

Municipal Address: 35 William St.
 Building Name: Sunset Seafood
 Legal Description: Pt York S
 Date of Construction: before 1872
 Original Use: Feathers Hotel
 Present Use: restaurant
 Present Zoning: CAH-x-1C*13*
 Planning Area: Central Area N.E.

Lot: 11 Block: 92(54/15) Plan: 42482
 Additions: by 1912
 Original Owner: Sam Borbridge
 Present Owner: Fragiskos, J

PHASE ONE SURVEY

Potential Significance	Considerable	Some	Limited	None
History (Date of Construction)	(Pre- 1880)	(1880 to 1920)	(1920 to 1950)	(1950 to)
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:
 Byward Market

BY-LAW/DATE:

COMMENTS:



Attach building photos here:
 1 - 6 x 6

PHOTO DATE: JAN 1990

VIEW:

SOURCE: H Schade

NEGATIVE NUMBER: 92-3

HISTORY

PREPARED BY: M. Carter

DATE: December 1989

Date of Construction: probably before 1872
Sources: FIP, OCAR 1872

Factual

Trends:

economic - may have been built as a hotel -- by 1878, Feathers Hotel -- and continued to be used as an hotel to 1901
- initially joined to building at another 2 1/2 storey building identified as 35 York (now demolished)
- once severed used as a second hand store then a clothing store, following the major commercial trends of the block and street

owner / occupant - owner occupied through most of its history

store / residence - like many other buildings on the block, the upper storeys of this building were occupied by its storekeeper as a residence

ethno-cultural - owned and occupied by Jewish merchants by the 1920s, but built and originally occupied by English Irish and French Canadians in earlier period -- all typical of the period and location

site - this building occupies about 4/5 of the land on its site by 1912, evidence of dense development

Events:

Persons/Institutions:

Summary/Comments On Historical Significance:

Built in conjunction with a second building on York Street (now demolished) as an hotel to accomodate market visitors, this building was later severed to house separate businesses. It provides evidence of the creative recycling of built form that characterizes the densely developed areas of the market.

Historical Sources (Coded): FIP-id, COD-sel, OCAR-sel, CIHB, COHR 1987, Newton,II

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ARCHITECTURE

PREPARED BY: J. S. Smith / M. Carter DATE: January 1990

Architectural Design (Plan, Storeys, Roof, Windows, Materials, Details, Etc.): 2 1/2-storey stone commercial block. Original ground floor pattern of openings still visible in stonework, but modified to asymmetrical wood storefront. Second floor segmental-arch windows - original openings with new sashes. Decorative wood cornice not original. Regular coursed dressed limestone on front facade, random course rubble elsewhere.

By 1878 - 2 1/2 storey stone building, metal roof, appears to be joined to another 2 1/2 storey stone building on York St. and may have been built as a double

Architectural Style: Italianate commercial vernacular.

Designer/Builder/Architect:

Architectural Integrity (Alterations): Significant reworking of ground floor facade; changed cornice.

By 1912 - split from stone building beside, 2 storey brick faced addition to rear

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

Summary/Comments On Architectural Significance: Interesting commercial facade which retains its presence despite changes.

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ENVIRONMENT

PREPARED BY: Julian S. Smith

DATE: January 1990

Planning Area: Central Area N.E.

Heritage Conservation District Name: Byward Market



PHOTO DATE: Jan 1990
VIEW:
SOURCE: H Schade
NEGATIVE NUMBER: 92-A

Compatibility With Heritage Environs: Very compatible with heritage commercial environment in terms of materials, scale, detailing and function. Strong contributing element to the eclectic heritage character of this commercial row.

Community Context/Landmark Status: Essential element in the two landmark commercial rows that together with the market building itself create the market core.

Summary/Comments On Environmental Significance: Significant heritage component of one of the most important heritage commercial rows in the city.

PHASE TWO EVALUATION

CRITERIA SCORING

HISTORY CATEGORY	E	G	F	P	SCORE
1. Date of Construction	1				40
2. Trends		1			33
3. Events					0
4. Persons					0
HISTORY TOTAL	40	33	0	0	73

ARCHITECTURAL CATEGORY	E	G	F	P	SCORE
1. Design		1			20
2. Style		1			17
3. Designer/Builder					0
4. Architectural Integrity		1			27
ARCHITECTURAL TOTAL	0	64	0	0	64

ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Design Compatibility	1				50
2. Landmark / Community Context		1			40
ENVIRONMENT TOTAL	50	40	0	0	90

*Date of Construction in Byward Market area.

Excellent (Before 1880), Good (1880 to 1920), Fair (1920 to 1950), Poor (After 1950)

Criteria Scoring completed by: EVALUATION COMMITTEE

Date: APRIL 1990

DETERMINATION OF THE PHASE TWO TOTAL SCORE

CATEGORY SCORE	IN A POTENTIAL HERITAGE DISTRICT	NOT IN A POTENTIAL HERITAGE DISTRICT
History	73 x 20% = 15	X 40% =
Architecture	64 x 35% = 22	X 40% =
Environment	90 x 45% = 41	X 20% =
PHASE TWO TOTAL SCORE	78 /100	/100

HERITAGE CLASSIFICATION FOR THE BYWARD MARKET AREA.

Phase Two Total Score

Group	0	2	0	0
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PHASE TWO EVALUATION SUMMARY: