

## **Description of Property – Iona Mansions, 1123-1131 Wellington Street West**

The Iona Mansions, 1123-1131 Wellington Street West is a three-storey mixed use brick building located at the corner of Wellington Street West and Carruthers Avenue in Ottawa's Hintonburg neighbourhood.

### **Statement of Cultural Heritage Value or Interest**

The Iona Mansions has design and physical value as a rare and unique example of an early 20<sup>th</sup> century mixed use building influenced by the Tudor Revival style. Constructed in 1912, the building has several architectural features that express the Tudor Revival Style, most commonly used for residential houses in the early 20<sup>th</sup> century. The style does not easily lend itself to a mixed use building yet the design of the building attempts to evoke common elements associated with it, which contributes to the building's distinctiveness. . For instance, the impression of a steeply pitched roof is given by a symmetrical skirt roof, large wooden eaves and wood brackets. Decorative half-timbering is suggested by a design that creatively combines stucco cladding, a brick belt course and evenly-spaced vertical elements. Projecting oriel windows on the west elevation break up the rectangular form. Other features on the façade associated with Tudor Revival architecture include polychromatic brick, narrow multi-pane windows, wooden flower boxes and a central parapet with curved pediment.

The Iona Mansions is directly associated with Donald H. McLean, a prominent local politician in early 20<sup>th</sup> century Ottawa who commissioned the building . The building is also associated with the growth of Hintonburg's main street and the growth of the village itself, the Rosemount Public Library and several longstanding commercial tenants significant to the neighbourhood's history.

The Iona Mansions reflects the work of one of Ottawa's most famous architects, W.E. Noffke. Noffke was tended to follow mainstream architectural styles and so his buildings serve as important examples of the accepted architectural norms of their time. The building represents his early, more modest work in Ottawa yet remains recognizable for its use of Revival style elements especially its uncluttered stucco curvilinear pediment, foreshadowing his extensive later work in the Spanish Colonial Revival style.

The Iona Mansions have contextual value as a notable landmark that maintains the character of Hintonburg. Its prominent location at the corner of Wellington Street West and Carruthers Avenue, its irregular footprint that aligns with the curve of the street and its distinct architectural expression allow the building to serve as a highly visible

community landmark. The property represents an important part of the Hintonburg's 20<sup>th</sup> century evolution from a small suburb to a thriving village. The Iona Mansions is part of an important grouping of historic buildings in this area including the former Bethany Hope Centre, the present location of the Rosemount Library and Magee House.

### **Description of Heritage Attributes**

Key exterior attributes that contribute to the heritage value of the Iona Mansions as a rare and unique example of a mixed use building that expresses elements of the Tudor Revival style and reflect the work of W.E. Noffke include:

- well-balanced symmetrical facade
- central parapet with curved pediment
- chamfered corner
- a steeply pitched skirt roof with large wooden eaves and wood brackets on the south and west sides of the building
- the use of polychromatic brick and stucco
- the combination of stucco cladding, brick belt course and evenly-spaced windows that give the impression of decorative half timbering
- wood flower boxes
- projecting oriel windows on the west elevation which break up the otherwise rectangular structure
- casement windows
- rounded arch windows
- Ground floor storefronts including:
  - display windows
  - recessed entries
  - transoms
  - masonry piers
  - bulkheads.

Key attributes that demonstrate its contextual value include:

- Its prominent siting at the corner of Wellington Street West and Carruthers Avenue.
- Its irregular footprint angled to align with the curve of Wellington Street West.

There are no heritage attributes on the rear façade of the building. The interior of the building is excluded from the designation.