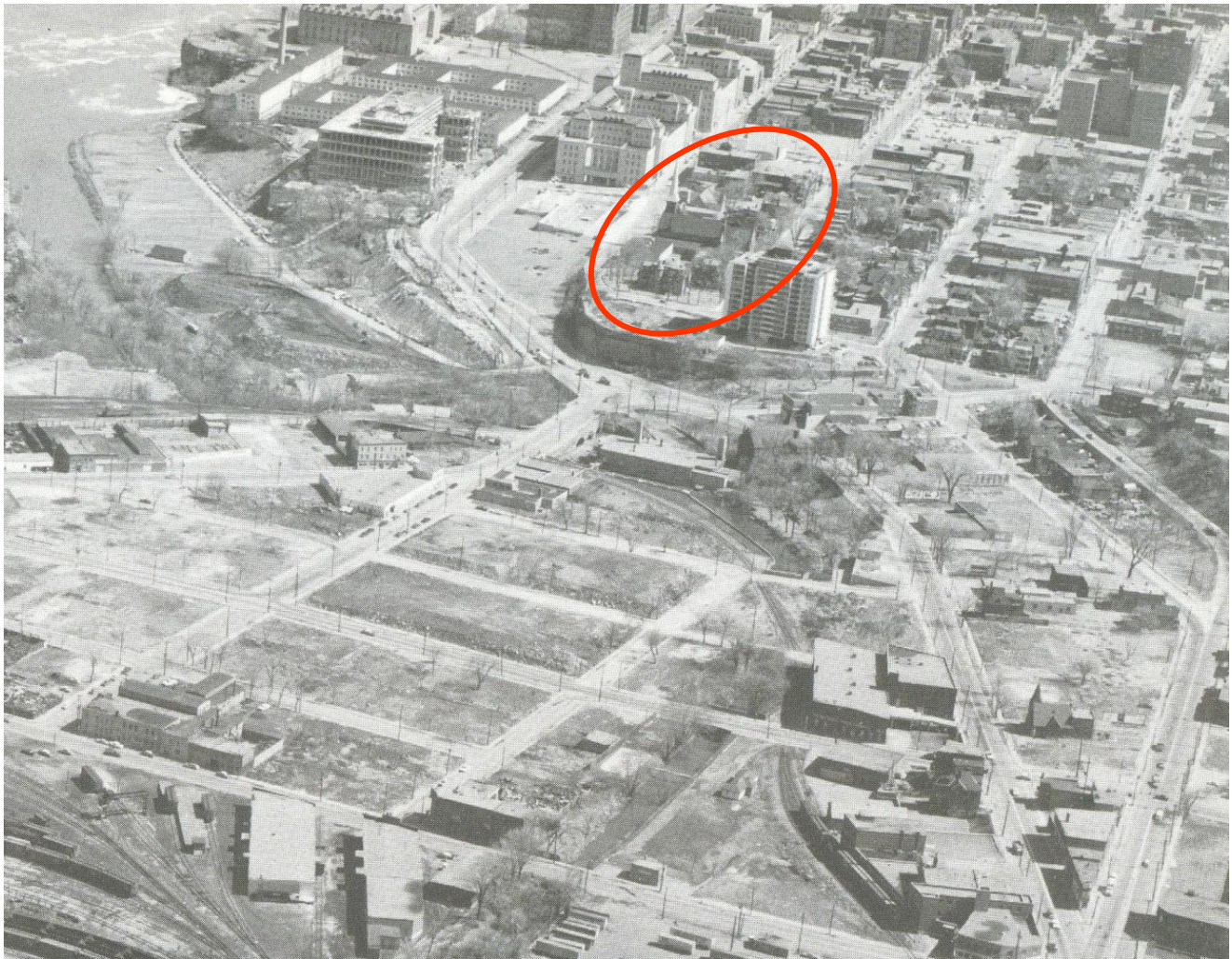


FIGURE 5: NATIONAL CATHEDRAL AND STUDY AREA REDEVELOPMENT, GRÉBER PLAN, 1950 (HUBBARD, P. 74)

The effects of the Gréber Plan for area around the Cathedral were evident in the following three decades. The construction of the East and West Memorial Buildings extended the Parliamentary Precinct to the edge of the escarpment, at Bay Street. The housing and factories directly north of the Cathedral were demolished and replaced by the Garden of the Provinces. This new park, combined with the temple front of the West Memorial building, created a new western gateway to the Parliamentary Precinct and, by extension, the downtown core, a visual effect that was further emphasized by the wholesale demolition of the rest of Le Breton Flats in the 1960s. The Plan also foreshadowed the huge increase in the size of the federal government, which brought demands for downtown office space as well as for housing and shopping. The Sparks Street Mall was created as a permanent feature in 1967 and later extended westward to Lyon, and new planning and zoning objectives permitted high density buildings west of the core. The result was the demolition of most of the older industrial and commercial properties west of Bank and their replacement with high rise housing and hotels, with retail at grade. Some of the mansions along the escarpment further north and east had already been cleared for expansion of federal buildings; those directly west of the Cathedral were torn down in 1965 for the high rise Juliana Apartments and an adjacent park. And it was not certain that even the Cathedral would be spared: the Gréber Plan shows a new “national” cathedral on the site of the current building.

Fortunately, the Plan was never fully implemented, and the Plan’s implicit prejudice against preservation of older buildings did not prevail. By the 1970s, development in the immediate area of the Cathedral became a municipal concern as urban growth pressures increased.

Local interest in heritage conservation emerged more strongly following passage of the *Ontario Heritage Act* in the mid-1970s and in response to the extent of demolitions in Ottawa at the time. The culmination of this concern came in 1989 with the passage of the by-law (No. 286-89) designating the Cathedral Hill area as a Heritage Conservation District (see Appendix C for the by-law passage and HCD map). The designation accomplished three things: it identified the Cathedral and its ancillary buildings as the core of a surviving residential block; it recognized the escarpment as a significant natural feature, and; it secured the open space north of the Juliana Apartments as a public park. The area covered included the escarpment, the park and the surviving houses in the block bounded by Bronson, Sparks and Queen, but excluded St. Peter's Lutheran Church (due to a successful objection) and the Cathedral and three houses on the south side of Queen (due to requirements of the *Heritage Act* at that time for the exclusion of already-designated properties).



**FIGURE 6: LE BRETON FLATS AND UPPER TOWN, 1965 (TAYLOR, P. 175)**

## HERITAGE SIGNIFICANCE

As for the heritage significance of the district, the staff report supporting district designation makes the following statements:

*It is the last remaining block in the commercial core of Centretown that retains a nineteenth-century neighbourhood character...The remaining houses now surrounding Christ Church create a richly textured tapestry of urban built forms. Some have historical associations with the Anglican Church or important Ottawa families, while others represent unique architectural patterns, and eclectic styles of the period...the late-nineteenth-century urban grouping of heritage buildings, set on an escarpment of natural limestone, creates a transitional gateway to the more intense curtain of twentieth-century highrise development east of Bay and south of Queen which marks Centretown's skyline from its western approaches.*

*(Staff report July 11, 1989, pp. 4-5)*

In summary, what would now be termed the District's character defining elements are:

- Its intact collection of nineteenth century upper and middle class housing, of a variety of types, anchored by the Cathedral
- The significance of the Cathedral for its historical, architectural and contextual heritage values
- The location at the western edge of the Parliamentary Precinct and downtown core
- The limestone escarpment
- The area's association with the early period of settlement and the later urban development of Upper Town
- The area's association with important persons and events in the history of Ottawa
- Views of the district from the west showing "low-scaled" buildings flanking the Cathedral and Roper House atop the promontory

(Note: #412 Sparks Street, one of the houses originally included in the heritage conservation district and located between the Cathedral and the Lutheran Church, was destroyed by fire and demolished in 1993. The site is now a surface parking lot owned by the Cathedral and part of the subject lands)

# 3 | History & Heritage Significance of the Church Properties

The following text summarizes the evaluations found in the City's inventory and evaluation of these properties (Blumenson, 1988) and re-states the reasons for designation/evaluation, adapting the requirements of Ontario Regulation 9/06 and the 2005 revisions to the *Ontario Heritage Act* to the assessment of value and attributes of this District, in the absence of such regulations for Heritage Conservation Districts.

## CHRIST CHURCH CATHEDRAL

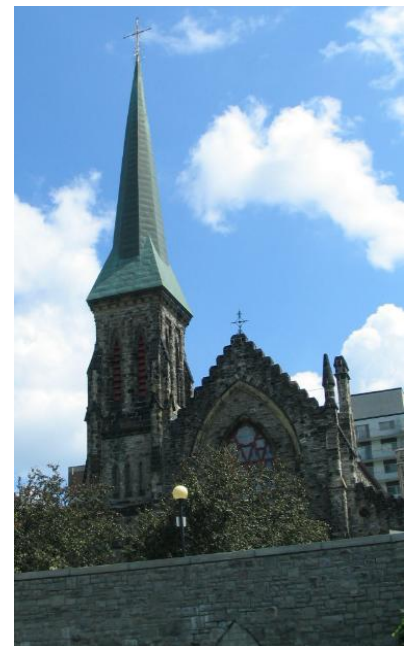
The Cathedral is located on lands given to the Church of England by Nicolas Sparks in 1832, the year the first church was constructed. The current structure replaced the earlier one in 1872-3 and had an addition to the chancel in 1931-3. It was the first Anglican church constructed in Bytown (Ottawa) and became the Cathedral of the Ottawa Diocese in 1897.

Christ Church Cathedral is given a City heritage classification in Group 1 and is designated under Part IV of the *Ontario Heritage Act* (By-law #77-80). Reasons for designation can be summarized as follows:

- The property has design/physical value as an important example of Gothic Revival church architecture displaying a high degree of craftsmanship
- The property has historical/associative value for its direct associations with the Anglican Church in Ottawa, and with the Anglican Diocese of Ottawa, for its contribution to the understanding of the Ottawa community and the Upper Town district, and as the work of a prominent architect (King Arnoldi).
- The property has contextual value for its role in defining the character of the district, for its design compatibility with the Parliament Buildings, and because it is a landmark helping to define the western approach to the Parliamentary Precinct and downtown core.

### CHARACTER DEFINING ELEMENTS INCLUDE:

- Location atop the limestone cliff
- Mid-19<sup>th</sup> century Ontario Gothic Revival style, with some later 19<sup>th</sup> century Victorian Gothic elements (e.g. stepped gables and heavy finials, varied stone finishes, tall spire), and Modern Gothic (transept and chancel)
- Nepean sandstone walls



- Stepped gable with decorated window
- 120 foot corner tower with broach spire
- Lancet windows
- Clerestory
- Shallow wall buttresses

*(Note: the interior is not part of the reasons for designation)*

## LAUDER HALL



Constructed in 1902-3 as a wing to the Cathedral, it contained a religious school and parish hall and has since been used for a wide range of church and community activities. It is given a City heritage classification in Group 2 and is designated under Part V of the *Ontario Heritage Act* (By-law #286-89). The reasons for designation can be summarized as follows:

- The property has design/physical value for its late Gothic Revival style and for its high degree of craftsmanship.
- The property has historical/associative value because it was dedicated to the memory of Rev. John Strutt Lauder, rector of the church from 1857 to 1900 and an important figure in the Anglican church and in the community.
- The property has contextual value because it is compatible with the style of the Cathedral and with the scale of residential buildings along Queen Street.



## CHARACTER DEFINING ELEMENTS INCLUDE:

- Rock-faced stone walls
- Broad expanse of hip roof
- Small dormers
- Variety of symmetrically balanced window apertures, decorative trim and window glazing

(Note: *the interior was not considered*)

## CATHEDRAL HALL



Completed in 1959, this extension to the Cathedral provides an accessible main entrance to the church complex from Sparks Street and an auditorium and assembly hall for church functions. It is given a City heritage classification in Group 4 (the lowest category) but is designated as part of the Heritage Conservation District under Part V of the *Ontario Heritage Act* (By-law #286-89). The reasons for the evaluation can be summarized as follows:

- The property lacks design/physical value because its formalist box-like design is not compatible with the adjacent 19<sup>th</sup> century buildings
- The property lacks historical/associative value because it replaced the former rectory (ca. 1865, H.H. Horsey, architect)
- The property lacks contextual value because it contrasts and competes with the Cathedral and 71 Bronson for visual dominance on the promontory

#### CHARACTER DEFINING ELEMENTS INCLUDE:

- Modernist style
- Curved, canopy-like entrance roof
- Shallow vaulted roof structure
- Unadorned columns
- Geometric patterned north facade

(Note: the interior was not considered)

#### 441 - 443 QUEEN STREET



This semi-detached dwelling located on Queen Street between Lauder Hall and 71 Bronson was built in two stages - #443 in 1891 and #441 in 1899 - by Henry Clendenning, an engineer for the CPR. It is given a City heritage classification in Group 3 but is designated as part of the Heritage Conservation District (By-law #286-89). The reasons for the heritage evaluation can be summarized as follows:

- The property has some design/physical value as a “credible 19<sup>th</sup> century attempt at solving an ongoing urban design issue – new addition to existing buildings” (Blumenson, 1988).
- The property has some historical/associative value for its relationship to the development of this part of Upper Town, and for church-related uses.
- The property has some contextual value as a compatible component of the Queen Street streetscape.

## CHARACTER DEFINING ELEMENTS INCLUDE:

- Addition (#441) mirroring the general composition of the original single detached dwelling (#443)
- Queen-Anne inspired details (projecting bays, bay windows, decorated verge boards and brick work)

*(Note: the interior was not considered)*

## 71 BRONSON AVENUE (ROPER HOUSE)



This lumber baron's mansion is a landmark because of its prominent location facing the promontory and because of its design and materials. Built in 1893 by William Hutchison, managing director of the McKay Milling Company, who then sold it to Ward C. Hughson, a local lumber merchant, in whose family it remained until purchased by the Ottawa Diocese in 1950. The architect is George Bayley, son of Archer Bayley, secretary-treasurer of McKay Milling Company: Bayley also designed the addition in 1902 (see Appendix A and B for details). The house is given a City heritage classification in Group 2 and is designated within the Heritage Conservation District (By-law #286-89). Its reasons for the heritage evaluation can be summarized as follows:

- The property has design/physical value because it reflects fashionable architectural trends of the day (primarily Second Empire and Queen Anne Revival) and displays a high degree of craftsmanship.
- The property has historical/associative value because of its links to the lumber barons whose residences once dominated this part of Upper Town, and because it is one of the most impressive remaining houses of this type in the western fringes of Centretown.

- The property has contextual value because it is important in defining the character of the area, is historically linked to its surroundings, and is a landmark.

CHARACTER DEFINING ELEMENTS INCLUDE:

- Mix of Second Empire and Queen Anne Revival architectural styles
- Smooth walls
- Yellow brick
- Straight roofline (central block)
- Irregular plan and corner tower
- Stone and decorative brick details
- “delicate balance of green space and built form” (Blumenson, 1988)

*(Note: the interior was not considered)*



**FIGURE 7: ROPER HOUSE AND THE BRONSON STREETScape, CA. 1902; NOTE THE VERANDAH AND LANDSCAPE TREATMENT (PA 123239)**

## 407, 409 AND 411 QUEEN STREET



This trio of houses abuts the subject lands but is within the Heritage Conservation District. It is therefore worthwhile to briefly note the heritage attributes of these buildings, as stated in the City's inventory and evaluation (Blumenson, 1988). These houses form a grouping of late 19<sup>th</sup> century residential dwellings.

No. 407 (constructed in 1892, rated as Group 2) has design/physical value as an excellent example of a large centre hall Queen Anne Revival style house characterized by a variety of medieval-inspired forms and features, and a high degree of craftsmanship. It has historical/associative value because it may have served as the model for the other two houses. It has contextual value because of its corner location and its embellished east side provides an anchor to the residential row, and it is compatible with the three similar houses facing it across the street, and with Lauder Hall and the Cathedral.

### CHARACTER DEFINING ELEMENTS INCLUDE:

- Red brick construction
- Asymmetrical composition
- Large bracketed cross gable of the main facade, with hanging tiles and an oriel window
- Half-timbered cantilevered bay
- One storey corner turret
- Variety of textures and finishes (especially brick and tile)

No. 409 and No. 411 (both constructed in 1897, both rated as Group 2) are mirror images of each other. They have design/physical value as Queen Anne Revival style houses, well built. No. 409 has historical/associative value for being the residence (1954-74) for Muriel Ferguson, Canada's first woman speaker of the Senate. They have contextual value for their compatibility with the similar houses across Queen Street and with Lauder Hall and the Cathedral.

CHARACTER DEFINING ELEMENTS INCLUDE:

- Red brick construction
- Asymmetrical composition
- Steeply pitched hip roof with cross gable facing the street
- 3 storey projecting side bays
- Bay windows
- Tiled and curved gable ends
- Rock-faced stone foundations

*(Note: the interiors were not considered)*

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## REFERENCES (PENDING)





## APPENDIX A – 71 BRONSON AVENUE

### 71 BRONSON AVENUE, OTTAWA “THE STUDY AREA”

- there are at least four William Hutchisons in Ottawa in the late 19th century: William, an Irish emigrant, died 29 October 1871 (*Ottawa Free Press*); William who worked in the Public Works Department, died 6 August 1875 (*Ottawa Free Press*); William M. is a carpenter & joiner in the 1870s and Clerk of the Works at Rideau Hall in the 1890s (city directories); and William H. (1843-1919), born in New Edinburgh (Ottawa), son of Robert, a Scottish emigrant -- William H. built the Study Area
- any relationship among the above Hutchinsons and/or Alexander Cowper Hutchinson, a Montreal architect born in 1838, son of James, a Scottish emigrant, is not yet known
- William H. marries E. Blanche Willett of Chambly on 9 September 1874 (*Ottawa Free Press*)
- William H. lives at 434 Queen Street, between Bay and Concession Streets in 1893-94 (city directory), at which time he is the manager of the McKay Milling Company Ltd, which produces flour and oatmeal at 91 Bridge Street (see illustrations below) -- to the north and within a convenient distance from where he is in the process of building his new home (now 71 Bronson Street)
- city directories from at least 1885 describe 434 Queen as his residence (and that this address is the last one before Concession Street intersects Queen); this suggests his new house is located very close to where he has been living
- in 1893-4, Archer Bayly is the secretary-treasurer (promoted from being the bookkeeper in 1891-2) of McKay Mills, where William H. Hutchison is the manager; Archer's son, George M. (18??-1914), lives at home and has been a student of architect F.J. Alexander (city directories); in 1893-4, George becomes an independent architect with an office at 22 Metcalfe St (city directory)
- one of George's first clients is William H. Hutchison, his father's colleague: Contracts Awarded.... Ottawa, Ont. -- G.M.Bayly, architect, has awarded the following contracts for the erection of a residence for Ex-Ald. Hutchison [from 1885 to 1891], to cost in the neighbourhood of \$10,000: -- masonry and brickwork, R. Cram and Son; carpentry and joinery, A. Sparks; plumbing and heating, Torney Georgeson Co.; plastering, Kearns & Bennett; painting and glazing, J. Shepherd; roofing, J. Herbert and Son; Granolithic work, Canadian Granite Co. (*Contract Record*, vol. 4 #7, p.2, 30 March 1893)
- [there are no illustrations of the drawings or realized house in *Canadian Architect & Builder* or in *Contract Record*]
- in 1894-5, William H. Hutchinson, who is now the managing director of McKay Milling Co. Ltd, has changed residences from Queen Street to 71 Concession Street (now 71 Bronson Avenue) (city directory)
- the new Hutchison house is apparently successful for Bayley, who calls in late 1893 for contractors to bid to a residence on Concession Street to be built for Joseph Foster, a tanner (*Contract Record*, 23 November 1893, vol. 4, #40, p. 2, 23 Nov. 1893)
- Bayly is an experienced architect by the time he is asked in 1902 to alter 71 Concession Street, which has been owned by Ward C. Hughson since 1899 (supplied information): “Contracts Open...Ottawa, Ont., G.M. Bayly, architect, wants tenders by the 28th inst. for the erection of stable and certain alterations for W.C. Hughson.” (*Contract Record*, v. 13, #17, p.2, 28 May 1902) and “Ottawa....Building permit issued....W.C. Hughson stable and coach house, Sparks Street, cost \$1500.” (*Contract Record*, v. 13, #23, p.8, 16 July 1902)
- in 1899, Ward C. Hughson lives at 71 Concession Street, and is vice-president of Gilmour & Hughson Ltd, lumber manufacturers, on the north end of Laurier Avenue (city directory)

**MISC.** concerning the church

Architect Henry Hodge Horsey designs in 1864 the parsonage house for Christ Church, Sparks Street, Ottawa (*Ottawa Union*, 29 Dec. 1864, p.2)

Horsey (1830-1911) grew up in Kingston, son of architect Edward Horsey, sets up architectural practice in Ottawa for parsonage, see photos below 1902-

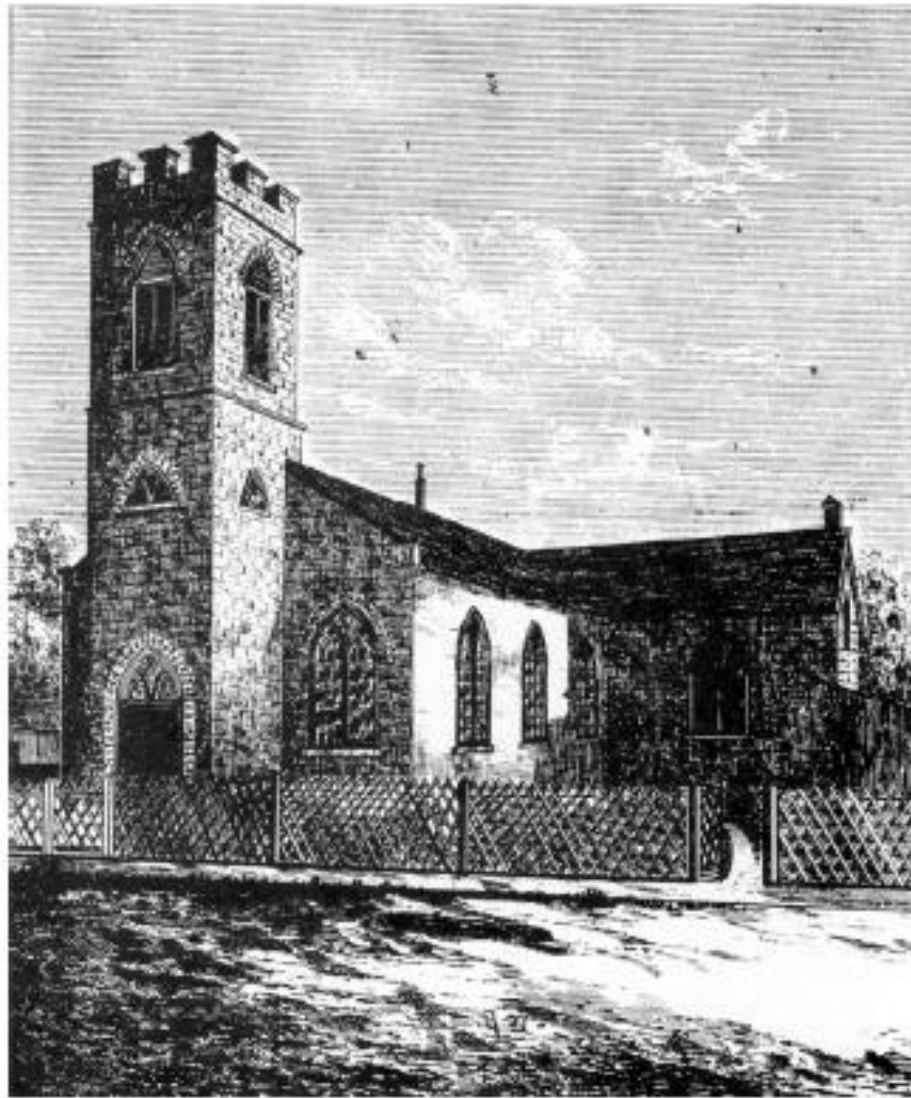
"Building permits granted -- Ottawa -- Wardens of Christ Church Cathedral, new Sunday school room which will be built on lots 21 and 22 Queen Street. The buildings will be stone, 65 x 78, and will cost about \$15,000. Mr A. Garvock has the contract." (*Contract Record*, v. 13, #22, p.3, 9 July 1902)



c1871 Christ Church and parsonage (LAC web a009222)



1872 Christ Church photo by Topley LAC web a012491-v6



Old Christ Church, Sparks St, Ottawa, Mika Coll., Mika p.141



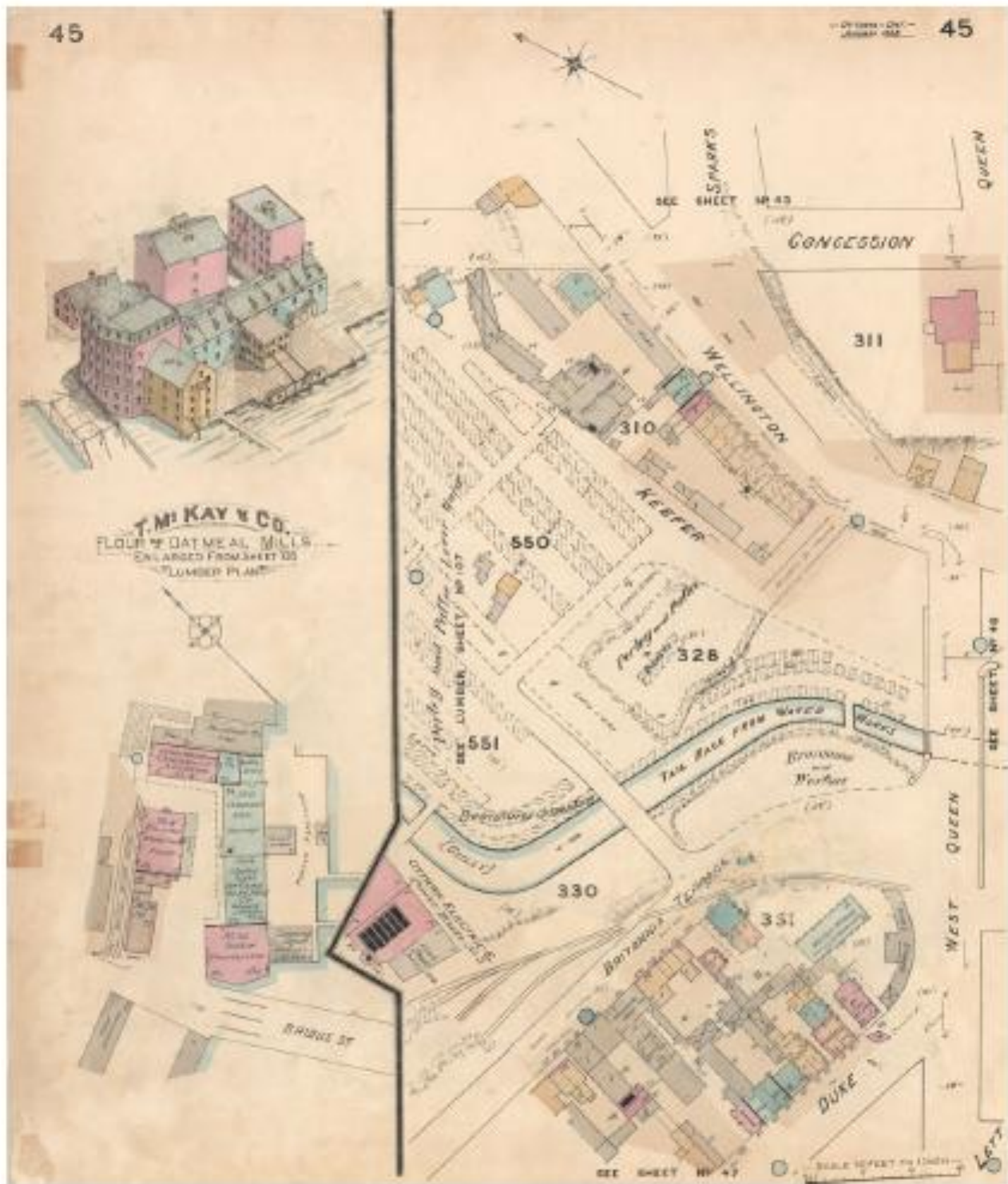
William H. Hutchinson (Wikipedia website)



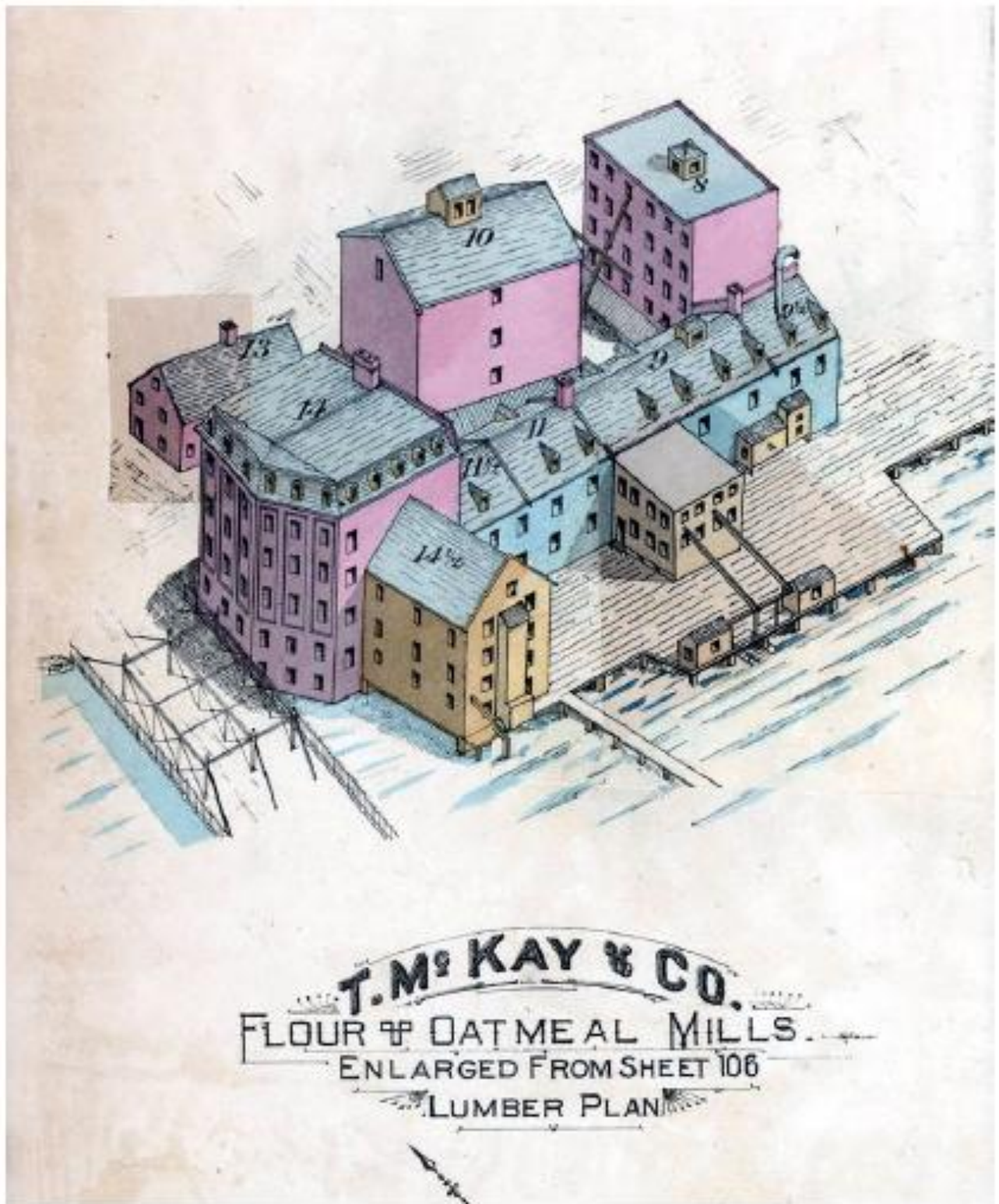
1899 Christ Church , Ottawa LAC web a008937



1901 Christ Church, Ottawa LAC web a008996



1888 T. McKay mill sheet 45, fore insurance plan LAC web e010698089-v8

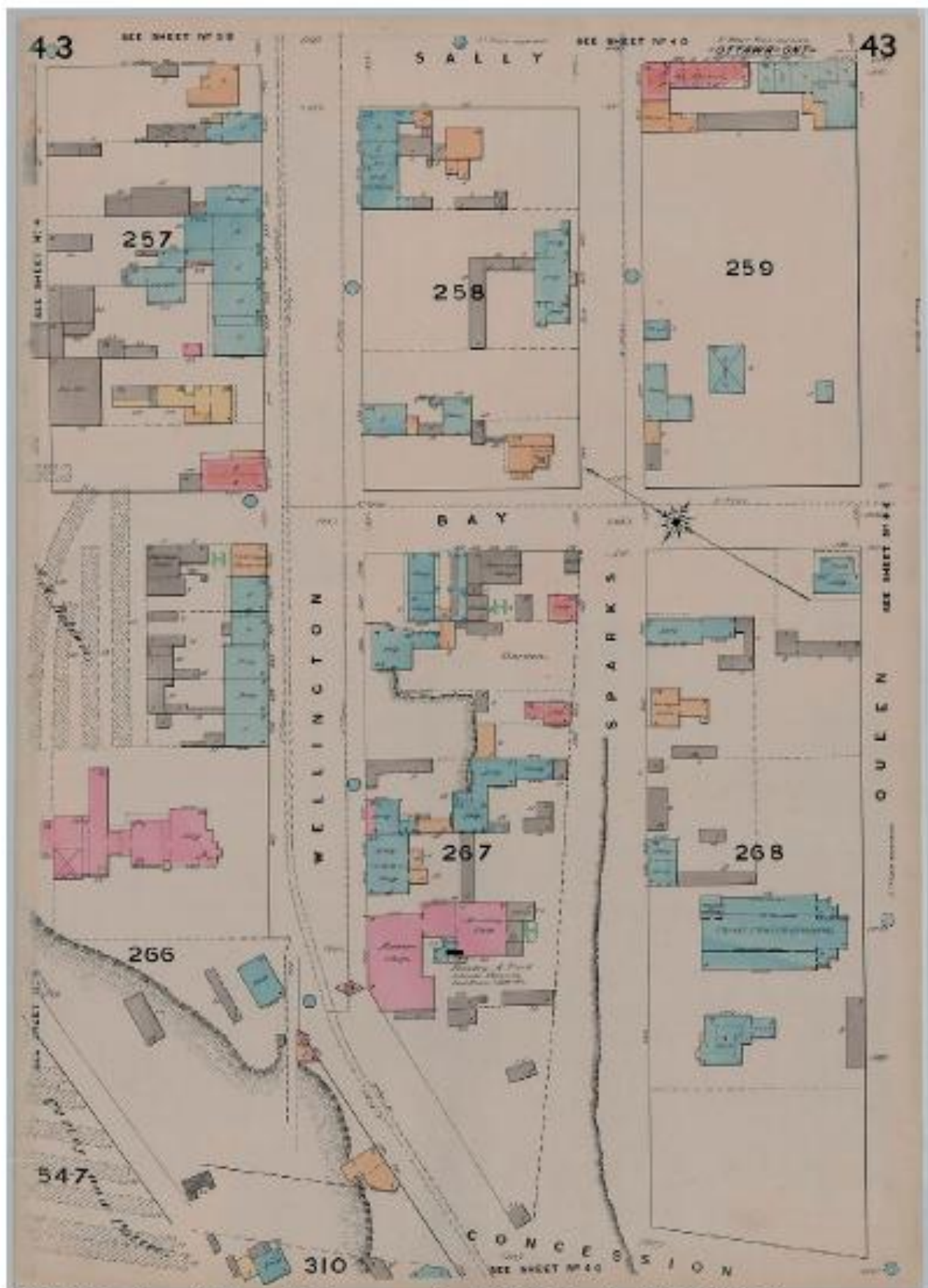


1888 T. McKay & Co., Bridge St, Ottawa, fire insurance plan, sheet 45

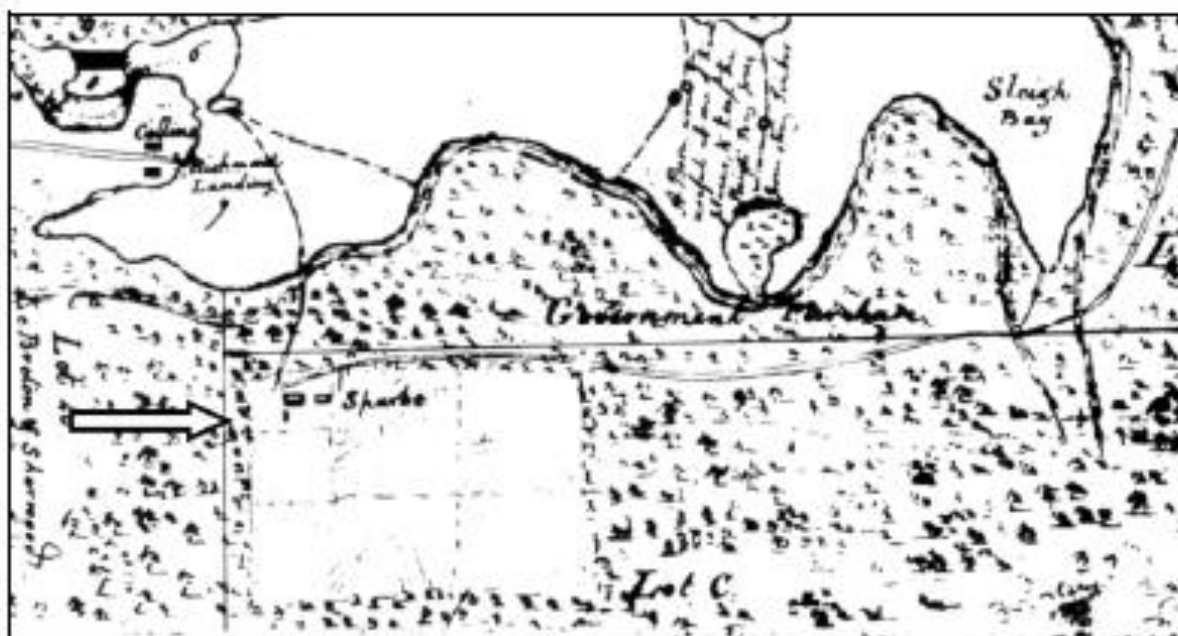


1888 T McKay mill sheet 106 fire insurance plan Bridge St (mill upper right side in pink & blue)  
 LAC web e010698089-v8

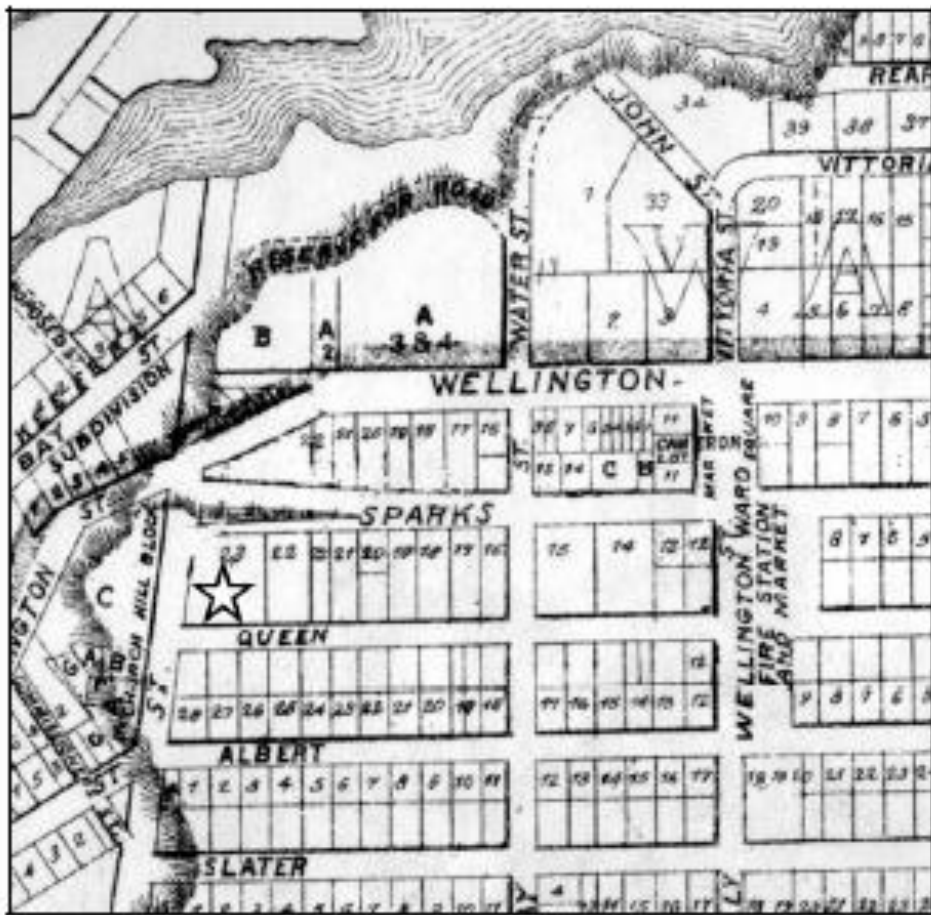




1878 Christ Church Ottawa fire insurance sheet 43, LAC web e010695477-v8



1825 lower detail: arrow pointing to site of Hutchison house, Bytown by Major G. Eliot, LAC H12-440 (Mika p.57)



1879 site of Hutchison house marked with a star -- details from H. Beldon's *Historical Atlas of Carleton County*



1882, a neighbouring house -- the Bronson house at 72 Concession St, photo Topley Studio (LAC PA-026741 web a026741)



1892, in the neighbourhood, Alexander Christie's house at 208 Concession, Ottawa, photo by Topley Studio (LAC PA 027269 web a027269)



1894 Hayter Reed's house in Queen Anne style, with round tower and porches in Ottawa by NY architectural firm, Hoppin & Koen, published in *American Architect & Building News* 25 Aug. 1894



1896, Queen Anne style, round tower & verandahs on a contemporary house in Smiths Falls by Toronto architect J.A. Ellis *Canadian Architect & Builder* 1896 v. 9, #3, plate 1



## APPENDIX B – 1893 HUTCHINSON RESIDENCE

### BAYLY, GEORGE M.

**BAYLY, George M.** (fl. 1890-1914) was born in Ottawa, Ont., son of Archer Bayly, and served his apprenticeship in 1888-92 with **F.J. Alexander**, one of Ottawa's leading architects. By 1893 he had opened his own office and specialized in residential work in Ottawa and surrounding towns. In 1902 he hired **William Huber** as an assistant, then formed a partnership with him in 1903. Their best known work was the Beaux-Arts design for the Smith's Falls Public Library (1903) which Andrew Carnegie declared was 'the handsomest small library' he had seen (M. Beckman, *The Best Gift*, 1984, 62-3, illus.). The firm of Bayly & Huber was dissolved in 1908 and Bayly moved to western Canada. Opening an office in Vancouver in 1910 he practiced under his own name until 1913, and then as Bayly & Young in 1914. No information can be found on his activity after that date. A photographic portrait of Bayly can be found in *City of Ottawa: Capital of the Dominion of Canada, 1899*, item 35 (biog. Metro Toronto Reference Library, Baldwin Room, Sands Collection, pictorial book entitled *Ottawa*, c. 1907, 6)

### G.M. BAYLY

#### (works in Ottawa unless noted)

- MANOTICK, ONT., a spire for the church, 1893 (C.R., iv, 20 April 1893, 2, t.c.)
- CONCESSION STREET, residence for William Hutchison, 1893 (C.R., iv, 30 March 1893, 2)
- CONCESSION STREET, residence for Joseph Foster, 1893 (C.R., iv, 23 Nov. 1893, 2)
- GRANT BROS. LTD., Bank Street, commercial block of stores with concert hall above, 1894 (C.R., v, 12 April 1894, 2)
- OTTAWA CENTRAL FAIR, Lansdowne Park, new grandstand and entrance pavilion, 1895 (C.R., vi, 23 May 1895, 2)
- JAMES STREET, major additions and alterations to residence for William Mason, 1895 (C.R., vi, 18 July 1895, 2)
- FRANK STREET, three houses for William Hay, 1895 (C.R., vi, 18 July 1895, 3)
- PEMBROKE, ONT., major addition and alterations to residence for Thomas Hale, 1895 (C.R., vi, 18 July 1895, 1)
- PEMBROKE, ONT., major additions and alterations to the McAllister property, 1896 (C.R., vii, 21 May 1896, 3)
- SAULT STE. MARIE, ONT., residence for the superintendent of the Canal, 1896 (C.R., vii, 28 May 1896, 2, t.c.)
- FRANK STREET, residence for Francis H. Nelson, 1896 (C.R., vii, 20 Aug. 1896, 1)
- KENT STREET, at Cooper Street, industrial building for John Labatt, 1897 (C.R., viii, 20 May 1897, 3, t.c.)
- BANK STREET, at Gilmour Street, commercial block of stores for Herbert H. Brennan, 1897-98 (C.R., viii, 23 Sept. 1897, 2, t.c.)
- BELL STREET METHODIST CHURCH, major addition and alterations, 1898 (C.R., ix, 30 March 1898, 3)
- DALHOUSIE STREET, row of six 3-storey shops for an unnamed client, 1898 (C.R., ix, 27 April 1898, 3)
- CAMBRIDGE STREET PUBLIC SCHOOL, Cambridge Street at Arthur Street, 1898 (H. Cummings, *City of Ottawa Public Schools*, 1971, 62)
- JAMES STREET, near Lyon Street, residence for George H. Popham, 1899 (C.R., x, 1 March 1899, 3, t.c.)
- CREIGHTON STREET PUBLIC SCHOOL, major addition, 1900 (C.R., xi, 11 April 1900, 3)
- J.L. ROCHESTER & CO., Sparks Street, store for J. Lorne Rochester, 1900 (C.R., xi, 30 May 1900, 3, t.c.)
- UPPER OTTAWA IMPROVEMENT CO., Middle Street, office building, 1900 (C.R., xi, 30 May 1900, 3, t.c.)
- RUSSELL, ONT., a Presbyterian Church near the town, 1901 (C.R., xii, 27 March 1901, 2)
- SPARKS STREET, commercial building for William D. Morris, Mayor of Ottawa, 1901 (C.R., xii, 12 June 1901, 3, t.c.)
- RUSSELL, ONT., major addition to public school, 1902 (C.R., xiii, 21 May 1902, 2, t.c.)

**CONCESSION STREET**, alterations to residence and new stable for Ward C. Hughson, 1902 (C.R., xiii, 28 May 1902, 2, t.c.)  
FERGUS, ONT., cold storage building and abattoir for an unnamed client, 1902 (C.R., xiii, 18 June 1902, 1, t.c.)  
CORNWALL, ONT., Public Library, 1902-03; demol. (C.R., xiii, 30 July 1902, 2)

## BAYLY & HUBER

OTTAWA POLICE STATION, Queen Street, major addition, 1903 (C.R., xiv, 1 April 1903, 3)  
CHESTERVILLE, ONT., public school, 1903 (C.R., xiv, 29 April 1903, 2, t.c.)  
SMITHS FALLS, ONT., Public Library, Beckwith Street, 1903-04 (C.R., xiv, 29 April 1903, 2, t.c.; M. Beckman, *The Best Gift*, 1984, 63, 70, 129, illus.)  
CENTRAL CANADA EXHIBITION, Landsdowne Park, Fat Stock Building, 1904-05 (Evening Journal [Ottawa], 9 March 1904, 5; C.R., xv, 25 Jan. 1905, 2, t.c.)

## G.M. BAYLY

VANCOUVER, B.C., Standard Milk Co., Yukon Street, 1912 (dwgs. at Vancouver City Archives)  
VANCOUVER, B.C., Fine Arts Building for the Vancouver Exhibition Association, Hastings Park, 1913 (Province [Vancouver], 8 Feb. 1913, 23, descrip.)

<http://dictionaryofarchitectsincanada.org/architects/view/1064>



## APPENDIX C – CHRIST CHURCH CATHEDRAL DESIGNATION BY-LAW

### CHRIST CHURCH CATHEDRAL BY-LAW 77-80

Christ Church Cathedral, Queen Street and Sparks Street, is recommended for designation as being of architectural and historical value. The site was donated by Nicholas Sparks in 1832. The first church was built during 1832-33. The present building was erected during 1872-73, being designed by King Arnoldi, a prominent Ottawa architect. In 1897 Christ Church was established as the Cathedral of the Anglican Diocese of Ottawa.

In its overall exterior appearance, the church is of the Gothic Revival style, sturdily conceived and comparatively severe. Christ Church's prominent role in the life of the City is marked by its striking location atop promontory marking the western edge of Ottawa's Central Area.