



Date received by City of Ottawa: _____

Form for Buildings Listed on the Heritage Register

(Section 27 of the Ontario Heritage Act)

This form is to be used to request listing of a property on the Register, to provide notice of demolition of a listed building, or to request removal of a building from the heritage register. Please submit the completed form and required documents to the Heritage Services Section, 4th Floor, 110 Laurier Avenue East, Ottawa, ON, K1P 1J1 or by email at heritage@ottawa.ca.

Section 1 - Applicant Information

Agent Name		
Fotenn Planning and Design		
Agent Address		
396 Cooper Street, Suite 300		
City	Province	Postal Code
Ottawa	Ontario	K2P 2H7
Agent Phone	Agent Email	
613-730-5709 x238	bolduc@fotenn.com (Jacob Bolduc)	

Section 2 - Owner Information (if different)

Owner Name		
ML Wellington Realty Investments		
Owner Address		
651 Churchill Ave North		
City	Province	Postal Code
Ottawa	Ontario	K1Z 5G2
Owner Phone	Owner Email	
613-686-6319	mflanigan@mldevco.ca	

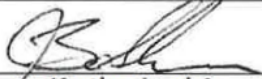
Section 3 - Project Information

Street Address
40 Armstrong Street
Scope of work
<input checked="" type="radio"/> Notice of Intention to Demolish a Listed Building (60 days notice required under Section 27(3) of the Ontario Heritage Act.)
<input type="radio"/> Request for listing of a property on the Heritage Register (Section 27(1) of the Ontario Heritage Act)
<input type="radio"/> Removal of a property from the Heritage Register

Section 4 - Additional Information

Notice of Intention for Demolition/Removal of a Property on the Heritage Register	
Required Documents	
<input checked="" type="checkbox"/>	Rationale for Demolition/Removal
<input checked="" type="checkbox"/>	Supporting studies as required (see instructions)
<input checked="" type="checkbox"/>	Colour photographs
<input checked="" type="checkbox"/>	Historic Information (if requested)
Request to List a Property on the Heritage Register	
Required Documents	
<input type="checkbox"/>	Rationale for Listing
<input type="checkbox"/>	Colour photographs
<input type="checkbox"/>	Historic Information

Section 5 - Signature


Owner/Authorized Agent
9/11/2022
Date (day/month/year)

Instructions

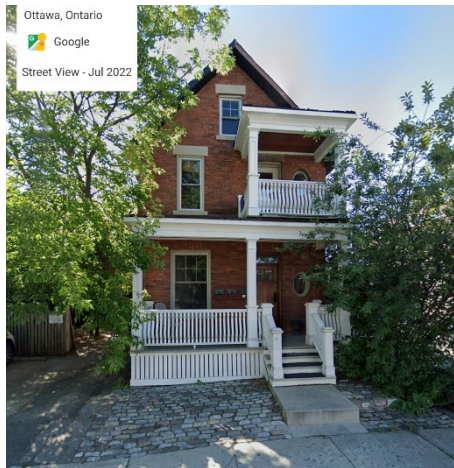
1. A separate application for a Building Permit may be required.
2. Applications under the Planning Act may be required for this project.

Personal information is collected under the authority of the City of Ottawa Heritage Register Procedures that were approved by City Council on May 11, 2016 and section 27 of the Ontario Heritage Act, R.S.O. 1990, c. O.18. Personal information will be used by the City for the purposes of processing your request or notice. Questions about this collection and use of your personal information may be directed to a City of Ottawa Heritage Planner by email at heritage@ottawa.ca, telephone at 613-580-2424, or mail at 110 Laurier Avenue West, Ottawa, ON K1P 1J1.

CULTURAL HERITAGE EVALUATION REPORT

Prepared by John Stewart October 31, 2022

1.1 HERITAGE RESOURCE DESCRIPTION AND HISTORY



The development site is located along Richmond Road (Wellington Street) one of the oldest roads in Ottawa originally laid out in 1818. By the mid-19th century properties along Richmond Road included farms and estates one of which was the Armstrong House built by Christopher Armstrong a Carleton County judge. By 1879, the Bayswater and Mechanicsville neighbourhoods were being sub-divided for residential development, and in 1874, a plan for the sub-division of the Armstrong Estate was filed in Nepean Township. In 1893, the growing suburb of Hintonburg was incorporated as a village, and subsequently annexed in 1907 by the City of Ottawa.

The development that occurred by 1899 is illustrated on an 1899 Fire Insurance Plan of the area (Figure 3).¹ The block was fully developed by 1912 (Figure 4).



Figure 1: 1879 Belden Atlas Detail Nepean Township. The areas shaded in brown are areas that had been subdivided for future development. The development site and Armstrong House are arrowed. Source: McGill University Digital Atlas Project.

¹ History of Hilda Street, Kitchissippi Museum Blog Spot 1998

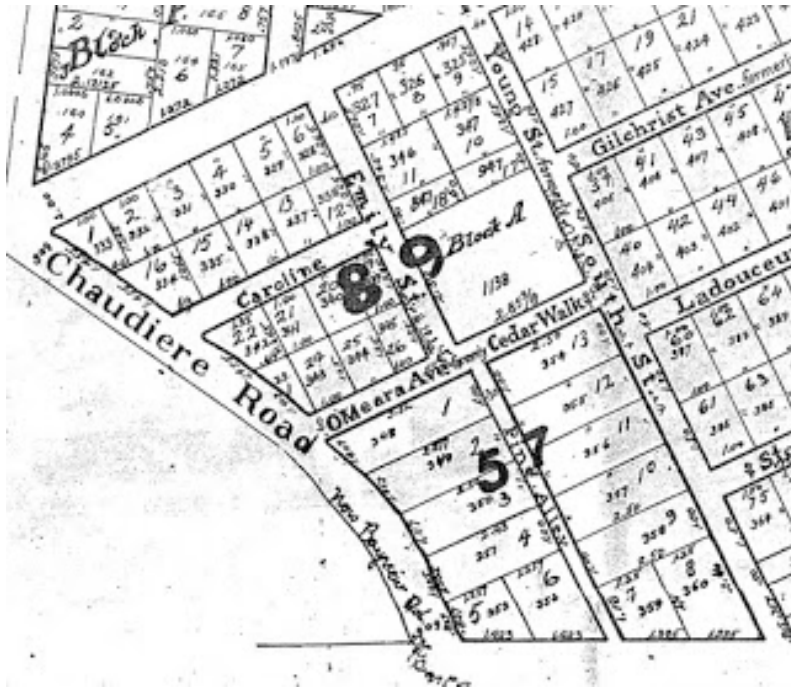


Figure 2: 1894 Plan of the Armstrong Estate laid out in residential lots. Block A is the site of the Armstrong House and the area above is the location of the development site. Note that Armstrong (Caroline) Street did not extend through the block. Street names were changed in 1907 after the city annexed the area. Wellington Street is to the top of the image and Scott Street at the bottom. Source: Kitchissippi Museum Blog History of Hilda Street. ²

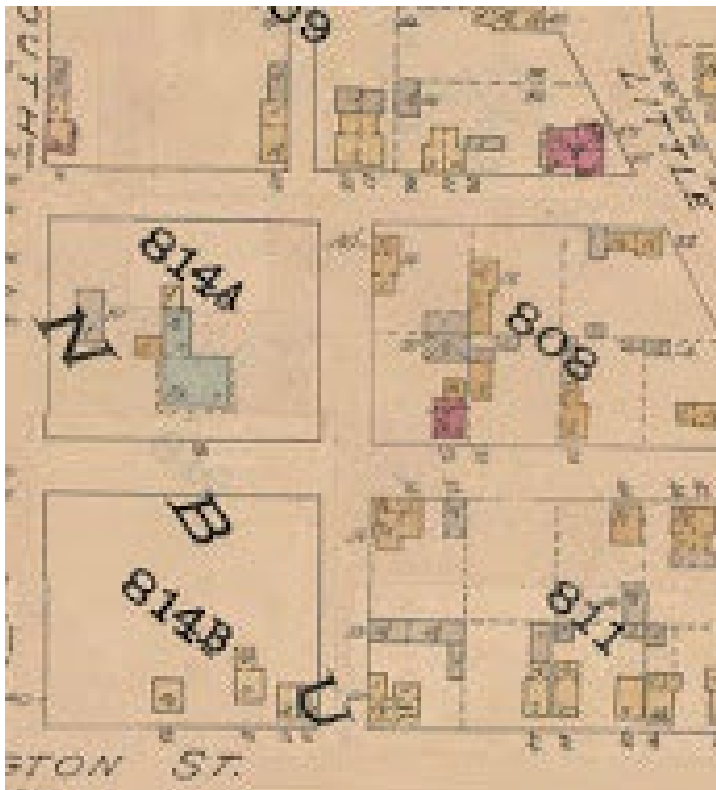


Figure 3: 1899 Fire Insurance Plan (Hintonburg) of the area of the development site. Armstrong House is the building in block 814A, and the block 814B is the block of the proposed development. Note the scattered development in the block fronting onto Wellington. Source: Kitchissippi Museum Blog Spot.

² <http://kitchissippimuseum.blogspot.com/2020/04/street-profile-history-of-hilda-street.html>

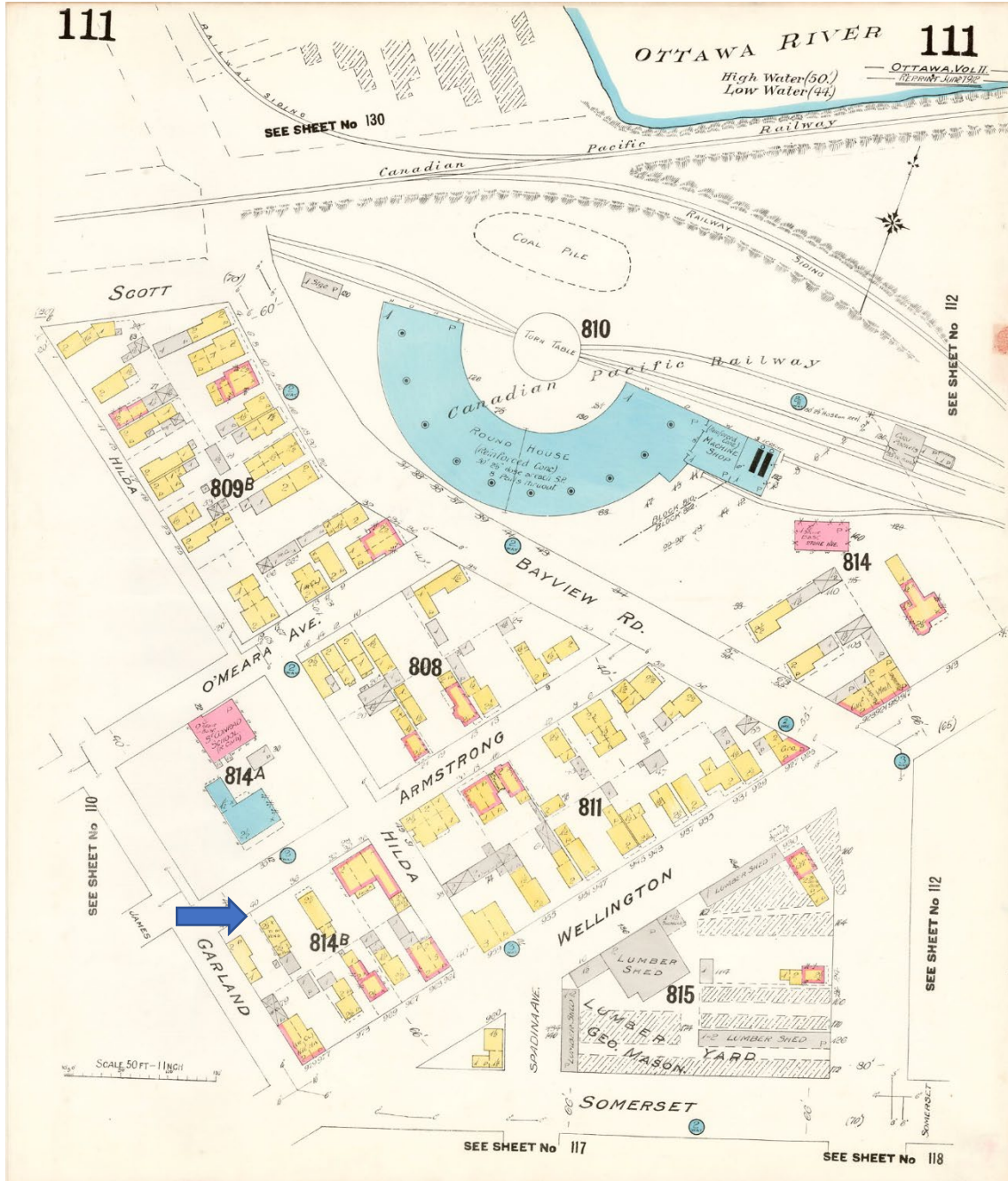


Figure 4: Detail 1912 FIP Volume II Sheet 111. Fire Insurance Plan of the area adjacent to the development site – block identified as 814B. Armstrong House is the building in block 814A, and the block 814B is the location of the development site. The house at 40 Armstrong had just been constructed and is noted to be for sale. Note St. Conrad's Roman Catholic School on the Armstrong Estate that was associated with the convent of St. Francis D'Assisi. Source: LAC



Figure 5 & 6: West Façade with the parking lot at the corner providing context. Source Google Earth



1.2 CULTURAL HERITAGE EVALUATION 40 ARMSTRONG STREET

40 Armstrong Street is listed on the City of Ottawa’s Heritage Register. The assessment of the potential cultural heritage value or interest of the property against O. Reg 9/06 provides an overview, which may be subject to further research; however, the historical patterns are typical of other residential properties developed circa 1912 in the area.

Building Name & Address: 40 Armstrong

Construction Date: circa 1912 (FIP 1912 Rev. June Volume II Sheet 111)

Original Owner/Resident: Henri E. Soubliere (1913 Might Street Directory pg. 39)

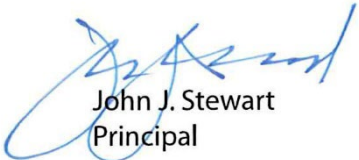
Criteria / Value	Meets Criteria (Y/N)	Summary
1. The property has design value or physical value because it,		
<i>i. is a rare, unique, representative, or early example of a style, type, expression, material, or construction method,</i>	N	The form, materials, and construction method are common for vernacular style detached residences constructed circa 1912 in Ottawa. The two and one-half storey brick clad frame structure with a gable roof set on a limestone foundation with a one storey wood frame porch supporting a second-floor roofed balcony is a common

		residential building type in Hintonburg. The materials – red-brick veneer with pre-cast window and door lintels, limestone foundation, wood window assemblies, and simple wood eave detailing are common features of vernacular Edwardian style buildings constructed during circa 1912 in Ottawa.
ii. displays a high degree of craftsmanship or artistic merit, or	N	The building does not display a high degree of craftsmanship or artistic merit. The craft in the brick and stonework displays common methods and techniques of the period. The two-storey wood frame porch appears to be a recent restoration.
iii. demonstrates a high degree of technical or scientific achievement.	N	The building does not demonstrate a high degree of technical or scientific achievement. The building was built using building techniques common for the period.
2. The property has historical value or associative value because it,		
i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community,	N	Themes: Migration of Quebec residents to the growing suburb of Hintonburg. Person: The property has a direct association with Henri E. Soubliere a motorman with the Ottawa Electric Railway (1913 pg. 39 Might Directory Street & Alphabetical listings). 1911 Census: Henri Soubliere b. 1891 in Quebec and his wife Cordilia and daughter are living at the residence. 1921 Census: Soublier his wife and their four daughters were living at the residence, and he is noted to be a labourer associated with a railway.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	The historical research contained in this document provides a basic understanding of the property from the date of construction circa 1912 - 1923.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	N	No architect, designer or builder have been identified for the vernacular style residence.
3. The property has contextual value because it,		
i. is important in defining, maintaining, or supporting the character of an area,	Y	The mid-block property is now visible from Garland Street as the residence at 42 Armstrong has been demolished and is presently a surface

		parking lot. The property supports the character of the area that is presently defined by single detached and side-by-side row houses (26 Armstrong) along Armstrong Street between Hilda and Garland Streets.
ii. is physically, functionally, visually, or historically linked to its surroundings, or	Y	The mid-block property is physically, visually, functionally, and historically linked to Armstrong Street and its immediate surroundings. The links are similar to other mid-block properties in the area.
iii. is a landmark.	N	The building is not a landmark occurring mid-block and obscured from street views by adjacent buildings.

Conclusion

The assessment of the potential cultural heritage value or interest of the property against O. Reg 9/06 provides an overview, which may be subject to further research; however, the historical patterns are typical of other residential properties developed circa 1912 in the city. **The cultural heritage indicators – design, history, and context – for the property are all low to moderate.** The property does not meet the criteria contained in the O. Reg. 9/06 for designation under Part IV of the Ontario Heritage Act. Although the architectural integrity of the building is relatively high, it is questionable that the recently rebuilt two storey wood porch replicates what was there previously.



John J. Stewart
Principal