

CITY OF OTTAWA
 DEPARTMENT OF PLANNING & DEVELOPMENT
 COMMUNITY PLANNING BRANCH

HERITAGE SURVEY
 AND
 EVALUATION FORM

BUILDING FILE NO.
 PD 43:
 HERITAGE DISTRICT FILE NO.
 PD 4302-5-1:

Municipal Address: 41 1/2 William St.
 Building Name: Pepper Pot / Duvet Shop
 Legal Description:
 Date of Construction: 1913
 Original Use: second hand store
 Present Use: commercial
 Present Zoning:
 Planning Area: Central Area N.E.

Lot: Block: 92 Plan:
 Additions: 1948-56
 Original Owner: probably Albert Brumberg
 Present Owner:

PHASE ONE SURVEY

Potential Significance	Considerable	Some	Limited	None
History (Date of Construction)	(Pre- 1880) 3	(1880 to 1920) 2	(1920 to 1950) 1	(1950 to) 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:
 Byward Market

BY-LAW/DATE:

COMMENTS:



Attach building photos here:
 1 - 6 x 6

PHOTO DATE: Jan 1990
 VIEW:
 SOURCE: H Schade
 NEGATIVE NUMBER: 92-6B

HISTORY

PREPARED BY: M. Carter

DATE: December 1989

Date of Construction: 1913

Factual

Sources: COD bracketting cross-checked by FIP entries

Trends:

- economic - built and initially used as part of Albert Brumberg's second hand store at 37-41 William at a time when this block of William St. was primarily comprised of such businesses
 - in later years it housed similar businesses including a clothing store run by its original owner
- 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 during its early history
- ethno-cultural - owned and occupied by Jewish merchants through most of its history on a street that has been dominated by Jewish businesses in the twentieth century
- site - this building occupies about 4/5 of the land on its site, evidence of dense development

Events:

- fire 1913 - along with its neighbours at 37-41 and 43 William this building was constructed after its predecessor was destroyed in a fire

Persons/Institutions:

Summary/Comments On Historical Significance:

Built as a second hand store for a Jewish merchant at a time when this block of William Street was dominated by such businesses.

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

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ARCHITECTURE

PREPARED BY: J. S. Smith

DATE: January 1990

Architectural Design (Plan, Storeys, Roof, Windows, Materials, Details, Etc.): Simple two-storey brick commercial block. Reworked ground floor storefront, second floor brick veneer with regular window openings, decorative metal cornices above storefront and at roofline.

By 1922 - 2 storey brick commercial building with composition roof

Architectural Style: late 19th century commercial vernacular.

Designer/Builder/Architect:

Architectural Integrity (Alterations): Reworked ground floor, brick veneer may have been redone.

1948-1956 - rear addition extending to lot line

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

Summary/Comments On Architectural Significance: Simple but satisfying traditional architectural composition of two-storey commercial block.

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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

Attach photo of
surrounding area here:
1 - 4 x 6

PHOTO DATE: Jan 1990
VIEW:
SOURCE: H Schade
NEGATIVE NUMBER: 92-6B

Compatibility With Heritage Environs: Very compatible with heritage commercial environment in scale, materials, detailing and function.

Community Context/Landmark Status: Not individually significant, but essential elements of a landmark commercial row defining market core.

Summary/Comments On Environmental Significance: Essential component of very important heritage commercial row.

PHASE TWO EVALUATION

CRITERIA SCORING

HISTORY CATEGORY	E	G	F	P	SCORE
1. Date of Construction		1			27
2. Trends		1			33
3. Events					0
4. Persons			1		2
HISTORY TOTAL	0	60	2	0	62

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			33
ENVIRONMENT TOTAL	50	33	0	0	83

*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	62 x 20% = 12	X 40% =
Architecture	64 x 35% = 22	X 40% =
Environment	83 x 45% = 37	X 20% =
PHASE TWO TOTAL SCORE	72 /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: