

**222 Gladstone Avenue; 224 Gladstone Avenue, 377 Metcalfe Street;  
223 McLeod Street; 231 McLeod Street (also known as 381 Metcalfe Street)**  
City of Ottawa

(GBCA Project No. 23024)

## **Cultural Heritage Evaluation Reports**

October 30, 2023

## Executive Summary

GBCA was retained by Claridge Homes to undertake cultural heritage evaluations for the above-mentioned five properties in the Centretown neighbourhood of the City of Ottawa.

GBCA's cultural heritage evaluation for the aforementioned properties is based on *Ontario Heritage Act, Regulation 9/06 – the Criteria for Determining Cultural Heritage Value or Interest*. A property may be deemed to have cultural heritage value if it meets one or more of the criteria. To be Designated under the *Ontario Heritage Act*, a property must meet two or more criteria. The criteria defined in the Regulation is grouped into three categories - Design/Physical Value; Historical/Associative Value; and Contextual Value.

In order to ensure objectivity in determining a property's heritage potential, it is best to complete a fact-based evaluation. The evaluations contained in this report were developed following an extensive review of historical documentation (refer to Research Methods below).

All five properties are simple vernacular forms indicative of many buildings in the Centretown area, and all are of low-rise nature.

According to this assessment, the property at 222 Gladstone Avenue meets two criteria as it is a representative example of a style of architecture in Centretown and it maintains/supports the residential character of the area.

The property at 224 Gladstone Avenue does not meet any of the criteria.

The property at 377 Metcalfe Street meets three criteria as it is a representative example of a style of architecture in Centretown, it maintains/supports the residential character of the area, and it is functionally and visually linked to its surroundings.

The property at 231 McLeod Street meets two criteria as it is a representative example of Second-Empire style architecture and it maintains/supports the residential character of the area.

The property at 223 McLeod Street meets one criteria as it is a representative example of a style of architecture in Centretown.

While the properties at 222 Gladstone Avenue, 377 Metcalfe Street and 223 McLeod Street are all related to a characteristic pattern in the area - that being the modest gable front house - it should be noted that only 377 Metcalfe Street retains its original design intent and integrity. Both 222 Gladstone Avenue and 223 McLeod Street have undergone alterations that greatly compromise their original design intent. And while all five properties historically supported the residential character of the area, the properties at 231 McLeod and 223 McLeod were early on converted to commercial use and the alterations to those buildings have similarly compromised their design value.

It is thus our conclusion that the City of Ottawa may consider that 377 Metcalfe Street has heritage value and therefore should be conserved in order to maintain the character of the Centretown Heritage Conservation District.

## Property Description

This Cultural Heritage Evaluation report includes five separate properties.

**222 Gladstone Avenue** - The property (west part lot 4, south Gladstone Avenue, Registered Plan 30) contains a two-and-one-half storey wood frame house with two rear tails (a one-and-one-half storey tail and a one-storey tail). The front gable roof has asphalt shingles. The exterior brick veneer was added at a later date. Definitive dating of the structure was not found during the course of the research for this evaluation, however it is certain that the house was the first structure to occupy this lot and that it dates to the late-1870s/early 1880s. The house sits close to the street-line with no landscaping and the remainder of the site (to the rear) is paved.

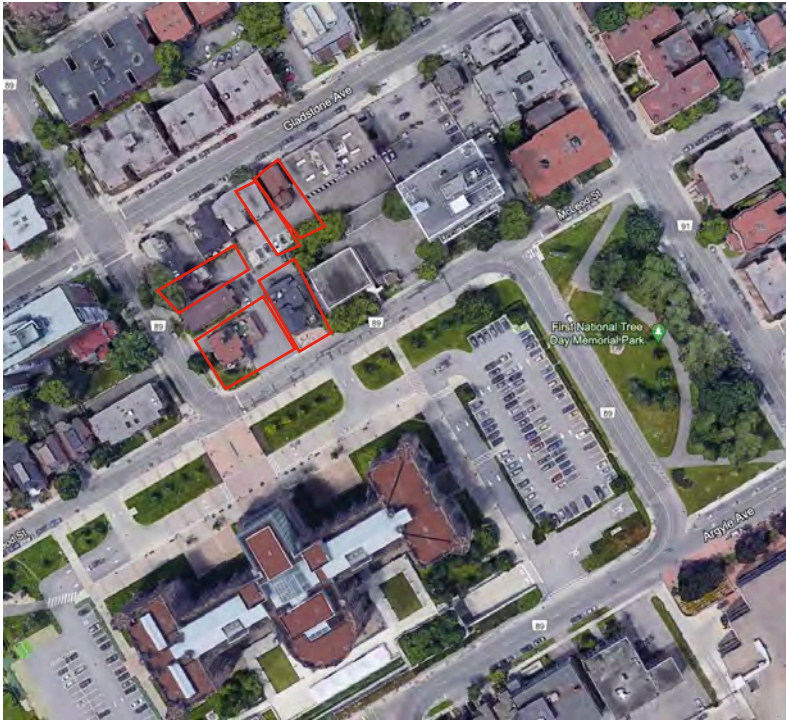
**224 Gladstone Avenue** - The property (lot 5, south Gladstone Avenue, Registered Plan 30) contains a three storey (on raised basement) wood frame multi-unit residential building with exterior brick veneer with some stone and stucco accents. The building was constructed 1946-1947. The building sits close to the street-line with no landscaping and the remainder of the site (to the rear) is paved.

**377 Metcalfe Street** - The property (part lot 2, east Metcalfe Street, Registered Plan 30) contains a two-and-one-half storey wood frame house with exterior brick veneer and stone foundation - the exterior brick has been painted. The front gable roof has asphalt shingles. Definitive dating of the structure was not found during the course of the research for this evaluation, however it is certain that the house was the first structure to occupy this lot and that it dates to the late-1870s/early 1880s. The house sits close to the street-line with a minimal front yard landscaping but includes a large mature tree. The building has a one-and-one-half storey and a one-storey rear tail. The remainder of the site (to the rear) is paved.

**223 McLeod Street** - The property (part lot 5, north McLeod Street, Registered Plan 30) contains a two-and-one-half storey wood frame house with exterior brick veneer and stone foundation. The front gable roof has asphalt shingles. Definitive dating of the structure was not found during the course of the research for this evaluation, however it is certain that the house was the first structure to occupy this lot and that it dates to the late-1870s/early 1880s. The building has had many alterations (beginning in the 1950s), including an addition that wraps across the front and side of the original structure, and several other rear additions. The remainder of the site (to the rear) is paved.

**231 McLeod Street (also known as 381 Metcalfe Street)** - The property (lot 3, east Metcalfe Street, Registered Plan 30), with frontage on both McLeod and Metcalfe Streets, contains a two-storey wood frame house with exterior brick veneer and stone foundation. The mansard roof with asphalt shingles has several dormer windows and a chimney. Definitive dating of the structure was not found during the course of the research for this evaluation, however it is certain that the house was the first structure to occupy this lot and that it dates to the late-1870s/early 1880s. The building has had many alterations (beginning in the 1950s). Landscaping surrounds the house on two sides. The remainder of the site (on the north and east sides) is paved.

## Location Plans



## Heritage Status

All five of the properties that are the subject of this report are located within the Centretown Heritage Conservation District (HCD), which is designated under Part V of the *Ontario Heritage Act*, By-law 269-97.

In 1997 an HCD Study was undertaken for the Centretown neighbourhood. The Study included individual survey and evaluation forms for each of the buildings in the area and these were defined on a map of the entire district (see Map 1). Two of the inventory forms were made available during the research for this report and are attached (for 222 and 224 Gladstone Avenue). The properties were classified as follows:

- 222 Gladstone Avenue = Group 2 (Heritage Interest)
- 224 Gladstone Avenue = Group 2
- 377 Metcalfe Street = Group 2
- 223 McLeod Street = Group 3 (Contributing Compatible)
- 231 McLeod Street (also known as 381 Metcalfe Street) = Group 3

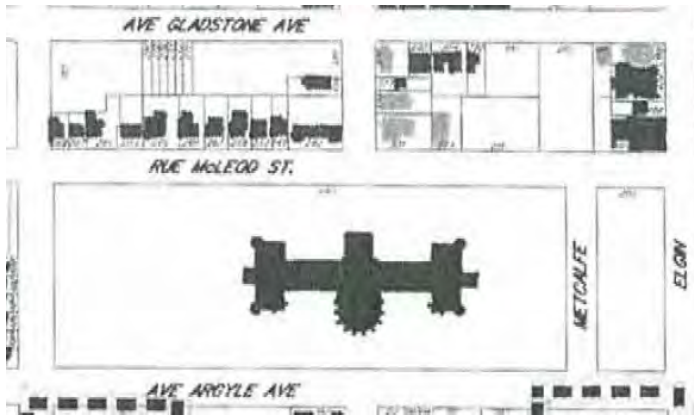
In 2020 the City of Ottawa retained a consultant to undertake the Centretown Heritage Inventory, which documented and provided classifications of approximately 3,000 properties located within the Centretown neighbourhood. The inventory was intended as a foundational tool for the City of Ottawa's heritage planning process.

This inventory was based on a "preliminary evaluation." Emphasis was on contextual analysis over detailed architectural and historical analysis, recognizing that built resources may be valued for many reasons, either as notable landmarks or for the contribution they make to their neighbourhood context. (NOTE: This current Cultural Heritage Evaluation expands on the preliminary analysis of these five properties (which was undertaken as part of that larger inventory), having sourced additional primary materials to contribute to the understanding of the place.)

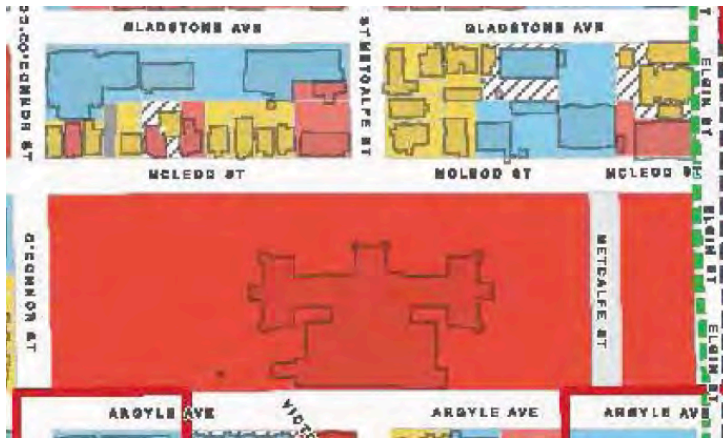
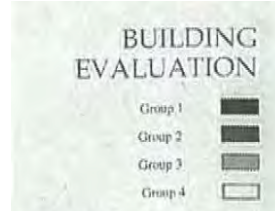
The 2020 Centretown Heritage Inventory created heritage classifications for the inventory of properties - Significant Resource; Character-Defining Resources; Character-Supporting Resource; and, No Classification. (See Appendix A: Map 11) All five properties were classified as Character-Supporting - the most common classification within the study area.

Based on the findings of the inventory, the consultants for the 2020 Inventory project put forward a series of recommendations, including that properties classified as Significant Resources, Character-Defining Resources and select Character-Supporting Resources should provisionally be categorized as Contributing Resources within the Centretown and Minto Park HCDs.

In 2022 the Centretown and Minto Park HCD Plan was created to assist in the preservation of the character of the districts. Within the Plan, properties are categorized as Contributing or Non-Contributing. All five properties were categorized as Contributing (see Map Figure 10), defined as Properties within the HCD that have been determined to contribute to the heritage character of the Districts. These are properties that are considered to have design, historic and/or associative value or contextual value, as determined through the inventory, and are intended to be retained and conserved.

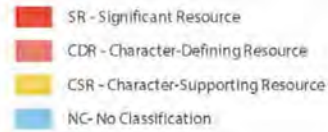


1997 HCD Study map detail

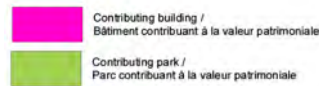


2020 Heritage Inventory map detail

**Centretown Property Classifications**



2022 Heritage Conservation District map detail





## Property Photographs



222 Gladstone Avenue



222 Gladstone Avenue in context



Brick veneer at 222 Gladstone Avenue



224 Gladstone Avenue - with 226 and 228



224 Gladstone Avenue - details



377 Metcalfe Street



377 Metcalfe Street in context



Wood gable decoration at 377 Metcalfe Street



231 McLeod Street - McLeod Street facade with side addition



231 McLeod Street - Metcalfe Street facade with porch addition



223 McLeod Street - with front and side additions



223 McLeod Street - gable end and window hoods



## Research Methods

Historical research was undertaken to investigate the history and development of each of the properties and to place them within a broader community context. This report draws heavily on primary research, supplemented by secondary research sources, such as local history publications.

Primary research was undertaken, including at the City of Ottawa Archives and the Library and Archives of Canada. Documentation consisted of historical mapping (including Goad Fire Insurance Plans and aerial photography), archival photographs, Assessment Rolls, City Directories, and historic newspaper indexes.

Secondary sources that were used include City of Ottawa Planning documents such as the previous heritage studies from 1997, 2020, and 2022, along with local history publications.

A request was made for historic building records (architectural drawings) from the City of Ottawa, however very little information was made available from this department - with the exception of some later-twentieth century building permit forms.

## Background Research

The subject properties, located on the western half of the block bounded by Gladstone Avenue, Metcalfe Street, McLeod Street, and Elgin Street, is part of the Centretown neighbourhood of Ottawa, but was once historically part of a community known as Stewarton, Township of Nepean.

Before 1870, Centretown was sub-divided into four distinct areas. Three of these were farm lots known as D, E and F, Rideau Front, in Concession C and D, Township of Nepean. The fourth was a strip of land along the perimeter of the canal owned by the British Ordnance (Smith, 1997: 11). Lots D and E were purchased by Colonel John By in 1832 and subsequently became the By Estate. Lot F (within which the subject properties are located) was purchased by William Stewart in 1834.

Lot F extended from the Rideau River in the east, Isabella Street on the south, Concession (Bronson) Street on the west (that being the base line of the original survey prepared in 1826), and Ann (Gladstone) Street on the north. First granted to William Fraser in June 1798, Lot F was sold to William Stewart in 1834 (Burns, 1978: 1). When Stewart purchased this Lot it was wilderness and it was he who cleared the lands in order to establish a farm on which he built a stone farmhouse and stable (Burns, 1978: 3). Stewart had two farmers working the land - John Champagne on a farm running down to the Rideau River from the Canal; and two brothers, William and Robert Hutchinson, on the property where the house and stable were built - at the Elgin Street and Argyle Avenue. (See 1865 map)

Stewart is notable for being a member of the legislature of Upper Canada and was a friend of Sir John A. Macdonald. He was the first president of Bytown's St. Andrew's Society and president of the Agricultural Society. He took an active part in military affairs and received his rank of Lieutenant Colonel of the 4th Carleton Militia. He was one of the founders of Carleton County Protestant Hospital and one of the group of Scottish settlers who established St. Andrew's Church.

In the 1860s, about 12 years after the death of William Stewart in 1856, Stewart's widow, Catherine (in order to fulfil a stipulation in Stewart's will) left the family home on Wellington Street and built a large family home with outbuildings on the farm property on Lot F - then, still very much located in the "countryside." Surrounded by fields and gardens, the house, known as

“Appin Place” (after the Stewart’s ancestral home in Scotland) was built on the highest point of land on the Stewart property in a direct line and level with the newly constructed Centre Block on Parliament Hill.

Ultimately, both the Stewart farm lands and the By Estate immediately north of Lot F opened up for development in the 1870s, emerging as an extension of the earlier residential quarter of Uppertown that had been developed just after Confederation. As early as 1852, Stewart had been gravely concerned about the potential annexation of his farm property into the Town of Bytown to form part of the City (Burns, 1978: 4), and while he may have balked in the 1850s, the expansion and progress of the City was inevitable, especially following the establishment of the nation’s capital in Ottawa. By the 1870s, Uppertown was bursting at the seams as civil servants, members of Parliament and individuals from associated support industries searched for house lots. Thus, in the fall of 1871, Catharine Stewart had the part of her lot lying west of the Canal surveyed by W.R. Thistle and divided into city lots and streets. The streets were laid out on a grid typical of British military surveying (as had been the case in Uppertown). Stewart named the streets after some of her nine children, including McLeod, and Annie/Ann (as Gladstone Street was previously known) (Burns, 1978: 8). When the lands of Lot F were subdivided in 1871, the block sizes (lots on the block) east of Bank Street were larger than the norm for the rest of Centretown (Smith, 1997: ). At the time of subdivision into Register Plan 30 in 1871, the new “townsite”/community was called “Stewarton.” (See 1871 NAC map)

Building lots were quickly bought up, and homes were built, primarily in the section east of Bank Street. By 1877 Stewarton’s population was 250, with its own post office and one general store - the general store was at the corner of Ann (now Gladstone) and O’Connor Street. The 1879 Ottawa Suburban Directory called Stewarton an important suburb of the city of Ottawa. While the exact dates of the subject buildings on the block bounded by Gladstone Avenue, Metcalfe Street, McLeod Street and Elgin Street have not been found during the course of the research for this report, it is likely that four of the five buildings addressed in this report date to this initial period of development, dating to the late-1870s/early 1880s. By 1888 the block was more or less completely occupied by structures - primarily houses, with some wooden stables and out-buildings. (see 1888 Fire Insurance Plan and 1895 bird’s-eye view).

While many of the buildings constructed in the new community of Stewarton were modest, single-family houses for the working class (such as those at 222 Gladstone Avenue, 377 Metcalfe Street, 223 McLeod Street and 231 McLeod Street), some substantial homes were also built in this immediate area for the middle classes. McLeod Stewart’s “Dalreigh” was built at the southwest corner of O’Connor and Argyle; Colingwood Schrieber’s house was built at the southeast corner of O’Connor and Argyle; and, F.M. Chrysler’s home was built on the north side of Catherine Street between O’Connor and Metcalfe Street. Edson Joseph Chamberlin (a railway official with the Canada Atlantic Railway) had a large house on the southeast corner of Frank and Metcalfe Streets (the block north of the subject properties). None of these houses survive today. (see view of Metcalfe IMG 7337)

The levels of income accommodated in Centretown, due to the range of owners, was broad - extending from modest working-class tradesmen, civil servants and railway workers, to ministers, senior civil servants and lumber barons. As a result, the community accommodated a wide variety of housing types, from the very modest to the ostentatious (Smith, 1997: 43). According to Smith et al. (1997: 72) the most common residential building type in Centretown was the hip-roofed single-family home with projecting gabled bay on an asymmetrical facade. These vernacular Queen Anne Revival style buildings were decorated with brick veneer and wood. Another

common type found in Centretown was the front gable house or cottage which were “a reflection of the vernacular Gothic Revival style and the interest in free-standing single family homes even on narrow lots. This type is found scattered throughout the area but is more common west of Bank and east of Cartier, where lots were smaller and houses more modest” (Smith, 1997: 72). Three of the five buildings that are the subject of this report conform to this type of building. (see photos from 1923, 1956 and 1960 x2)

A boon to Stewarton development was the introduction of the Canada Atlantic Station on the south side of Catharine Street (at the foot of Metcalfe Street) between O’Connor and Elgin Streets (now the location of the Queensway), which was one of Ottawa’s primary passenger depots. (see map 1886) The station and sidings (along with the turntable for locomotives) were constructed in 1882, closing off the southerly route of Metcalfe and O’Connor Streets. The *Ottawa Daily Citizen* reported that “the people of Stewarton are jubilant at seeing the number of omni-busses from the various hotels arriving and departing with passengers for the trains, which have commenced to run on the Canada Atlantic Railway.”

Ultimately Stewarton was annexed to the City of Ottawa on January 1, 1889 (Burns, 1978: 10). At the time of annexation, it had a population of 400 people. By 1891, there were about 140 homes (Stewarton United Church, 1937). The houses that are the subject of this report predate annexation. Within a decade of annexation a notable change came about in the immediate neighbourhood. Upon her death in 1900, Catherine Stewart’s family sold the property south of McLeod Street and in April 1905 the grand Appin Place was demolished, replaced by a non-residential use - that being, the Victoria Memorial Museum / Canadian Museum of Nature which was opened in 1911.

The Victoria Memorial Museum was designed to be on axis with Metcalfe Street. Metcalfe Street’s role as a passenger conduit had received some attention in 1901 when it was paved to provide a direct route from the Canada Atlantic Station to Parliament Hill. It was well on its way to being developed as a gateway route for visitors entering the capital, but when railway patterns changed, the route was not officially undertaken (Smith, 1997). Yet with the construction of the museum, the street once again took on a prominent role. According to one newspaper writer in the 1940s, the concept of locating the museum at the southern terminus of Metcalfe Street (on axis with the Parliament Buildings) was to create a sort of “Mall” akin to Pennsylvania Avenue in Washington, D.C. Ultimately, while Metcalfe Street did become the location of many of the grand buildings of Centretown, it never did become the “mall” but “slowly reverted to its present status (as described in the 1940s) - genteel but not spectacular.”

Another notable change to the neighbourhood was the early introduction of apartment buildings which ultimately became a dominant infill type in the period between the wars (1920s-1940s) (Smith, 1997: 73). However, multi-unit residential buildings and apartments had begun to appear pre-WWI. For example, the four-storey Mackenzie Apartments (191 McLeod) was constructed in 1912 at the corner of McLeod and Elgin Streets (on the eastern side of the block containing the subject properties). This was followed shortly thereafter with the construction of the three-storey Holbrook Apartments (404-406 Elgin) in 1915-1916. Both of these multi-unit residential buildings replaced earlier wood-frame single-family houses and co-existed with the single-family residential buildings already on the block. These early apartments reflected the texture and detailing of the single-family homes in their use of brick and wood materials and architectural details like bay windows.

By 1930, Centretown contained 180 apartments, many of them on sites formerly occupied by single family residences (Smith, 1997: 26).

As with the Stewart property where the grand Appin Place house and grounds were replaced with the Victoria Memorial Museum, other large estate lots in the former Stewarton community were similarly developed in the first few decades of the twentieth century. In 1929, the property of Edson Chamberlin (located in the block immediately north of the subject properties, fronting onto Metcalfe Street), was purchased by businessman Wolf Shenkman. The large brick 1880s Chamberlin house was demolished shortly after Shenkman's purchase to make way for an expansive development. The spacious lawns and gardens of the house that stretched between Frank and Gladstone Streets, provided enough property for dozens of dwelling units in a grouping of low-rise (three-storey) apartment buildings.

Shenkman prepared a plan of subdivision for six apartment buildings - approved by the Planning Commission on 5 June 1931. Beginning with the Chamberlin Manor at the corner of Metcalfe and Frank Streets, and followed by the Queen Victoria and LaSalle Apartments on Frank Street, the overall development included the Glademore and Bessborough Apartments (on the north side of Gladstone) and the Trafalgar Apartments (at Metcalfe). (See 1931 and 1933 aerial)

In the following decades, some owners of the early single-family houses in Centretown were also able to develop their own properties - notably those on the large 66-foot wide lots. The owner of the property at 224 Gladstone Avenue (for example) demolished the single-family house that stood on the eastern half of the wide property and replaced it with a six-unit, three-storey dwelling unit (224-228 Gladstone Avenue). Similarly, the owner of the property at 337 Metcalfe Street severed his property in the mid-twentieth century to create a new building lot on which a two-storey apartment building was erected at 379-381 Metcalfe Street.

This constantly evolving urban neighbourhood would ultimately see the introduction of high-rise apartments - the twelve-storey Croyden Apartments at 201 McLeod was built in 1963 replacing three of the early single-family houses. Meanwhile, many of the remaining houses were converted to commercial uses as the demographics of the neighbourhood changed - this was the case with three of the five buildings that are the subject of this report - 231 McLeod and 223 McLeod, and 377 Metcalfe Street.



## Background Images



Plan of Stewarton, Nepean, 1871



Detail from Illustrated Historical Atlas of the county of Carleton, 1879



Detail from the Bird's Eye View of Ottawa, 1895







Examples of housing in Stewarton, from a Plan of Stewarton, 1886



Appin Place



View looking south down Metcalfe Street towards the new museum





Fig. 97 Examples of gable front cottages



Examples of front gable style found within Centretown



## **222 Gladstone Avenue - Evaluation under Ontario Regulation 9/06**

The evaluation below assesses cultural heritage value based on criteria concerning design or physical value, historical or associative value or contextual value.

Under recent revisions to the *Ontario Heritage Act* and O.Reg 9/06 through Bill 23, which came into effect January 1 2023, a property may be deemed to have cultural heritage value if it meets one or more of the criteria. To be designated under Part IV of the *Ontario Heritage Act*, a property must meet two or more criteria.

### **Background Summary**

222 Gladstone Avenue is a two-and-one-half storey wood frame house with two rear tails (a one-and-one-half storey tail and a one-storey tail). The modest design is typical of Centretown's front gable houses or cottages, with a two-bay wide façade – in this instance, a projecting bay window on the eastern half of the front facade off-sets the entrance door. Typical of the front gable style of house, the peak of the front gable contains an attic window opening (here a pointed-Gothic window) and the fascia is decorated with wood trim. It was constructed in the late-1870s/early-1880s.

As interpreted from the Goad Fire Insurance Plans and from the Assessment Rolls, this house originally had a wood exterior. Physical evidence of the exterior red, rug-brick clearly suggests that this was a later application (likely in the 1940s). Also a later alteration is the two-storey front porch.

The house at 222 Gladstone Avenue was built on the west half of lot 4 (South Gladstone Ave) of Registered Plan 30 (a second house was erected on the eastern half – now the location of the four-storey commercial building at 210 Gladstone Avenue) – an example of when the larger 66-foot-wide lots of Stewarton were subdivided in half to accommodate more modest size dwellings on 33-foot-wide lots.

The 1877 suburban directory does not record addresses in Stewarton and only provides an alphabetical list of occupant's names and the street on which they lived – many of the early residents lived on McLeod / Metcalfe / Gladstone (then Ann). Once Stewarton was amalgamated with the City of Ottawa, the municipal numbering system would eventually be introduced, and the City Directories would include this area. The occupant of 222 Gladstone Avenue according to the 1889-1890 Directory was John H. Ellis, a carpentry foreman at the Department of Public Works.

The earliest Assessment Roll available at the City of Ottawa Archives for this area (1913) records the occupant of 222 Gladstone as Peter Lesaux. Peter Lesaux came to Ottawa from France in 1889 and was a well-known gardener and authority on plants and flowers. The Lesaux family ownership of the house continued through much of the twentieth century at least into the 1970s and the building continues to serve a residential purpose today.

## Evaluation

<b>Design or Physical Value</b>	
A property is said to have design or physical value if it meets any of the following criteria:	
i. Rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes
ii. Displays a high degree of craftsmanship or artistic merit.	No
iii. Demonstrates a high degree of technical or scientific achievement.	No

The building at 222 Gladstone Avenue, which dates to the late-1870s/early 1880s, is a representative example of the front gable type of architecture that was common in the Stewarton community prior to its annexation to the city of Ottawa as part of the Centretown neighbourhood. As per the HCD Study, these front gable house or cottages were a reflection of the vernacular Gothic Revival style and the interest in free-standing single family homes, even on narrow lots. The styles and sizes of residences are highly varied within Centretown and the levels of income accommodated in the area were broad - extending from modest working-class tradesmen, civil servants and railway workers; to ministers, senior civil servants and lumber barons. As a result, the community accommodated a wide variety of housing types, from the very modest (such as the building at 222 Gladstone Avenue) to the ostentatious.

The house at 222 Gladstone Avenue has a front gable with minimal decorative wood details and a projecting bay window on the asymmetrical facade. It is a simple wood frame construction. The current brick exterior is a later alteration. The building does not display a high degree of craftsmanship or artistic merit, nor does it represent a high degree of technical achievement in its construction.

<b>Historical Value or Associative Value</b>	
A property is said to have historical or associative value if it meets any of the following criteria:	
i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No

The building at 222 Gladstone Avenue is not directly associated with a theme, event, person, organization or institution that is significant to the community, nor does it yield information that contributes to an understanding of the community or culture. Within the Centretown HCD, Smith (1997) concluded that the early residential community contained a high concentration of people of national importance, who contributed in significant ways to the evolution of Canada. While the occupants of 222 Gladstone had a connections to the civil service, none was of national importance. The house at 222 Gladstone Avenue was early on occupied by John H. Ellis a carpentry foreman at the Department of Public Works but was ultimately the long-time family

home for the Lesaux family (Peter Lesaux was a local well-known gardener and authority on plants and flowers).

During the course of research for this report, the name of the designer, builder, architect of the house was not found. It is likely that a house of this nature, from this early period (built circa 1870s/1880s), was the work of a builder and not an architect.

<b>Contextual Value</b>	
A property is said to have contextual value if it meets any of the following criteria:	
i. Is important in defining, maintaining, or supporting the character of an area.	Yes
ii. Is physically, functionally, visually or historically linked to its surroundings.	No
iii. Is a landmark	No

The building at 222 Gladstone is not a landmark. As a residential building, it does maintain and support the historically residential nature of the Centretown neighbourhood, however, due to the previous demolition of the houses that once surrounded this building, it is no longer functionally and visually linked to its surroundings.

## 224 Gladstone Avenue - Evaluation under Ontario Regulation 9/06

The evaluation below assesses cultural heritage value based on criteria concerning design or physical value, historical or associative value or contextual value.

Under recent revisions to the *Ontario Heritage Act* and O.Reg 9/06 through Bill 23, which came into effect January 1 2023, a property may be deemed to have cultural heritage value if it meets one or more of the criteria. To be designated under Part IV of the *Ontario Heritage Act*, a property must meet two or more criteria.

### Background Summary

The site of 224 Gladstone Avenue was originally occupied by a two-and-one-half storey wood frame with brick veneer house. Located on lot 5 (south Gladstone Ave) Registered Plan 30, the 66-foot wide lot was generous for this modest narrow single-family residential building that was originally constructed on the east half of the site in the late-1870s/early 1880s. It was rented and occupied by a variety of labourers over the decades. In 1945 a plan was submitted to the City of Ottawa by the property owner, William J. Wills, to replace 224 Gladstone with a six-unit dwelling, filling the entirety of the 66-foot wide lot – one unit at 224, four units at 226 and one unit at 228. The three-storey, on a raised basement, building was constructed in 1946 and occupied by 1947. In keeping with the character of the existing neighbourhood, the 1940s building employed a red-brick veneer but also included accented areas of stone veneer and stucco. A pair of two-storey wood verandahs provide access to the entrances on either end of the structure.

### Evaluation

<b>Design or Physical Value</b>	
A property is said to have design or physical value if it meets any of the following criteria:	
i. Rare, unique, representative or early example of a style, type, expression, material or construction method.	No
ii. Displays a high degree of craftsmanship or artistic merit.	No
iii. Demonstrates a high degree of technical or scientific achievement.	No

The building at 224 Gladstone Avenue, which dates to 1946-1947, is an example of urban infill when original wood-frame single-family houses were demolished in order to increase the number of residential units in Centretown. The building does not display a high degree of craftsmanship or artistic merit, nor does it represent a high degree of technical achievement in its construction.

<b>Historical Value or Associative Value</b>	
A property is said to have historical or associative value if it meets any of the following criteria:	
i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No



iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No
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The building at 224 Gladstone Avenue is not directly associated with a theme, event, person, organization or institution that is significant to the community, nor does it yield information that contributes to an understanding of the community or culture.

During the course of research for this report, the name of the designer, builder, architect of the house was not found.

<b>Contextual Value</b>	
A property is said to have contextual value if it meets any of the following criteria:	
i. Is important in defining, maintaining, or supporting the character of an area.	No
ii. Is physically, functionally, visually or historically linked to its surroundings.	No
iii. Is a landmark	No

The building at 224 Gladstone is not a landmark. It is not physically or visually linked to its surroundings as it was one-off example on the block of a multi-unit building. As a residential building, it does maintain and support the historically residential nature of the Centretown neighbourhood, however, that residential nature was originally single-family houses, or, in the later phase of development, was more substantial three-to-four storey walk-up apartment buildings.

### 377 Metcalfe Street - Evaluation under Ontario Regulation 9/06

The evaluation below assesses cultural heritage value based on criteria concerning design or physical value, historical or associative value or contextual value.

Under recent revisions to the *Ontario Heritage Act* and O.Reg 9/06 through Bill 23, which came into effect January 1 2023, a property may be deemed to have cultural heritage value if it meets one or more of the criteria. To be designated under Part IV of the *Ontario Heritage Act*, a property must meet two or more criteria.

#### **Background Summary**

377 Metcalfe Street is a two-and-one-half storey wood frame house with red brick veneer with two rear tails – a one-and-one-half storey and a one-storey. The modest design is typical of Centretown’s front gable houses or cottages, with a two-bay wide façade. Typical of the front gable style of house, the peak of the front gable contains an attic window opening and the gable roof fascia is decorated with wood trim. It was constructed in the late-1870s/early-1880s. As interpreted from the Goad Fire Insurance Plans and from physical evidence, this house is of wood-frame construction with an exterior brick veneer, on a stone foundation. The red brick is currently painted, including the soldier courses used to accentuate the slightly-rounded window lintels on the front façade. A wood front porch is located on the north half of the façade over the entrance door that has a transom light.

The house at 377 Metcalfe Street was built on the north half of lot 2 (east Metcalfe Street) of Registered Plan 30 leaving an expansive side lawn on the southern half of the 66-foot-wide lot. Unlike some of the owners of the original Stewarton lots, the owner of this lot did not subdivide the property until the 1950s (when a two-storey multi-unit residential building was erected at 379 Metcalfe Street).

The 1877 suburban directory does not record addresses in Stewarton and only provides an alphabetical list of occupant’s names and the street on which they lived – many lived on McLeod / Metcalfe / Gladstone (then Ann). Once Stewarton was amalgamated with the City of Ottawa, the municipal numbering system would eventually be introduced, and the City Directories would include this area. The house had numerous working-class occupants over the course of the late-nineteenth and through the twentieth century. Some notable occupants were Lawrence M. Lambe (who was an artist with the Geodetic Survey Department); Francis A. Leamy (a foreman at the City Engineer’s office); and James Ross (a foreman of the stonework on the Victoria Memorial Museum). Like many other houses in the area, the house was converted into a commercial/office use near the end of the twentieth century, for example, 377 Metcalfe Street was the home of the Odawa Native Friendship Centre in the 1980s.

#### **Evaluation**

<b>Design or Physical Value</b>	
A property is said to have design or physical value if it meets any of the following criteria:	
i. Rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes

ii. Displays a high degree of craftsmanship or artistic merit.	No
iii. Demonstrates a high degree of technical or scientific achievement.	No

The building at 377 Metcalfe Street, which dates to the late-1870s/early 1880s, is a representative example of the front gable type of architecture that was common in the Stewarton community prior to its annexation to the city of Ottawa as part of the Centretown neighbourhood. As per the HCD Study, these front gable house or cottages were a reflection of the vernacular Gothic Revival style and the interest in free-standing single family homes, even on narrow lots. The styles and sizes of residences are highly varied within Centretown and the levels of income accommodated in the area were broad - extending from modest working-class tradesmen, civil servants and railway workers; to ministers, senior civil servants and lumber barons. As a result, the community accommodated a wide variety of housing types, from the very modest (such as the building at 377 Metcalfe Street) to the ostentatious.

The house at 377 Metcalfe Street has a front gable with some decorative wood details at the fascia. It is of wood frame construction with exterior red brick (currently painted white), with brick detailing over the window heads. Minimal changes have been undertaken on the building over time.

The building does not display a high degree of craftsmanship or artistic merit, nor does it represent a high degree of technical achievement in its construction.

<b>Historical Value or Associative Value</b>	
A property is said to have historical or associative value if it meets any of the following criteria:	
i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No

The building at 377 Metcalfe Street is not directly associated with a theme, event, person, organization or institution that is significant to the community, nor does it yield information that contributes to an understanding of the community or culture. Within the Centretown HCD, Smith (1997) concluded that the early residential community contained a high concentration of people of national importance, who contributed in significant ways to the evolution of Canada. While some of the occupants of 377 Metcalfe Street had connections to the civil service, none was of national importance.

During the course of research for this report, the name of the designer, builder, architect of the house was not found. It is likely that a house of this nature, from this early period (built circa 1870s/1880s), was the work of a builder and not an architect.

<b>Contextual Value</b>	
A property is said to have contextual value if it meets any of the following criteria:	

i. Is important in defining, maintaining, or supporting the character of an area.	Yes
ii. Is physically, functionally, visually or historically linked to its surroundings.	Yes
iii. Is a landmark	No

The building at 377 Metcalfe Street is not a landmark. As a residential building, it does maintain and support the historically residential nature of the Centretown neighbourhood, and it is functionally and visually linked to its surroundings along Metcalfe Street.

## 231 McLeod Street/381 Metcalfe Street - Evaluation under Ontario Regulation 9/06

The evaluation below assesses cultural heritage value based on criteria concerning design or physical value, historical or associative value or contextual value.

Under recent revisions to the *Ontario Heritage Act* and O.Reg 9/06 through Bill 23, which came into effect January 1 2023, a property may be deemed to have cultural heritage value if it meets one or more of the criteria. To be designated under Part IV of the *Ontario Heritage Act*, a property must meet two or more criteria.

### **Background Summary**

231 McLeod (also known as 381 Metcalfe Street) is a two-storey wood frame house with brick veneer. It is a modest example of a Second-Empire style building with a mansard roof with dormer windows. The house has an irregular plan with frontages on both McLeod and Metcalfe Streets. A bay window projects on the south façade and a smaller bay window is on the west façade. Both the west and south facades have entrance doors – the original entrance was on the south façade – the entrance on the west façade is within the rear tail.

The 1877 suburban directory does not record addresses in Stewarton and only provides an alphabetical list of occupant's names and the street on which they lived – many lived on McLeod / Metcalfe / Gladstone (then Ann). Once Stewarton was amalgamated with the City of Ottawa, the municipal numbering system would eventually be introduced, and the City Directories would include this area. The occupant of the building at the corner of Metcalfe and McLeod according to the 1888-1889 Directory was Ormond Higman who was Chief Electrical Engineer of Inland Revenue and one of the early residents of Stewarton.

The house was erected on the substantial 66-foot wide, 102-foot deep lot and (unlike some of the adjacent properties – e.g. 377 Metcalfe Street and 222 Gladstone Avenue) was never subdivided by its owner, Higman, whose family continuously occupied the premises well into the mid-twentieth century. It was following the death of Ormond's widow, Elizabeth, that the house was converted into a commercial use. Initially it was Dr. J.D. Ferguson who lived in and operated his dental practice out of the building – it is likely to this time that the additional door was added on the Metcalfe Street façade, to accommodate two entrances, likely one for the residence and one for the medical office. Following the death of Dr. Ferguson in 1965, the building continued to be used for commercial/office uses and several building permits for alterations and additions appear from the 1960s onward.

### **Evaluation**

<b>Design or Physical Value</b>	
A property is said to have design or physical value if it meets any of the following criteria:	
i. Rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes
ii. Displays a high degree of craftsmanship or artistic merit.	No
iii. Demonstrates a high degree of technical or scientific achievement.	No

The building at 231 McLeod Street, which dates to the late-1870s/early 1880s, is an example of a modest Second-Empire style residential home. With an irregular, plan (addressing its corner site), the building is unique in the Centretown neighbourhood for its use of the Second-Empire style, notably the use of the mansard roof with dormer windows. Many changes have been undertaken over time as the residential use was converted to commercial/office space in the 1950s. An exterior porch on the east elevation was replaced with an addition in the 1970s.

While the original brick exterior remains intact, including the brick details over the window hoods, it is now painted, and the original slate roofing material is now replaced with asphalt shingles. The building does not display a high degree of craftsmanship or artistic merit, nor does it represent a high degree of technical achievement in its construction.

<b>Historical Value or Associative Value</b>	
A property is said to have historical or associative value if it meets any of the following criteria:	
i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No

The building at 231 McLeod Street is not directly associated with a theme, event, person, organization or institution that is significant to the community, nor does it yield information that contributes to an understanding of the community or culture. Within the Centretown HCD, Smith (1997) concluded that the early residential community contained a high concentration of people of national importance, who contributed in significant ways to the evolution of Canada. While some of the occupants of 377 Metcalfe Street had connections to the civil service, none was of national importance.

During the course of research for this report, the name of the designer, builder, architect of the house was not found. It is likely that a house of this nature, from this early period (built circa 1870s/1880s), was the work of a builder and not an architect.

<b>Contextual Value</b>	
A property is said to have contextual value if it meets any of the following criteria:	
i. Is important in defining, maintaining, or supporting the character of an area.	Yes
ii. Is physically, functionally, visually or historically linked to its surroundings.	No
iii. Is a landmark	No

The building at 231 McLeod Street is not a landmark. As a residential building, it does maintain and support the historically residential nature of the Centretown neighbourhood.

## 223 McLeod Street/381 Metcalfe Street - Evaluation under Ontario Regulation 9/06

The evaluation below assesses cultural heritage value based on criteria concerning design or physical value, historical or associative value or contextual value.

Under recent revisions to the *Ontario Heritage Act* and O.Reg 9/06 through Bill 23, which came into effect January 1 2023, a property may be deemed to have cultural heritage value if it meets one or more of the criteria. To be designated under Part IV of the *Ontario Heritage Act*, a property must meet two or more criteria.

### Background Summary

223 McLeod is a two-and-one-half storey wood frame house with brick veneer, with a small one-and-one-half storey rear wing – additional wings have been added over the last 50 years. According to the historic research the house originally had a bay window on the eastern half of the front façade and an entrance porch on the western half of the front façade (this is now altered due to the addition that wraps across the front and side of the building).

The modest design is typical of Centretown's front gable houses or cottages, with a two-bay wide façade. Typical of the front gable style of house, the peak of the front gable contains an attic window opening (here a semi-circular window head) and the fascia is decorated with wood trim. It was constructed in the late-1870s/early-1880s. As interpreted from the Goad Fire Insurance Plans and from physical evidence, this house is of wood-frame construction with an exterior brick veneer. The red brick is currently painted, including the soldier courses and keystones used to accentuate the slightly rounded window lintels on the second storey of the front façade.

The 1877 suburban directory does not record addresses in Stewarton and only provides an alphabetical list of occupant's names and the street on which they lived – many lived on McLeod / Metcalfe / Gladstone (then Ann). Once Stewarton was amalgamated with the City of Ottawa, the municipal numbering system would eventually be introduced, and the City Directories would include this area. The occupant of 223 McLeod according to the 1889-1890 Directory was William A. Orr who was the Clerk in Charge of Land and Timber Branch of the Department of Indian Affairs and one of the early residents of Stewarton.

By 1913 the house at 223 McLeod was occupied by John Bishop (of the Supreme Court). Major Douglas H. Nelles (the supervisor of topography, Geodetic Survey of Canada) occupied the home through the 1930s and 1940s. City building permits reveal that the house was converted to commercial/office use in the 1960s – one occupant was the Loft House Gallery in the 1960s – and it is to this date that many of the modern additions have been constructed. Further alterations have taken place to accommodate a range of businesses operating out of the building.

### Evaluation

<b>Design or Physical Value</b>	
A property is said to have design or physical value if it meets any of the following criteria:	
i. Rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes
ii. Displays a high degree of craftsmanship or artistic merit.	No



iii. Demonstrates a high degree of technical or scientific achievement.	No
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The building at 223 McLeod Street, which dates to the late-1870s/early 1880s, is a representative example of the front gable type of architecture that was common in the Stewarton community prior to its annexation to the city of Ottawa as part of the Centretown neighbourhood. As per the HCD Study, these front gable house or cottages were a reflection of the vernacular Gothic Revival style and the interest in free-standing single family homes, even on narrow lots. The styles and sizes of residences are highly varied within Centretown and the levels of income accommodated in the area were broad - extending from modest working-class tradesmen, civil servants and railway workers; to ministers, senior civil servants and lumber barons. As a result, the community accommodated a wide variety of housing types, from the very modest (such as the building at 223 McLeod Street) to the ostentatious.

The house at 223 McLeod Street has a front gable with some decorative wood details at the fascia. It is of wood frame construction with exterior red brick (currently painted white), with brick detailing over the window heads. The original design is however masked by many later additions - notably, the house originally had a bay window on the eastern half of the front façade and an entrance porch on the western half of the front façade but this is now altered due to the addition that wraps across the front and side of the building.

The building does not display a high degree of craftsmanship or artistic merit, nor does it represent a high degree of technical achievement in its construction.

<b>Historical Value or Associative Value</b>	
A property is said to have historical or associative value if it meets any of the following criteria:	
i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No

The building at 223 McLeod Street is not directly associated with a theme, event, person, organization or institution that is significant to the community, nor does it yield information that contributes to an understanding of the community or culture. Within the Centretown HCD, Smith (1997) concluded that the early residential community contained a high concentration of people of national importance, who contributed in significant ways to the evolution of Canada. While the occupants of 223 McLeod Street had a connections to the civil service, none was of national importance. The house was early on occupied by William A. Orr who was the Clerk in Charge of Land and Timber Branch of the Department of Indian Affairs and one of the early residents of Stewarton, and later was occupied by Major Douglas H. Nelles (the supervisor of topography, Geodetic Survey of Canada).

During the course of research for this report, the name of the designer, builder, architect of the house was not found. It is likely that a house of this nature, from this early period (built circa 1870s/1880s), was the work of a builder and not an architect.

<b>Contextual Value</b>	
A property is said to have contextual value if it meets any of the following criteria:	
i. Is important in defining, maintaining, or supporting the character of an area.	No
ii. Is physically, functionally, visually or historically linked to its surroundings.	No
iii. Is a landmark	No

The building at 223 McLeod Street is not a landmark. As it is no longer a residential building (and has been significantly altered to accommodate a commercial use), it does not maintain and support the historically residential nature of the Centretown neighbourhood. Due to the siting adjacent to later institutional buildings, it is not functionally and visually linked to its surroundings.

## **Conclusion**

As previously stated, a property may be deemed to have cultural heritage value if it meets one or more of the criteria; and to be Designated under the Ontario Heritage Act, a property must meet two or more criteria. However, meeting the criteria does not immediately prompt a municipality to list or designate a property, especially if the property is notably altered or if a neighbourhood plan substantially addresses the need for changes to the properties in question.

According to this assessment, the property at 222 Gladstone Avenue meets two criteria as it is a representative example of a style of architecture in Centretown and it maintains/supports the residential character of the area.

The property at 224 Gladstone Avenue does not meet any of the criteria.

The property at 377 Metcalfe Street meets three criteria as it is a representative example of a style of architecture in Centretown, it maintains/supports the residential character of the area, and it is functionally and visually linked to its surroundings.

The property at 231 McLeod Street meets two criteria as it is a representative example of Second-Empire style architecture and it maintains/supports the residential character of the area.

The property at 223 McLeod Street meets one criteria as it is a representative example of a style of architecture in Centretown.

While the properties at 222 Gladstone Avenue, 377 Metcalfe Street and 223 McLeod Street are all related to a characteristic pattern in the area - that being the modest gable front house - it should be noted that only 377 Metcalfe Street retains its original design intent and integrity. Both 222 Gladstone Avenue and 223 McLeod Street have undergone alterations that compromise their original design intent. And while all five properties historically supported the residential character of the area, the properties at 231 McLeod and 223 McLeod were early on converted to commercial use and the alterations to those buildings have similarly compromised their design value.

It is our conclusion that the City of Ottawa may consider 377 Metcalfe Street as being of enough heritage value to warrant conservation.

## **Closure**

The information and data contained in this report represents GBCA's best professional judgment in light of the knowledge and information available at the time of preparation. It is intended for use only by the recipient addressed above. We do not take responsibility for other parties who may obtain access to this report and for any issues arising from its use.

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CITY OF OTTAWA  
DEPARTMENT OF PLANNING & DEVELOPMENT  
COMMUNITY PLANNING BRANCH

HERITAGE SURVEY  
AND  
EVALUATION FORM

BUILDING FILE NO.  
HERITAGE DISTRICT FILE NO.  
OHR 4305-0200

Municipal Address: 222 Gladstone St.  
Building Name:  
Legal Description:  
Date of Construction: 1879-1901  
Original Use: Commercial/Residential  
Present Use: Single Residential (O.C.D. 1993)  
Present Zoning: RO-X (1.0) \*19\*  
Planning Area: Centretown

Lot: W Pt Lot 4 Gladstone S Block: 473 (F.I.P.) Plan: 30  
Additions:  
Original Owner:  
Present Owner: Donald Snipper

PHASE ONE SURVEY

Potential Significance	Considerable	Some	Limited	None
	(Pre- 1870 - 1915)	( 1915 to 1940 )	( 1940 to 1965 )	( 1965 to present )
History				
(Date of Construction)	3	2	1	0
Architecture	3	2	1	0
Environment	3	2	1	0
(Landmark or Design compatibility)				
Phase One Survey Score		/9		Prepared By:
Potential Heritage Building		Yes/No		
Potential Heritage District		Yes/No		

PHASE TWO EVALUATION RESULTS  
(Summarized from Page 4)

Category 1 2 3 4

Part V Definite Yes/No  
Part IV Potential Yes/No

If PART IV, By-law/Date:

IF PART V:

HERITAGE DISTRICT NAME:  
Centretown

BY-LAW/DATE:

COMMENTS:



222 GLAD.

PHOTO DATE: Fall 1995

VIEW:

SOURCE: K. Deevey

NEGATIVE NUMBER: GB.17

**HISTORY**

**PREPARED BY:** M. Carter

**DATE:** Fall 1995

**Date of Construction:**

Factual/Estimated

**Sources:**

**Trends:**

**Events:**

**Persons/Institutions:**

**Summary/Comments On Historical Significance:**

**Historical Sources (Coded):**

=====

**ARCHITECTURE**

**PREPARED BY:** J. Smith

**DATE:** Winter 1996

**Architectural Design (Plan, Storeys, Roof, Windows, Materials, Details, Etc.):** 2 1/2 storey gable-front residence. Brick veneer, simple wood trim

**Architectural Style:** Vernacular

**Designer/Builder/Architect:**

**Architectural Integrity (Alterations):** Very good

**Other (Structure, Interior, Building Type, Etc.):**

**Summary/Comments On Architectural Significance:** good example of turn of the century residential design.

**ENVIRONMENT**

**PREPARED BY:** J. Smith

**DATE:** Winter 1996

**Planning Area:** Centretown

**Heritage Conservation District Name:** Centretown

**PHOTO DATE:** Winter 1996  
**VIEW:**  
**SOURCE:**  
**NEGATIVE NUMBER:**

**Compatibility With Heritage Environs:** Very compatible with residential environment

**Community Context/Landmark Status:**

**Summary/Comments On Environmental Significance:** Helps establish heritage residential character.



CITY OF OTTAWA  
DEPARTMENT OF PLANNING & DEVELOPMENT  
COMMUNITY PLANNING BRANCH

HERITAGE SURVEY  
AND  
EVALUATION FORM

BUILDING FILE NO.  
HERITAGE DISTRICT FILE NO.  
OHR 4305-0200

Municipal Address: 224-28 Gladstone St.  
Building Name:  
Legal Description:  
Date of Construction: 1923-48  
Original Use: Multiple Residential  
Present Use: Multiple Residential (O.C.D. 1993)  
Present Zoning: R 5-X \*94\*  
Planning Area: Centretown

Lot: Lot 5 Gladstone S Block: 473 (F.I.P.) Plan: 30  
Additions:  
Original Owner:  
Present Owner: Wanda Bartoli

PHASE ONE SURVEY

Potential Significance	Considerable	Some	Limited	None
History	(Pre- 1870 - 1915)	( 1915 to 1940 )	( 1940 to 1965 )	( 1965 to present )
(Date of Construction)	3	2	1	0
Architecture	3	2	1	0
Environment	3	2	1	0
(Landmark or Design compatibility)				
Phase One Survey Score		/9		Prepared By:
Potential Heritage Building		Yes/No		
Potential Heritage District		Yes/No		

PHASE TWO EVALUATION RESULTS  
(Summarized from Page 4)

Category 1 2 3 4

Part V Definite Yes/No  
Part IV Potential Yes/No

If PART IV, By-law/Date:

IF PART V:

HERITAGE DISTRICT NAME:  
Centretown

BY-LAW/DATE:

COMMENTS:

PHOTO DATE: Fall 1995

VIEW:

SOURCE: K. Deevey

NEGATIVE NUMBER: 06-18



224-8

HISTORY

PREPARED BY: M. Carter

DATE: Fall 1995

Date of Construction:

Factual/Estimated

Sources:

Trends:

Events:

Persons/Institutions:

Summary/Comments On Historical Significance:

Historical Sources (Coded):

=====

ARCHITECTURE

PREPARED BY: J. Smith

DATE: Winter 1996

Architectural Design (Plan, Storeys, Roof, Windows, Materials, Details, Etc.): 3 storey flat-roofed apartment block. Brick veneer, artificial stone trim

Architectural Style: Vernacular tudor revival

Designer/Builder/Architect:

Architectural Integrity (Alterations): Very good

Other (Structure, Interior, Building Type, Etc.):

Summary/Comments On Architectural Significance: Good example of turn of the century apartment design.

ENVIRONMENT

PREPARED BY: J. Smith

DATE: Winter 1996

Planning Area: Centretown

Heritage Conservation District Name: Centretown

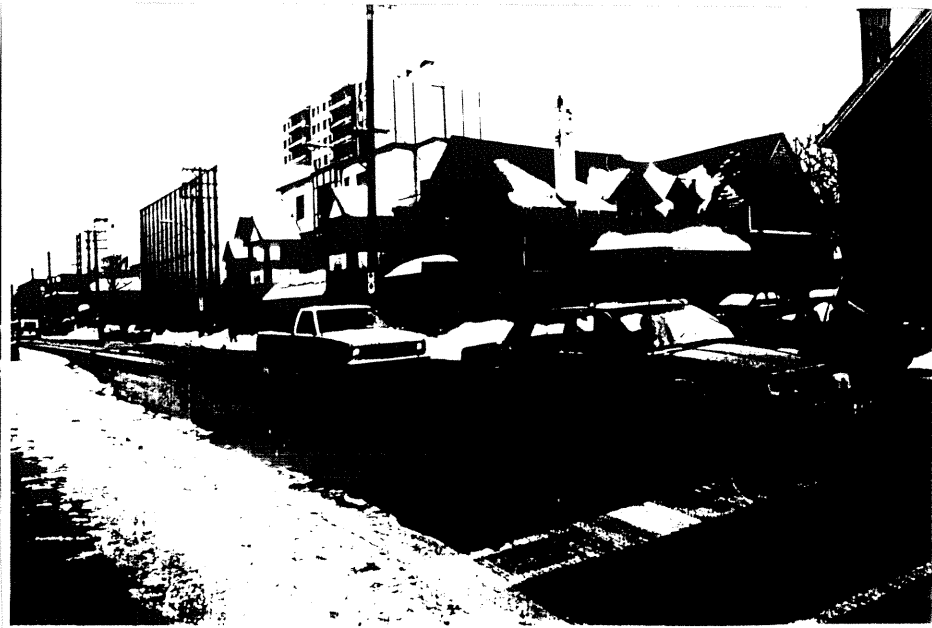


PHOTO DATE: Winter 1996  
VIEW:  
SOURCE:  
NEGATIVE NUMBER:

Compatibility With Heritage Environs: very compatible with heritage residential environment

Community Context/Landmark Status:

Summary/Comments On Environmental Significance: Reinforces heritage residential environment