

**CITY OF OTTAWA
DEPARTMENT OF PLANNING & DEVELOPMENT
COMMUNITY PLANNING BRANCH**

**HERITAGE SURVEY
AND
EVALUATION FORM**

BUILDING FILE NO.
PD : 4300 Guigues 73-77
HERITAGE DISTRICT FILE NO.
PD :

Municipal Address: 73-77 Guigues Street

Building Name:

Legal Description:

Date of Construction: 1872-1873

Original Use: Residential - triplex

Present Use: Residential - triplex

Present Zoning: HR -1

Planning Area: Lowertown West

Lot P L 10

Block: Guigues N **Plan:** 42482

Additions:

Original Owner: unknown

Present Owner: 519121 Ontario Inc.

PHASE ONE SURVEY

Potential Significance	Considerable	Some	Limited	None
	(Pre- 1878)	(1878 to 1913)	(1914 to 1957)	(1958 to 1992)
History				
(Date of Construction)	3	2	1	0
Architecture	3	2	1	0
Environment	3	2	1	0
(Landmark or Design Compatibility)				
	Phase One Survey Score /9		Potential Heritage Building	Yes/No
	Potential Heritage District		Prepared By:	

**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:

BY-LAW/DATE:

COMMENTS:

PHOTO DATE: June 1992

VIEW:

SOURCE: Gilberto Prioste

NEGATIVE NUMBER:



73-77 Guigues St.

HISTORY**PREPARED BY:** Michael McClelland**DATE:** Summer 1992**Date of Construction:** 1872-1873**Factual/Estimated****Sources:**

Assessment 1872: Jos. Auchil, tenant; Moise Dupont, freehold; value of real property, 900; in 1871, 800.

Assessment 1876: Lincourt, Brunelle and St. Louis, tenants; Dupont, freehold; value, 500 per tenant.

FIPs: shows on all plans with altered rear wings.

City Directories: first listing of triple tenancies, 1872-1873.

Trends:

Reflects the development of rental property - replaced a smaller structure - single occupancy.

Events: n/a Persons/Institutions:

The early occupants were Mrs. Brumel (1872-73), Mrs. John Keough (later Kehoe, 1872, 1875), and Edouard Brisbois, labourer (1872, 1875), Fabien Gravelle, a labourer (1877, 1878), and Alexis Liancourt (or Lincourt 1875, 1876).

Summary/Comments On Historical Significance:

The row reflects typical development patterns from early Lowertown - workers housing which frequent changes in occupancy.

Historical Sources**ARCHITECTURE****PREPARED BY:** Michael McClelland**DATE:** Summer 1992**Architectural Design** (Plan, Storeys, Roof, Windows, Materials, Details, Etc.):

2 storey flat roof row of three houses; angelstone and stucco finish, full width porch executed in metal.

Architectural Style:

This very altered building with angelstone veneer reveals little of its early appearance. In style it appears to reflect mid-twentieth century design ideas with the angelstone and the metal porch.

Designer/Builder/Architect:

unknown.

Architectural Integrity (Alterations):

Very altered - "picture windows" on the ground floor; replacement of most finishes. (permit for alterations 1956).

Other (Structure, Interior, Building Type, Etc.):**Summary/Comments On Architectural Significance:**

The vernacular quality of this building can still be appreciated in its use of materials, but it is very altered and does not reflect its earlier appearance.

ENVIRONMENT

PREPARED BY: Michael McClelland

DATE: Summer 1992

Planning Area: Lowertown West

Heritage Conservation District Name (if any):



PHOTO DATE: June 1992

VIEW:

SOURCE: Gilberto Prioste

NEGATIVE NUMBER:

Compatibility With Heritage Environs:

The building is compatible with others in the area because of its scale, the use of stucco and the presence of a porch, but it is substantially altered.

Community Context/Landmark Status:

A corner building.

Summary/Comments On Environmental Significance:

The building only modestly contributes to the character of Lowertown.

PHASE TWO EVALUATION

CRITERIA SCORING					
HISTORY CATEGORY	E	G	F	P	SCORE
1. Date of Construction	40				
2. Trends		35			
3. Events				0	
4. Persons				0	
HISTORY TOTAL					75
ARCHITECTURAL CATEGORY	E	G	F	P	SCORE
1. Design			5		
2. Style				0	
3. Designer/Builder				0	
4. Architectural Integrity				0	
ARCHITECTURAL TOTAL					5
ENVIRONMENT CATEGORY	E	G	F	P	SCORE
1. Design Compatibility		20			
2. Landmark / Community Context		20			
ENVIRONMENT TOTAL					40

*Date of Construction in Lowertown area.

Excellent (Pre-1878), Good (1878 to 1913), Fair (1914 to 1957), Poor (After 1957)

Criteria Scoring completed by: EVALUATION COMMITTEE

Date:

DETERMINATION OF THE PHASE TWO TOTAL SCORE		
CATEGORY SCORE	IN A POTENTIAL HERITAGE DISTRICT	NOT IN A POTENTIAL HERITAGE DISTRICT
History	75 x 20% = 15	X 40% =
Architecture	5 x 35% = 1.75	X 40% =
Environment	40 x 45% = 18	X 20% =
PHASE TWO TOTAL SCORE	34.75/100	/100

HERITAGE CLASSIFICATION FOR THE LOWERTOWN WEST AREA.

Phase Two Total Score	(above)	(to)	(to)	(Below)
Group	1	2	3	4

PHASE TWO EVALUATION SUMMARY:

Summary Prepared By:

Date: