

Subject: Designation of 1121 Wellington Street West under Part IV of *Ontario Heritage Act*

File Number: ACS2024-PDB-RHU-0071

**Report to Built Heritage Committee on 12 November 2024
and Council 27 November 2024**

**Submitted on October 31, 2024 by Court Curry, Manager, Right of Way, Heritage,
and Urban Design Services, Planning, Development and Building Services**

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Ward: Kitchissippi (15)

**Objet: Désignation du 1121, rue Wellington Ouest, en vertu de la partie IV
de la *Loi sur le patrimoine de l'Ontario***

Dossier: ACS2024-PDB-RHU-0071

Rapport présenté au Comité du patrimoine bâti

le 12 novembre 2024

et au Conseil le 27 novembre 2024

**Soumis le 31 octobre 2024 par Court Curry, Gestionnaire, Services des emprises,
du patrimoine, et du design urbain, Direction générale des services de la
planification, de l'aménagement et du bâtiment**

**Personne ressource: Greg Macpherson, Urbaniste du patrimoine, Planification du
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Quartier: Kitchissippi (15)

REPORT RECOMMENDATION

That the Built Heritage Committee recommend that Council issue a Notice of Intention to Designate the Tollkeeper’s House, 1121 Wellington Street West under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 4

RECOMMANDATION DU RAPPORT

Que le Comité du patrimoine bâti recommande au Conseil de publier un avis d’intention de désigner la résidence de péagiste, située au 1121, rue Wellington Ouest, en vertu de la partie IV de la *Loi sur le patrimoine de l’Ontario*, conformément à la déclaration de la valeur sur le plan du patrimoine culturel ci-jointe en tant que document 4.

BACKGROUND

This report has been prepared because designation under Part IV of the *Ontario Heritage Act* (OHA) must be approved by City Council.

The property at 1121 Wellington Street West is a two-storey stone and red-brick mixed use commercial building located on the north side of Wellington Street West near Carruthers Avenue in Hintonburg. The property has cultural heritage value for its design, associative, and contextual values. It meets five of the nine criteria for designation under Part IV of the OHA.

This property was listed on the City’s Heritage Register in 2012. Changes to the OHA through Bill 23 (2023) and Bill 200 (2024) will result in the removal of this property from the City’s Heritage Register if Council does not issue a Notice of Intention to Designate the property by January 1, 2027. Further, Council will not be able to relist the property for five years after this date. Heritage staff completed a review of all non-designated properties listed on the City’s Heritage Register in response to Bill 23 in Spring of 2023 and this property was identified as a potential candidate for designation.

DISCUSSION

The Official Plan, Provincial Policy Statement (PPS), and the OHA all provide policy direction related to the designation of individual properties under Part IV of the OHA.

Official Plan

The Official Plan has policies related to cultural heritage in Section 4.5, Cultural Heritage and Archaeology. Section 4.5.1(3) states: “Individual buildings, structures, and sites shall be designated as properties of cultural heritage value under Part IV of the

Ontario Heritage Act."

Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS) replaces the former Provincial Policy Statement and came into effect on October 20, 2024. Section 4.6 of the PPS includes the following policy regarding the conservation of heritage resources:

4. Planning authorities are encouraged to develop and implement:

b) proactive strategies for conserving built heritage resources and cultural heritage landscapes

Policies within the City's Official Plan, as described above, direct the designation of significant properties and comply with this policy.

Should City Council designate the property outlined in this report, it would be considered "protected heritage property" for the purposes of the PPS 2024. The PPS includes the following policy related to protected heritage property:

- 1. Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*

Ontario Heritage Act

Part IV of the OHA provides municipalities with the authority to designate properties of cultural heritage value. Section 29 of the OHA sets out the process for the designation of individual buildings. It requires:

- that Council consult with its municipal heritage committee, and
- that the official Notice of Intention to Designate served on the owner and the Ontario Heritage Trust contain a description of the property and its heritage attributes, as well as a statement explaining the cultural heritage value or interest of the property and a statement that a notice of objection may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper.

Per by-law 2002-522, as amended, the Notice of Intention to Designate will be published online on the City's website in both official languages. Document 4 contains the Statement of Cultural Heritage Value for this property.

Ontario Regulation 09/06

Regulation 9/06 (see Document 3) establishes criteria to determine if a property is of

cultural heritage value or interest. A property may be designated under Section 29 of the OHA if it meets two or more of the nine criteria set out in the regulation. Through research and evaluation, staff have determined that the property at 1121 Wellington Street West five of the nine criteria. Detailed research and analysis are outlined in the Cultural Heritage Evaluation Report (see Document 5), and a brief analysis of each of the applicable criteria is provided below:

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

1121 Wellington Street West has physical value because it is a unique example of a former Tollkeeper's residence on the former Richmond Toll Road, now Wellington Street West. The property has design value because it is representative example of the mixed-use vernacular commercial buildings characteristic of Wellington Street West in Hintonburg.

The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

The property has design value because it displays a high degree of craftsmanship and artistic merit through the leaded stained-glass windows featured on the building's ground floor, which incorporate a mortar and pestle signifying the building's long-term use as a pharmacy.

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

The property has historical value for its multiple associations with both themes and individuals. The property has historical value because it is directly associated with the historical development of Ottawa, particularly its road and transportation networks, serving as a Tollkeeper's Residence for the Bytown & Nepean Road Company on the Richmond Road, one of three major road routes in the 19th and 20th century capital region. The property is therefore further associated with the outward expansion of Ottawa, aided by the Richmond Road, and the amalgamation of its suburbs in the 19th and early 20th century including the former Village of Hintonburg. The property has further historical and associative value for its associations with Dr. Israel G. Smith, the first doctor to practice within the newly incorporated Village of Hintonburg and the village's first Medical Officer of Health, who practiced from the site from 1896 to 1907.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

The property has contextual value because it is important in supporting the character of Wellington Street West in Hintonburg. The building's irregular footprint and siting on the lot align it with adjacent historic buildings and the curve of Wellington Street West. Further, it is located within a cluster of other historic village buildings including the Iona Mansions, Magee House, and the Rosemount Library.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

The subject property has contextual value because it is functionally and historically linked to its surroundings. The property was likely selected as the site of a toll gate and tollkeeper's residence due to its location on the former Richmond Road and near the former boundary between the City of Ottawa and Nepean Township, later the Village of Hintonburg. This location served the extant building's original function and links the property to the historical development of Wellington Street West and Hintonburg. The subject property is further functionally and historically linked to its surroundings in Hintonburg through its longstanding function as a commercial space, associating the property with the development of Wellington Street West as a traditional main street anchoring a wider residential area.

Conclusion

The property at 1121 Wellington Street West meets five of the nine criteria for designation outlined in Ontario Regulation 9/06 for designation under Part IV of the OHA. Staff recommend that Council issue a Notice of Intention to Designate the property under Part IV of the OHA.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendation.

COMMENTS BY THE WARD COUNCILLOR(S)

The Ward Councillor is aware of the recommendations of this report.

CONSULTATION

The property owner was notified of the proposed designation by letter on October 1, 2024. The letter included information about the designation process, instructions on how to participate and an offer to meet with staff to discuss and answer any questions.

The Hintonburg Community Association and Heritage Ottawa have also both been notified of this proposed designation.

ACCESSIBILITY IMPACTS

The designation of these properties under the *Ontario Heritage Act* does not impact the physical fabric of the buildings. While alterations to designated properties, including renovations to remove barriers for people with disabilities, require a heritage permit, the fees for these permits are waived and staff work with property owners to allow for accessibility retrofits.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

RURAL IMPLICATIONS

There are no rural implications.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Photos

Document 3 Ontario Regulation 9/06

Document 4 Statement of Cultural Heritage Value

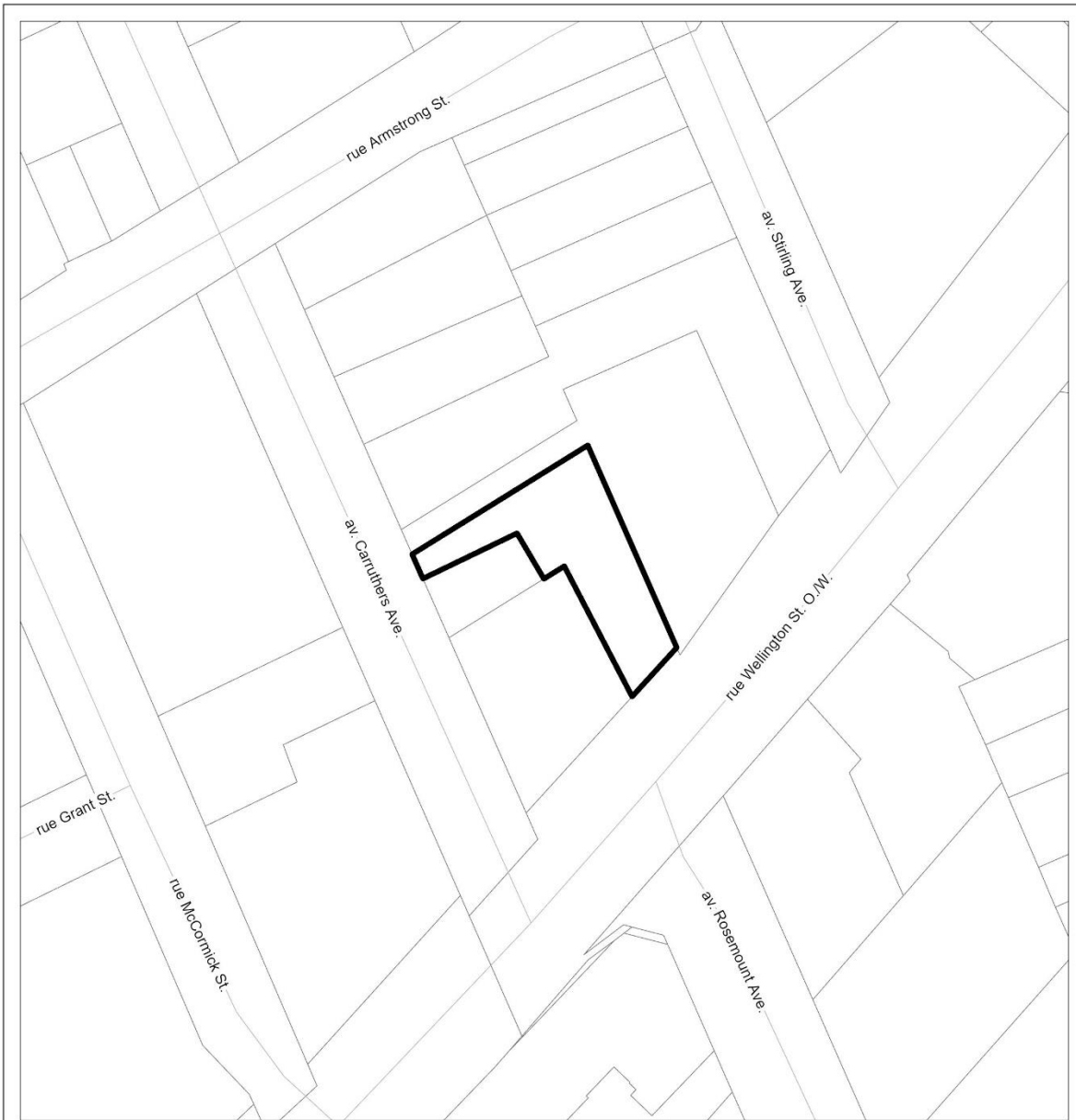
Document 5 Cultural Heritage Evaluation Report




DISPOSITION

If Council does not carry the recommendation, no further steps are required. If Council proceeds with the issuance of a Notice of Intention to Designate for the property located at 1121 Wellington Street West, several actions must be taken:

- 1) Heritage Planning Branch, Planning, Development and Building Services Department, to prepare the Notice of Intention to Designate. Office of the City Clerk, Council and Committee Services to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision to issue a Notice of Intention to Designate the property at 1121 Wellington Street West under Part IV of the *Ontario Heritage Act*.
- 2) Heritage Planning Branch, Planning, Development and Building Services Department, to ensure publication of the Notice of Intention to Designate according to the requirements of Section 29 the *Ontario Heritage Act*.
- 3) If the City Clerk receives a Notice of Objection under Section 29(5) of the *Ontario Heritage Act* within thirty days of the publication of the Notice of Intention to Designate, the Heritage Planning Branch, Planning, Development and Building Services Department, is to prepare a report regarding the objection for consideration by Council within 90 days after conclusion of the objection period, according to Section 29 (6) of the *Ontario Heritage Act*.
- 4) If the City Clerk does not receive any Notice of Objection under Section 29 (5) of the *Ontario Heritage Act* within thirty days of the publication of the Notice of Intention to Designate, or if City Council decides not to withdraw the notice of intention to designate the property after an objection has been served, the Heritage Planning Branch, Planning, Development and Building Services Department, is to prepare the designation by-law, under the authority of the approval of this report and Legal Services to submit to City Council for enactment within 120 days of the publication of the Notice of Intention to Designate as prescribed in Section 29(8) of the *Ontario Heritage Act*.
- 5) Office of the City Clerk, Council and Committee Services to cause a copy of the by-law together with a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property, to be served on the owner of the property and on the Trust according to the requirements of the *Ontario Heritage Act*. Heritage Planning Branch, Planning, Development and Building Services Department, to ensure publication of the notice of the by-law in the newspaper according to the requirements Section 29(8)(4) of the *Ontario Heritage Act*.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE	
D09-01-WELL1121	24-1101-R	 1121 rue Wellington St.	
I:\CO\2024\Heritage\Wellington_1121			
<small>©Parcel data is owned by Terranel Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY</small>			
<small>©Les données de parcelles appartiennent à Terranel Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2024 / 10 / 03		 <small>NOT TO SCALE</small>	

Document 2 – Photos



Wellington Street West elevation (Staff Photo, 2024).

Document 3 – Ontario Regulation 9/06

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Consolidation Period: From January 1, 2023 to the e-Laws currency date.

Last amendment: 569/22.

This is the English version of a bilingual regulation.

Criteria, s. 27 (3) (b) of the Act

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 27 (3) (b) of the Act. O. Reg. 569/22, s. 1.

(2) Property that has not been designated under Part IV of the Act may be included in the register referred to in subsection 27 (1) of the Act on and after the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force if the property meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.

(3) For clarity, subsection (2) does not apply in respect of a property that has not been designated under Part IV but was included in the register as of the day subsection 3 (2)

of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force. O. Reg. 569/22, s. 1.

Criteria, s. 29 (1) (a) of the Act

2. (1) The criteria set out in subsections (2) and (3) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 569/22, s. 1.

(2) Section 1, as it read immediately before the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, continues to apply in respect of a property for which a notice of intention to designate it was given under subsection 29 (1.1) of the Act after January 24, 2006 and before the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force. O. Reg. 569/22, s. 1.

(3) In respect of a property for which a notice of intention to designate it is given under subsection 29 (1.1) of the Act on or after the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, the property may be designated under section 29 of the Act if it meets two or more of the criteria for determining whether it is of cultural heritage value or interest set out in paragraphs 1 to 9 of subsection 1 (2). O. Reg. 569/22, s. 1.

Criteria, s. 41 (1) (b) of the Act

3. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 41 (1) (b) of the Act. O. Reg. 569/22, s. 1.

(2) Subject to subsection (3), in the case of a by-law passed under subsection 41 (1) of the Act on or after the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, a municipality or any defined area or areas of it may be designated by such a by-law as a heritage conservation district under subsection 41 (1) of the Act if the municipality or the defined area or areas of it meets the following criteria:

1. At least 25 per cent of the properties within the municipality or defined area or areas satisfy two or more of the following:
 - i. The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.
 - ii. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.
 - iii. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.

- iv. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.
- v. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
- vi. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- vii. The properties have contextual value because they define, maintain or support the character of the district.
- viii. The properties have contextual value because they are physically, functionally, visually or historically linked to each other.
- ix. The properties have contextual value because they are defined by, planned around or are themselves a landmark. O. Reg. 569/22, s. 1.

(3) Subsection (2) does not apply in respect of a by-law passed under subsection 41 (1) of the Act on or after the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force if a notice of a public meeting required to be held for the purposes of the by-law under subsection 41.1 (7) of the Act was given before the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force. O. Reg. 569/22, s. 1.

(4) For clarity, the requirement set out in subsection 41.1 (5.1) of the Act,

- (a) does not apply in respect of a by-law under subsection 41 (1) of the Act that is passed before the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force; and
- (b) does not apply in respect of a by-law under subsection 41.1 (2) of the Act. O. Reg. 569/22, s. 1.

Document 4 – Statement of Cultural Heritage Value

Statement of Cultural Heritage Value

Description of Property

The Tollkeeper's House, 1121 Wellington Street West, is a two-storey stone and red-brick mixed use building located on the north side of Wellington Street West near Carruthers Avenue in Hintonburg.

Statement of Cultural Heritage Value or Interest

Originally built as a Tollkeeper's residence in 1888, 1121 Wellington Street West has historical value through its direct associations with the ByTown & Nepean Road Company and the former Richmond toll road, one of the most significant road routes in the 19th and 20th century capital region which connected Ottawa with rural villages and agricultural production west of the city. Richmond Road served as a key driver in Ottawa's outward expansion, supporting the growth of Hintonburg from rural subdivision to suburban village and contemporary urban neighbourhood, therefore associating the property with the theme of Ottawa's growth and development in the late 19th and early 20th centuries. The property has additional historical and associative value for its associations with Dr. Israel G. Smith, the first doctor based in the Village of Hintonburg and Hintonburg's first Medical Officer of Health, who practiced from the building from 1896 to 1907.

1121 Wellington Street West has physical value as a unique example of a former Tollkeeper's residence located on the former Richmond toll road. Altered over many years to function as a commercial building, the property has design value as a representative example of the vernacular mixed-use buildings characteristic of Wellington Street West in Hintonburg, and because of its high degree of craftsmanship and artistic merit displayed by the ground-floor leaded stained glass windows with mortar and pestle design.

The property has contextual value because it supports the character of Wellington Street West in Hintonburg. Located within a cluster of other historic village buildings including the Iona Mansions, Magee House, and the Rosemount Library, its irregular footprint and siting on the lot align it with the curve of Wellington Street West and adjacent properties. Its history as a toll keeper's residence links it functionally and historically to its location directly on Wellington Street West.

Description of Heritage Attributes

Key attributes that contribute to the heritage value of the Tollkeeper's House as a unique example of a Tollhouse and representative example of a traditional commercial building on Wellington Street West include:

- The building's two-storey massing
- The stone ground floor front façade

- Storefront windows on ground floor topped with curved stained glass windows featuring mortar and pestle design.
- Recessed commercial entrance on Wellington Street West.
- Red brick cladding on side elevations.
- Second storey window openings with stone sills.
- Second-storey parapet wall with cornice

Key attributes that demonstrate its contextual value include:

- Its irregular footprint angled to the curve of Wellington Street West
- Its prominent siting on Wellington Street West, near Carruthers Avenue.

Document 5 – Cultural Heritage Evaluation Report

Ontario Regulation 9/06 Assessment

1121 Wellington Street West

November 2024

Prepared by: Heritage Staff



Image, City of Ottawa

Executive Summary

Constructed circa 1880, the property at 1121 Wellington Street West is a two-storey vernacular commercial building. The building was originally constructed as a toll keeper's residence for the ByTown and Nepean Road Company who owned and operated Richmond Road (now Wellington Street West) as a toll road from 1857 to 1922. The building served as a toll keeper's residence until 1905, after which it transitioned to a commercial building with various tenants occupying the building to the present day. The property has cultural heritage value for its design, associative, and

contextual values and meets five of the nine criteria for designation under Part IV of the Ontario Heritage Act.

Criterion 1	
The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes
Response to Criterion	
1121 Wellington Street West has physical value because it is a unique example of a former Tollkeeper's residence on the former Richmond Toll Road, now Wellington Street West. The property has design value because it is representative example of the mixed-use vernacular commercial buildings characteristic of Wellington Street West in Hintonburg.	

Supporting Details – Criterion 1

Description of Property

- The building, located at 1121 Wellington Street West, is a two-storey vernacular building clad in stone, red brick, and metal siding and constructed c. 1888.
- The building at 1121 Wellington Street West is located on the north side of Wellington Street West in Hintonburg near the corner of Wellington Street West and Carruthers Avenue.
- The building features a ground floor storefront with large, curved display windows topped with stained glass. The central stained-glass panel depicts a mortar and pestle, referencing the building's long-term use as a pharmacy. The front façade of the ground floor is clad in stone and the sides of the building are clad in red brick.
- Above the ground floor, the building's front gable is covered by a parapet wall clad with metal siding, topped with a bracketed cornice. The second storey of the front façade includes two windows with stone sills and lintels.
- The side and rear of the building feature a two-storey projecting bay, also windows with stone sills and lintels, and a small two-storey addition near the rear of the property. The east façade and rear addition are visible from Wellington Street West.

Architectural Style

The building at 1121 Wellington Street West has design value as a representative example of a late 19th and early 20th century commercial building in Hintonburg. The building exhibits typical characteristics of a nineteenth century commercial building in Ottawa, including its red brick cladding and first storey featuring a store front with large display windows and a recessed central entrance.



Ground level entrance at 1121 Wellington Street West with stained glass windows at top of second storey (Image reproduced from oresta.ca)

Early commercial buildings in Ottawa were often constructed of red brick, as it became an easily accessible material in the area in the late nineteenth century.^{1, 2} The building's form is organized with storefronts on the bottom storey, and residential or office space above, reflecting a common approach for historical commercial and mixed-use buildings in Ottawa.

Consistent with other properties on Wellington Street West, the building located at 1121 Wellington Street West features large commercial windows and a recessed entrance at the ground-level, mixed cladding including stone and brick, and a mixed roof profile with a front gable covered by a parapet wall topped by a bracketed cornice. Between Carruthers Avenue and Melrose Avenue there is an eclectic mix of late 19th and early

¹ Heritage Ottawa, "History of Ottawa's Brickyards"

² Old Ottawa East Community Association, "Bricks, Bricks and more Bricks"

20th century commercial buildings exhibiting similar features, including parapet walls, cornices, and a variety of stone and brick cladding materials.

Alterations

The property has had several recent and historic alterations. On the ground level, it is unlikely that the commercial windows and recessed entrance are original and were likely added after the building's use changed to a doctor's office or pharmacy, post 1896. Similarly, the stained-glass windows on the ground floor were most likely added as part of the conversion to a pharmacy.

Between 2019 and 2020, the second storey of the front façade was changed to painted siding. Based on the stone window sills being retained, the original red brick cladding likely remains beneath the siding.

Criterion 2	
The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	Yes
Response to Criterion	
The property has design value because it displays a high degree of craftsmanship and artistic merit through the leaded stained-glass windows featured on the building's ground floor, which incorporate a mortar and pestle signifying the building's long-term use as a pharmacy.	

Supporting Details – Criterion 2

The building at 1121 Wellington Street West displays a high degree of craftsmanship and artistic merit through the stained-glass windows that top the ground floor's storefront windows. Crafting and installing leaded stained-glass is a labour-intensive skilled practice and a specifically experienced craftsperson is likely responsible for their use at this site. The mortar and pestle design within the central panel enhances the artistic merit of the windows, adding a property specific reference to the windows that also served as a business sign.

Criterion 3	
The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No
Response to Criterion	
Heritage staff have compared the building to others of similar age or typology, and consulted relevant secondary sources including newspaper articles and architectural history books. Staff's review concluded that this property exemplifies typical construction methods for buildings of its type. The property does not meet this criterion.	

Criterion 4

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes
<p><i>Response to Criterion</i></p> <p>The property has historical value for its multiple associations with both themes and individuals. The property has historical value because it is directly associated with the historical development of Ottawa, particularly its road and transportation networks, serving as a Tollkeeper's Residence for the Bytown & Nepean Road Company on the Richmond Road, one of three major road routes in the 19th and 20th century capital region. The property is therefore further associated with the outward expansion of Ottawa, aided by the Richmond Road, and the amalgamation of its suburbs in the 19th and early 20th century including the former Village of Hintonburg. The property has further historical and associative value for its associations with Dr. Israel G. Smith, the first doctor to practice within the newly incorporated Village of Hintonburg and the village's first Medical Officer of Health, who practiced from the site from 1896 to 1907.</p>	

Supporting Details – Criterion 4

The Richmond Toll Road and Hintonburg

Portions of Wellington Street West, including where the subject property is located, were originally called Richmond Road. Richmond Road was one of the first and most important roads in early Ottawa, cut by British soldiers in 1818 from Richmond Landing to the Goulbourn County line, connecting the military village of Richmond with the growing ByTown settlement.³ Richmond Road emerged as the most important inland transportation route in the region and it soon became the spine of a significant agricultural district dotted with inns and taverns servicing those travelling the road.⁴ Richmond Road was macadamized, an early form of paving with crushed gravel, by the ByTown and Nepean Road Company from ByTown to Britannia in 1853 and established as a toll road.⁵ The building located at 1121 Wellington Street West was constructed in 1888 for the Bytown and Nepean Road Company as a Tollkeeper's Residence, replacing an earlier building on the site which burned down the same year.^{6, 7}

The present-day neighbourhood of Hintonburg first appeared as a subdivision in rural Nepean Township in 1874, dividing up much of the Hinton farm abutting Richmond

³ Elliot, *The City Beyond*, 18

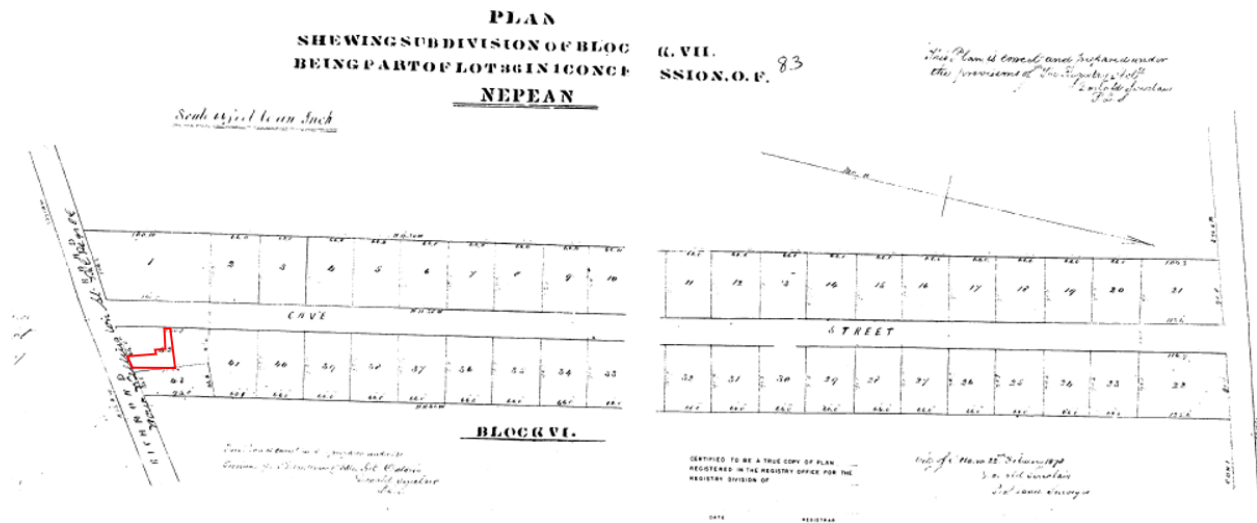
⁴ Elliot, *The City Beyond*, 20, 43

⁵ Bush, *Overland Transport in the Rideau Region*, 1979

⁶ Bytown & Nepean Road Company, "Agreements, Specifications, and Tenders"

⁷ "Burned to the Ground," *Ottawa Daily Citizen*, March 2, 1888

Road.⁸ Development of the area was relatively limited until the late 1880s. In 1889, Ottawa annexed portions of Nepean Township adjacent to the City limits, placing Hintonburg directly on the border of the expanded City of Ottawa and increasing interest in residential development of the area.⁹ In 1893 Hintonburg seceded from Nepean Township, incorporating itself as a village in order to secure an agreement with the Ottawa Electric Railway to extend streetcar service along Richmond Road.¹⁰ An agreement was reached and the streetcar line opened in 1895 following the Bytown and Nepean Road Company's sale of the portion of Richmond Road within Hintonburg's boundaries.^{11, 12, 13} The same year, the tollkeeper's residence and toll gate was moved west near present day Island Park Drive.¹⁴ While toll roads were ubiquitous in Ottawa they were very unpopular, with municipalities, merchants, and residents frequently complaining of high fees and poor maintenance.^{15,16} In subsequent years, provincial legislation limited the viability of private toll roads and responsibility for highways shifted to municipalities and the Province.¹⁷ The ByTown and Nepean Road Company was formally wound up in 1922, ending Richmond Road's tenure as a toll road.¹⁸



⁸ Elliot, *The City Beyond*, 119

⁹ Elliot, *The City Beyond*, 106-110

¹⁰ Elliot, *The City Beyond*, 179

¹¹ Bytown & Nepean Road Company, "Capital Accounts"

¹² Elliot, *The City Beyond*

¹³ Ottawa Electric Railway Company, "Acts of Incorporation..." 1895

¹⁴ ByTown & Nepean Road Company, "Capital Accounts"

¹⁵ Bush, *Overland Transport in the Rideau Region*, 1979

¹⁶ "The Toll Gate System," *Ottawa Journal*, February 1, 1886

¹⁷ Bush, *Overland Transport in the Rideau Region*, 1979

¹⁸ Bush, *Overland Transport in the Rideau Region*, 1979

Excerpt from Registered Plan No. 83, circa 1874, with existing 1121 Wellington Street West parcel highlighted in red.

The subject property has historical value for its direct associations with the Richmond toll road. Toll roads, gates, and tollkeepers were ubiquitous parts of Ottawa's early local and regional transportation network. The building's use as a tollkeeper's residence connects the property directly to the theme of Ottawa's growth and expansion in the 19th and 20th centuries where, through annexation and amalgamation, the City absorbed its suburban neighbourhoods which had emerged along significant regional roads like Richmond Road.

BYTOWN AND NEPEAN ROAD COMPANY'S TARIFF OF TOLLS.

HINTONBURGH TO BELL'S CORNERS & RETURN. BELL'S CORNERS TO HINTONBURGH & RETURN.

TICKETS GOOD FOR ONE DAY ONLY. TICKETS GOOD FOR ONE DAY ONLY.

SUMMER						WINTER (during straight)						SUMMER						WINTER (during straight)					
Two Horse Vehicle.		One Horse Vehicle.		One Horse.		Two Horse Vehicle.		One Horse Vehicle.		One Horse.		Two Horse Vehicle.		One Horse Vehicle.		One Horse.		Two Horse Vehicle.		One Horse Vehicle.		One Horse.	
CENTS.	CENTS.	CENTS.	CENTS.	CENTS.	CENTS.	CENTS.	CENTS.	CENTS.	CENTS.	CENTS.	CENTS.	CENTS.	CENTS.	CENTS.	CENTS.	CENTS.	CENTS.	CENTS.	CENTS.	CENTS.	CENTS.	CENTS.	
Skead and Cowley	4	3	3	4	3	2	Base Line	5	5	5	Base Line	2	2	1	2	2	1	2	2	1	2	1	
Honey	4	3	3	4	3	2	James B	3	3	3	Side Road	3	2	1	2	2	1	2	2	1	2	1	
Birehton	8	6	3	6	4	2	Side Road	4	2	2	Side Road Cheese Factory	3	2	1	2	2	1	2	2	1	2	1	
Skead's Mill	8	6	3	6	4	2	Thomas	4	2	2	Thomas Graham	3	2	1	2	2	1	2	2	1	2	1	
Cole	8	6	3	6	4	2	Thos. Gr	4	2	2	Thos. Graham, jr	4	3	2	3	3	2	3	3	2	3	2	
McKellar	10	6	3	6	4	2	William	4	2	2	William Bell	4	3	2	3	3	2	3	3	2	3	2	
Johnston Mill	12	7	4	7	4	2	John Bel	4	2	2	John Bell	5	4	3	3	3	2	3	3	2	3	2	
Clark and Side Road	12	7	4	7	4	2	R. Hare	5	3	3	R. Hare	5	4	3	4	4	3	4	4	3	4	3	
Baker	14	8	4	9	5	3	Harmer	5	3	3	Harmer and Mosgrove	5	4	3	4	4	3	4	4	3	4	3	
Robert Magee	16	10	5	10	5	3	Hughes	5	3	3	Side Road, Water	7	5	3	4	4	3	4	4	3	4	3	
Wm. Graham, jr	16	10	5	10	5	3	N. G. R.	5	3	3	Hughes, Winthrop & March Rd	7	5	3	4	4	3	4	4	3	4	3	
N. G. Robinson, Britannia	16	10	5	10	5	3	Britannia	6	4	4	N. G. Robinson	9	5	3	5	4	3	5	4	3	5	4	
Winthrop	18	10	5	12	6	4	Hughes, Watson & March Rd	6	4	4	Side Road, Water	9	5	3	5	4	3	5	4	3	5	4	
Hughes, Watson & March Rd	18	10	5	12	6	4	Wm. Gr	6	4	4	Wm. Graham, jr	9	5	3	5	4	3	5	4	3	5	4	
Side Road	18	10	5	12	6	4	Robert	6	4	4	Baker	9	5	3	5	4	3	5	4	3	5	4	
Harmer, Mosgrove & Hare	20	11	5	12	6	4	Clark and Side Road	6	4	4	Johnston Mill	13	8	4	7	5	3	13	8	4	7	5	
Hare	20	11	5	12	6	4	McKellar	7	4	4	McKellar	15	9	5	9	6	4	15	9	5	9	6	
John Bell	20	11	5	12	7	4	Cole	7	4	4	Side Road	17	9	5	9	6	4	17	9	5	9	6	
William Bell	21	12	6	12	7	4	Skead's Mill	8	4	4	Honey, Skead & Birehton	17	9	5	11	7	4	17	9	5	11	7	
Thos. Graham, jr	21	12	6	12	7	4	Honey	8	4	4	Cowley	21	12	5	11	7	4	21	12	5	11	7	
Thomas Graham	22	13	7	13	8	4	Honey, Skead & Birehton	8	4	4	Hintonburg	25	15	7	15	10	5	25	15	7	15	10	
J. Bearman & Side Road Cheese Factory	22	13	7	13	8	4	Cowley	9	5	5													
John Bearman	22	13	7	13	8	4	Hintonburg	0	0	0													
John Stinson	23	14	7	14	9	5																	
Bell's Corners	25	15	7	15	10	5																	

FOR PASSING BOTH GATES WITHOUT A RETURN TICKET THE TOLL SHALL BE —

For a Wheeled Vehicle drawn by two horses or beasts	14	For every Horse	5
" " " " " one horse or beast	10	" " each head of neat Cattle at each gate	1
" " " " " a Vehicle not on wheels drawn by two horses or beasts	19	" " every score or number less than a score of Sheep or Swine to pass both gates	5
" " " " " one horse or beast	7		

G. M. GREENE,
Secretary, Treasurer B. & N. Road Co'y.

OCTOBER 12th, 1895.

This is the Schedule or Tariff of Tolls referred to in the annexed By-Laws of the Bytown and Nepean Road Co. dated October 12th 1895 -
G. M. Greene
Secy. Treas. B. & N. Road Co.

Thomas Graham
President B. & N. Road Co.

Bytown & Nepean Road Company Tarrif of Tolls, 1895, retrieved from <https://www.canadiana.ca/view/oocihm.63697>

Dr. Israel G. Smith

In 1906, the ByTown and Nepean Road Company leased the former Tollkeeper's residence to Dr. Israel G. Smith, who practiced from and resided in the property until 1907.^{19, 20} Smith was the first doctor to base their practice in the Village of Hintonburg and in 1897 was appointed Hintonburg's first Medical Officer of Health. Smith was a prominent citizen of Hintonburg and Ottawa, described in his 1936 obituary as a "personal friend to thousands in Ottawa" and well known for role as president of the Ottawa Medical Society and as a surgeon at the Civic Hospital.²¹ The subject property has historical value for its direct associations with Dr. Smith as the site of his first medical practice.

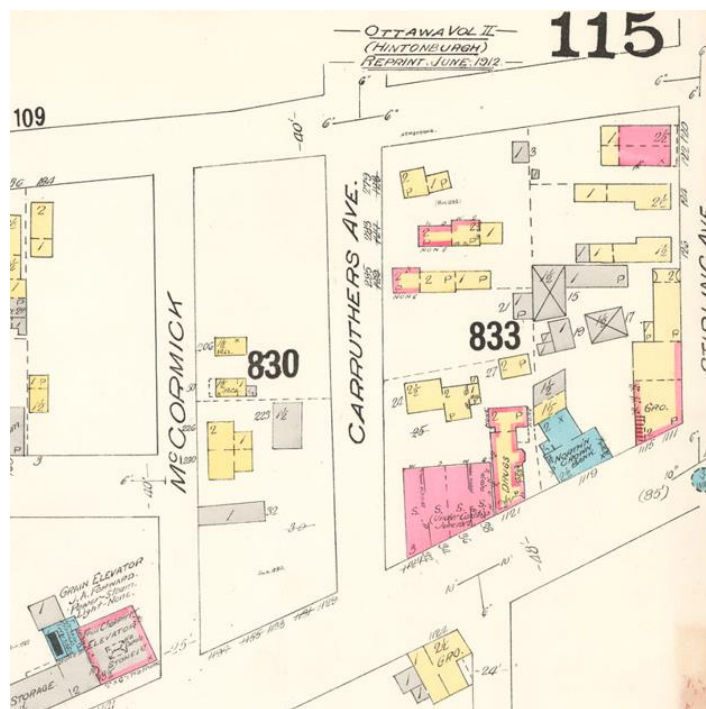


Dr. Israel G. Smith, circa 1934. Photo reproduced from Kitchissippi Times

Commercial History

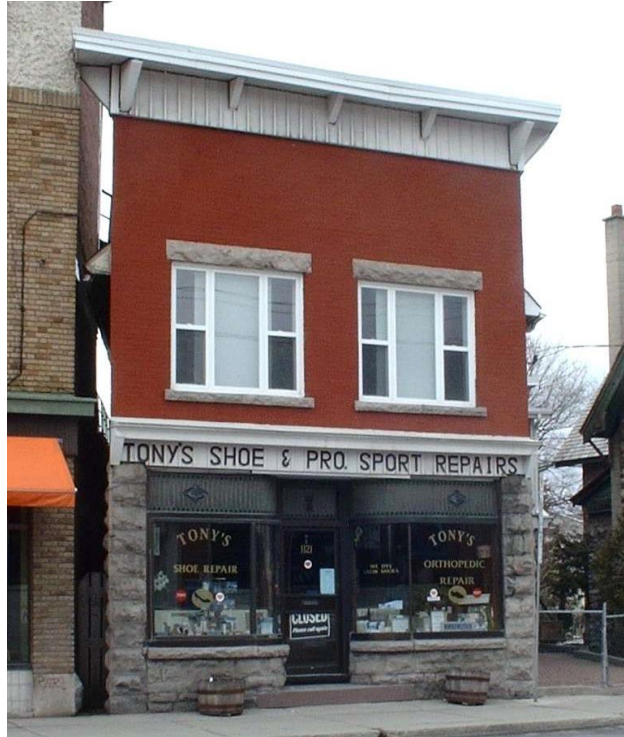
¹⁹ ByTown & Nepean Road Company, Capital Accounts
²⁰ Alliston, "The Doctor is In," *Kitchissippi Times*, September 9, 2022
²¹ "Dr. I.G Smith Has Passed On," *Ottawa Citizen*, December 26, 1936

In 1907, the ByTown and Nepean Road Company sold the former Tollkeeper's residence to Robert Arbuthnot, who operated a pharmacy on-site until 1914. During this period, it is likely that the storefront windows and stained glass windows with mortar and pestle design were installed. Arbuthnot leased the property to Michael O'Callaghan in 1914, who operated the "West End Pharmacy" on site until 1958. The building was sold by the Arbuthnot family to Conrad Dupuis in 1954, who then sold the property to Louis Limberger in 1958. Limberger took over the building and operated "Louis' Shoe Repair" until 1972 when the business was acquired by Antonio Caracciolo and renamed "Tony's Shoe Repair". Caracciolo purchased the building in 1978 and operated his shop until retiring in 2010 when it was leased to current tenant Oresta.²²



Excerpt from 1912 Fire Insurance Plan, Volume II Sheet 115, showing 1121 Wellington Street West as pharmacy, labelled "DRUGS"

²² "Ottawa cobbler repairs last shoe after 34 years," CBC, 2010



1121 Wellington Street West, Circa 2000 (Retrieved from historypin.com, Photo Uncredited, CC BY-SA 4.0)

<i>Criterion 5</i>	
The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No
<i>Response to Criterion</i>	
Based on research conducted by Heritage Staff, the property does not yield information that contributes to the understanding of a community or culture. The property does not meet this criterion.	
<i>Criterion 6</i>	
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No
<i>Response to Criterion</i>	
Research conducted did not reveal that this property is representative of the work of a significant architect, builder, designer or theorist. According to records of the Bytown and Nepean Road Company, the subject property was designed by	

architect MC Edey. However, original plans for the building were not revealed through the research process, and it is unclear how significantly the building has been altered from its original form. Edey's work is commemorated through other extant buildings, most notably the Aberdeen Pavilion at Lansdowne Park. The property does not meet this criterion.

Criterion 7

The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

Yes

Response to Criterion

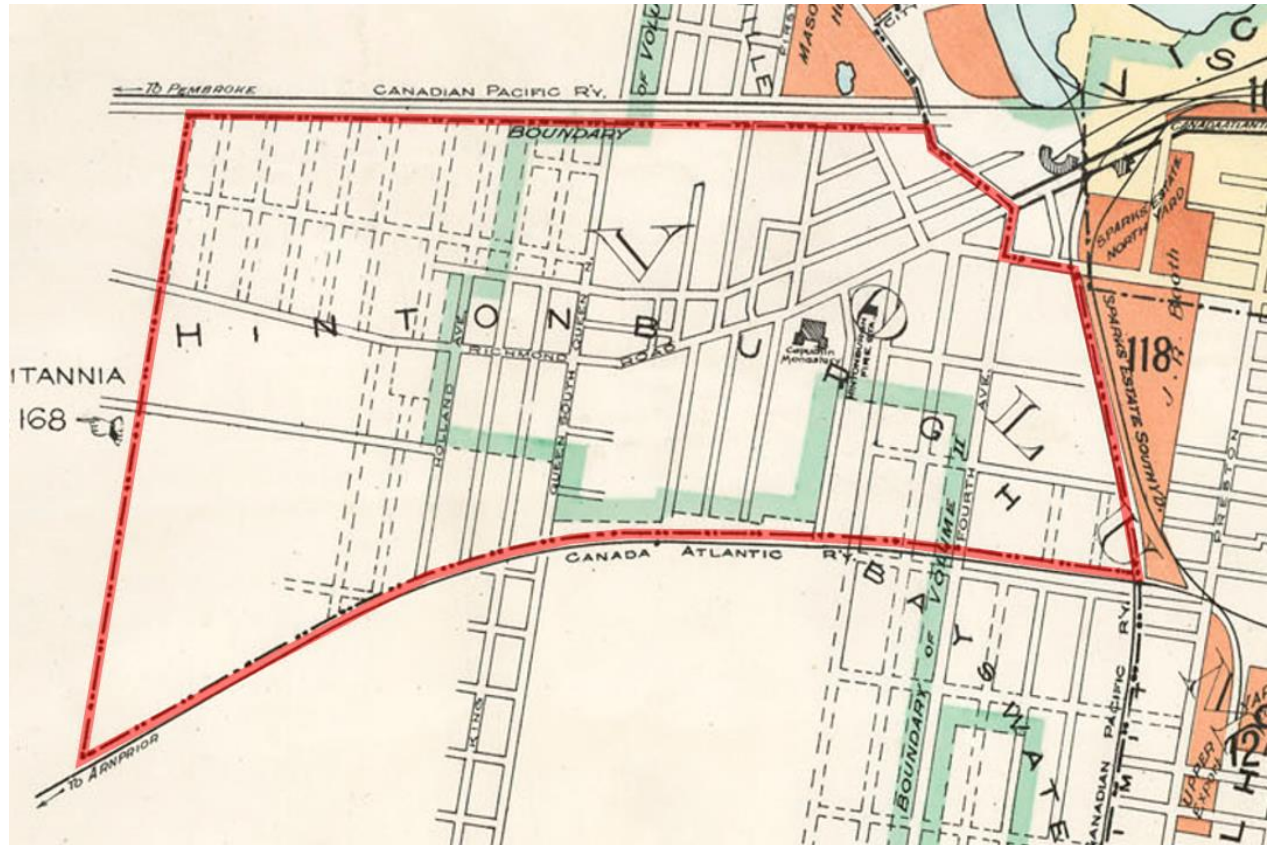
The property has contextual value because it is important in supporting the character of Wellington Street West in Hintonburg. The building's irregular footprint and siting align it with adjacent historic buildings and the curve of Wellington Street West, and it sits within a cluster of other historic village buildings of similar ages including the Iona Mansions, and Magee House.

Supporting Details – Criterion 7

The neighbourhood of Hintonburg is generally defined as the area located north of Highway 417, south of Scott Street, and between Parkdale Avenue to the west and the O-Train Corridor to the east. Hintonburg was first established as a subdivision in rural Nepean Township in the late 19th century. In 1893, the original subdivision of "Hintonburgh", along with several adjacent subdivisions and agricultural holdings, seceded from Nepean to form the Village of Hintonburg.²³ The village was subsequently annexed by the City of Ottawa in 1907.²⁴

²³ Elliot, *The City Beyond*, 179

²⁴ Elliot, *The City Beyond*, 186







Village of Hintonburgh boundaries, as depicted in 1902 Fire Insurance Plan Index (Revised to 1912). Red outline added by City of Ottawa staff.

Wellington Street West in Hintonburg is defined by the presence of mixed-character, vernacular nineteenth and twentieth century commercial buildings, generally clad in red-brick or stone and borrowing elements from architectural styles including Edwardian Classicism and Italianate. Large ground-level commercial windows are common, such as those on the subject property and the adjacent 1123 – 1131 Wellington Street West. Most buildings are oriented towards Wellington Street West with minimal or no front yard setback, creating a consistent street wall that characterizes the street as commercial. Also common are slight irregularities in building plan and footprint, to accommodate the street's curve and the irregular lot patterns created by Wellington intersecting at various angles with its side streets.



1121 Wellington Street West, adjacent to the Iona Mansions at 1123-1131 Wellington Street West (City of Ottawa)

The subject property, through its two-storey form, irregular footprint, brick and stone cladding, ground-level commercial windows, and orientation towards Wellington Street West supports the character of Wellington Street West and adjacent streets in Hintonburg.

	
<p>1123-1131 Wellington Street West (Image, City of Ottawa)</p>	<p>1111 Wellington Street West (Image, Zolo)</p>
	
<p>1112 Wellington Street West (Image, LoopNet)</p>	<p>Rosemount Public Library (Image, Ottawa Public Library)</p>

Properties in proximity to 1121 Wellington Street West

<p>Criterion 8</p>	
<p>The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.</p>	<p>Yes</p>
<p>This property has contextual value because it is functionally and historically linked to its location on Wellington Street West. The building was purpose built as a Tollkeeper’s residence on the former Richmond toll road before transitioning to its current role as a mixed-use commercial building in the core of the former Village of Hintonburg, connecting it directly to the evolution of Hintonburg from an independent village to one of Ottawa’s core urban neighbourhoods.</p>	

Supporting Details – Criterion 8

The subject property has contextual value because it is functionally and historically linked to its surroundings. The property was likely selected as the site of a toll gate and tollkeeper’s residence due to its location on the former Richmond Road and near the former boundary between the City of Ottawa and Nepean Township, later the Village of Hintonburg. This location served the extant building’s original function and links the property to the historical development of Wellington Street West and Hintonburg. The subject property is further functionally and historically linked to its surroundings in Hintonburg through its longstanding function as a commercial space, associating the property with the development of Wellington Street West as a traditional main street anchoring a wider residential area.

Criterion 9	
The property has contextual value because it is a landmark	No
Response to Criterion	
The property does not have contextual value as a landmark. The subject property is not a landmark on Wellington Street West, nor is it commonly referenced for the purposes of wayfinding.	

Sources

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