

Architectural Study

The following pages detail the architectural characteristics of the primary study area:

Building Analysis Evaluation Categories ¹

Significance

- A The building possesses a substantial degree of architectural or historic value (e.g. a prominent citizen built/lived at the location; it is a historic building type; or much of the original quality building materials are retained; it is a good example of the craftsmanship of the era and contains interesting detailing). Such a building can be said to epitomize the flavour of the area.
- B+ The building possesses many of the above elements including adding to the area's special ambiance, but may lack architectural or historical interest (i.e. less ornate decoration).
- B The building possesses some of the "A" elements, but much of the interesting detailing and overall craftsmanship has been lost due to insensitive alterations. It has no historic value.
- C The building possesses few or none of the above elements and could be removed entirely with minimal or no regrettable loss to the area's architectural fabric.

Compatibility

- A The building possesses the massing, scale and site considerations which add to the quality of the area.
- B The building fulfills some of the massing, scale and site considerations inherent in this area but, due to alterations or poor maintenance, much of the more compatible elements appear to have been lost.
- C The building meets little or none of the massing, scale, and site considerations. A detrimental relationship has formed between the building on its site and its neighbours.

Materials

- A The surface materials of the building are of high quality in that it displays a substantial structural nature, superior care and craftsmanship.
- B Most materials are good, but due to poor maintenance or the introduction of lower quality and/or incompatible materials to replace the original design, the overall quality of the building has been diminished.
- C Materials are poor quality or have been poorly and inharmoniously applied.

¹ Evaluation criteria used in this examination was borrowed from the background studies report compiled by Fraser and Brown Architects in 1985 for the Waverley Park Heritage Conservation District Study (1986).

Building Address.	Use.	Years Built.	Materials.	Roof Design.
170 Algoma Street North	Community Use	Between 1911 and 1920	Brick and other	Gable and Other.
131 Court Street North	Community Use	Between 1900 and 1910	Brick	Gable.
146 Court Street North	Residential Use	Between 1900 and 1910	Brick	Gable and Other.
151 Court Street North	Residential Use	Between 1911 and 1920	Brick	Flat.
184 Court Street North	Residential Use	Between 1941 and 1950	Brick and Siding	Gable.
6 Emmerson Avenue	Residential Use	Between 1900 and 1910	Brick	Hipped.
10 Emmerson Avenue	Residential Use	Between 1900 and 1910	Brick and other	Hipped.
18 Emmerson Avenue	Residential Use	Between 1900 and 1910	Brick	Hipped and Pyramidal.
23 Emmerson Avenue	Residential Use	Between 1931 and 1940	Siding	Gable.
29 Emmerson Avenue	Residential Use	Between 1921 and 1930	Siding	Gable.
30 Emmerson Avenue	Residential Use	Between 1900 and 1910	Siding	Other.
32 Emmerson Avenue	Residential Use	Between 1911 and 1920	Brick	Hipped.
260 Harrington Avenue	Residential Use	Between 1951 and 1960	Brick	Pyramidal.
270 Harrington Avenue	Residential Use	Between 1951 and 1960	Stucco and Brick	Hipped.
288 Harrington Avenue	Residential Use	Between 1900 and 1910	Brick	Pyramidal.
294 Harrington Avenue	Residential Use	Between 1900 and 1910	Brick	Gable.
26 Nugent Street	Residential Use	Between 1900 and 1910	Brick and Other	Gable.
269 Ray Court	Residential Use	Between 1900 and 1910	Brick and siding	Hipped
275 Ray Court	Residential Use	Between 1931 and 1940	Stucco and Brick	Gable.
281 Ray Court	Residential Use	Between 1900 and 1910	Brick and Other	Gable

Building Address	Details	Height	Condition	Significance	Compatibility	Materials
170 Algoma Street North	Porch and other	2 and ½ stories	Good	A	A	A
131 Court Street North	Other details	2 and ½ stories	Good	A	A	A
146 Court Street North	Porch and other	2 and ½ stories	Good	A	A	A
151 Court Street North	No details	3 and ½ stories	Good	A	A	A
184 Court Street North	No details	1 and ½ stories	Good	B+	A	A
6 Emmerson Avenue	Porch	2 and ½ stories	Good	A	A	A
10 Emmerson Avenue	Porch and other	2 and ½ stories	Good	A	A	A
18 Emmerson Avenue	No details	2 and ½ stories	Good	A	A	A
23 Emmerson Avenue	No details	1 and ½ stories	Good	B+	A	B
29 Emmerson Avenue	No details	1 and ½ stories	Good	B+	A	A
30 Emmerson Avenue	Other	2 stories	Good	A	A	A
32 Emmerson Avenue	Porch and other	2 and ½ stories	Good	A	A	A
260 Harrington Avenue	No details	1 story	Good	A	A	A
270 Harrington Avenue	No details	2 stories	Good	B+	A	A
288 Harrington Avenue	Other	2 and ½ stories	Good	A	A	A
294 Harrington Avenue	Porch and other	1 and ½ stories	Good	A	A	A
26 Nugent Street	Porch	1 and ½ stories	Poor	A	A	B
269 Ray Court	Porch	1 and ½ stories	Good	A	A	A
275 Ray Court	No details	1 and ½ stories	Good	A	A	A
281 Ray Court	Porch and other	1 and ½ stories	Good	A	A	A

For information on windows and remarks see Architectural Analysis of each building.

*See Building Analysis Evaluation Categories for descriptions

Building Analysis - Significance

Example: 146 Court St. N.



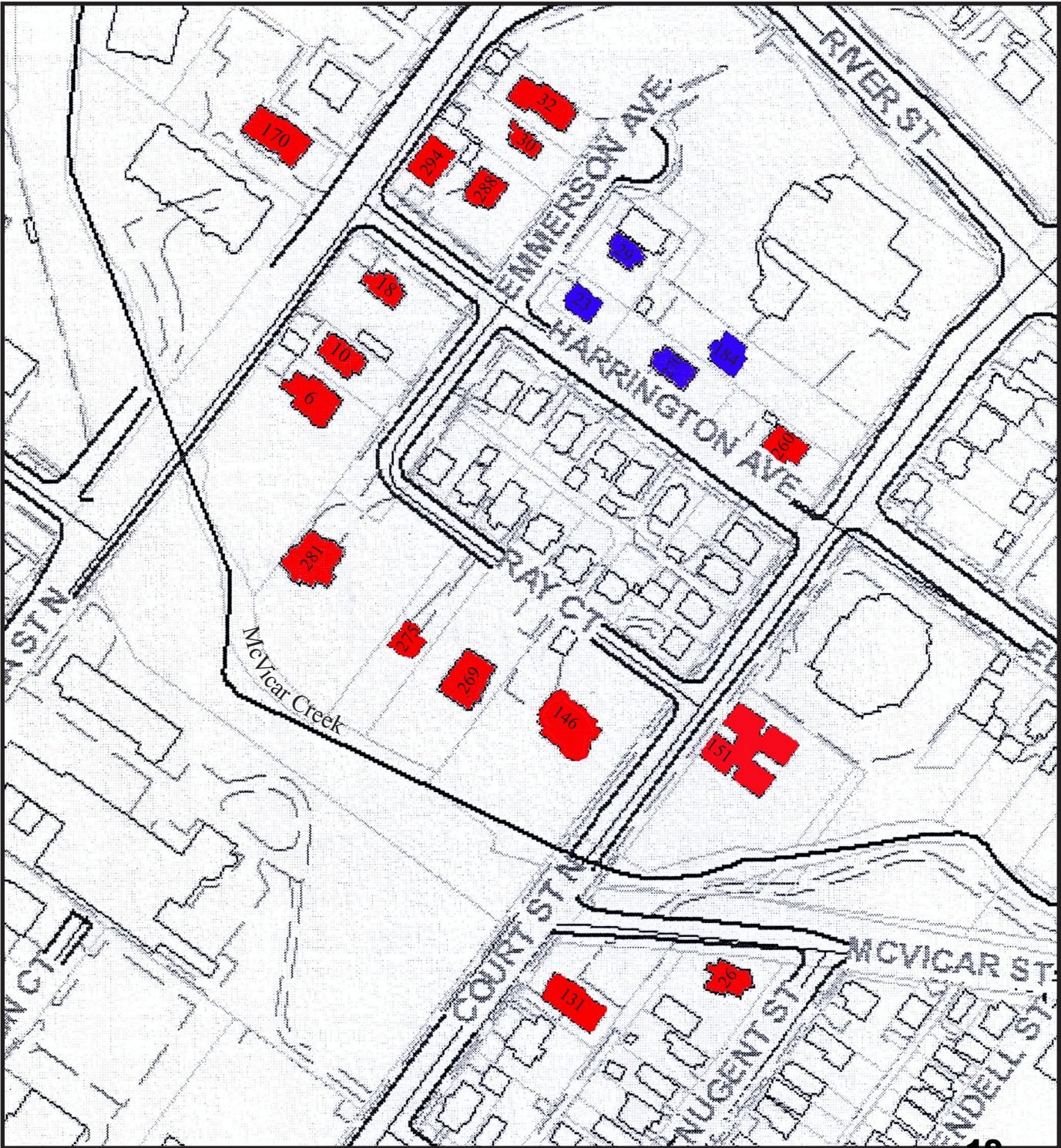
**Significance
Rating : A**



This building possesses a substantial degree of architectural and historic value. Louis Walsh was the original owner of this home and was built in 1906. Much of the original building materials have been retained is an excellent example of the craftsmanship of the era and contains interesting detailing. Such a building can be said to epitomize the flavour of the area.

McVicar Creek - Harrington Court Heritage District

Building Analysis - Significance Rating



Building Analysis - Materials

Example: 281 Ray Ct.



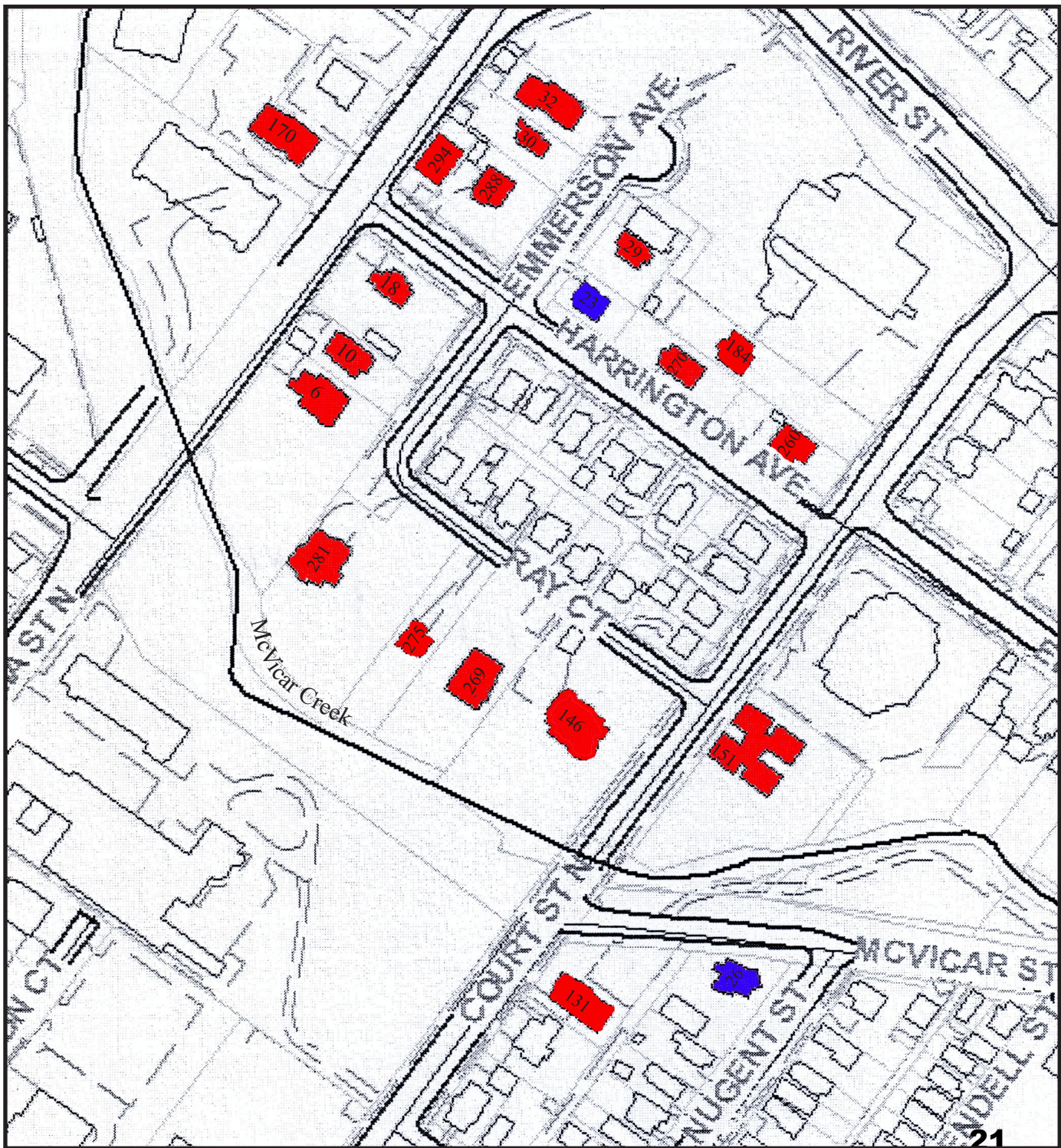
Materials Rating: A



The surface materials of the building are of high quality in that it displays a substantial structural nature and superior care. The high quality of craftsmanship and materials used in the construction and maintenance of this home are very evident. Structural additions to the home have been well thought out and materials used were of the same quality as the original design.

McVicar Creek - Harrington Court Heritage District

Building Analysis - Materials Rating



Building Analysis - Compatibility

Example: 6 Emmerson Ave.



Compatibility Rating: A



This building possesses the massing, scale and site considerations which add to the quality of the area. The orientation of this building on its property, the well maintained exterior and yard make this home highly compatible to other properties in the proposed heritage district. The wrap around verandah and detailed brickwork further demonstrates the architectural quality of the area.

McVicar Creek - Harrington Court Heritage District

Building Analysis - Compatibility Rating

A

C

B

