

## CULTURAL HERITAGE EVALUATION REPORT

**Building Name and Address:** Britannia Yacht Club, 2777 Cassels Street

**Construction Date:** 1896

**Original Owner:** John Rudolphus Booth



Southwest corner, 2777 Cassels Street, Source: City of Ottawa, 2016

### Executive Summary

2777 Cassels Street was built in 1896 by Charles Robinson, a local Britannia carpenter, and designed by Edgar Lewis Horwood, one of Ottawa's prominent architects. The building was purpose built to serve as the new clubhouse for the Britannia Boat House Club (previously called the Britannia Aquatic Club, Britannia Nautical Club, and now the Britannia Yacht Club).

The design illustrates a late 19<sup>th</sup> century recreational building with its simple and utilitarian form to meet the needs of the club. The rough cast first storey was used for watercraft storage, and a large second storey was used for club affairs and served as a community centre to Britannia's growing summer resort. The

Britannia Boat House Club quickly outgrew their 1896 clubhouse, and a new clubhouse was built at the end of the Britannia Park Pier. It was used from 1905 until 1918, when a fire destroyed the pier clubhouse. Therefore, clubhouse activities returned to the building at 2777 Cassels Street and continue at this location to this day.

Britannia Yacht Club's history tells the story of Britannia's transition from a small mill workers village to one of Ottawa's most popular summer resorts at the turn of the 20<sup>th</sup> century. Britannia's geographic location on Lac Deschênes provided an environment suitable for a variety of water activities, first popularized by Ottawa's elite and later adopted by the general public following the extension of Ottawa Electric Railway streetcars to Britannia in 1900. Accessible transportation from Ottawa stimulated a peak in the club's membership, almost doubling membership from 120 in 1900 to 200 in 1904, and over two thousand (social and associate) in 1913. The clubhouse not only served the Britannia Yacht Club, but also acted as a community hub for Britannia and Ottawa locals alike, hosting a variety of social events, concerts, and dances. Ultimately, the 1896 clubhouse directly contributed to the golden years of Britannia as a summer resort from 1900 to 1914.

The property has cultural heritage value for its design, associative and contextual values. It meets six of the nine criteria for designation under Part IV of the Ontario Heritage Act.

## History

As early as the 1860s, an informal group known as the Britannia-on-the-Bay Yachting Society was created to manage boat use at the former industrial mill worker suburb and emerging summer cottage community located at Britannia.<sup>1</sup> By the early 1870s, Britannia as a summer resort was slowly emerging in popularity as Ottawa's affluent rented or built cottages near the shore of Lac Deschênes. Many summer inhabitants owned a variety of watercraft including skiffs and canoes and enjoyed their days on the water.<sup>2</sup> To encourage and

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<sup>1</sup> Britannia Yacht Club, *Britannia Yacht Club: A History of Water, Place And People, 1887-2012*, (Ottawa: Britannia Yacht Club, 2013), 3.

<sup>2</sup> John Grover, *Britannia Yacht Club: Historical Highlights 1887-1982*, (Ottawa: Runge Press, 1982), 5.

coordinate boating and water activities in the bay, the Britannia Aquatic Club was established in 1887.<sup>3</sup>

The club first met in John Cameron Jamieson's sawmill located on the shore between Rowatt Street and Jamieson Street.<sup>4</sup> Jamieson maintained the Old Mill and permitted the club to use a room on the second storey as a meeting place, and the first level for boat storage.<sup>5</sup>



Old Mill, Jamieson's, Britannia, 1870, Source: City of Ottawa Archives, MG165-01-06, CA027942

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<sup>3</sup> Britannia Yacht Club, *Britannia Yacht Club: A History of Water, Place And People, 1887-2012*, 3.

<sup>4</sup> Donald S. Kirby, *Historical Sketch of Britannia Yacht Club 1891-1967*, (Ottawa, Ontario: Britannia Yacht Club, 1967), 2. Noted that the sawmill was located 75 yards north of Jamieson Street, and the area bounded by Jamieson Street, Rowatt Street, and Bradford Street, was used as a piling ground.

<sup>5</sup> Eva Taylor, *Ottawa's Britannia*, (Ottawa: Britannia Historical Association, 1983), 43.



Flood waters at J. C. Jamieson's mill, Britannia, circa 1893,  
Source: City of Ottawa Archives, MG165-01-06, CA025473

By the early 1890s, the boating activity between the summer resorts at Britannia and across the Ottawa River at Aylmer stimulated enough interest to establish a formal boating organization. Encouraged by Edwin L Brittain and Dr. Mark G. McElhinney, local cottagers and former Maritimers, the Britannia Nautical Club formed in 1891 “to encourage water sports and to organize races and regattas.”<sup>6</sup> In that first year, approximately thirty-five men paid one dollar as an annual membership fee, and they hosted their first annual regatta which featured rowing, canoe, and sailing races.<sup>7</sup>

Due to steadily increasing membership and outgrowing the Old Mill facilities, a club meeting was held in September 1894 at local cottager Arthur Tache's house.<sup>8</sup> Members determined the club needed a new, permanent clubhouse that satisfied members' boating needs and would also serve as a space for local entertainment and social activities for the community. The Britannia Nautical Club renamed themselves the Britannia Boat House Club to be more inclusive of the

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<sup>6</sup> Taylor, *Ottawa's Britannia*, 43.

<sup>7</sup> Taylor, *Ottawa's Britannia*, 44; Britannia Yacht Club, *Britannia Yacht Club: A History of Water, Place And People, 1887-2012*, 40.

<sup>8</sup> Britannia Yacht Club, *Britannia Yacht Club: A History of Water, Place And People, 1887-2012*, 7.

activities occurring at the clubhouse, and in December 1895, the club was incorporated.<sup>9</sup>

In September 1895, it was announced the Britannia Boat House Club would be moving forward with building a new clubhouse.<sup>10</sup> They secured the western tip of the peninsula on the northside of Cassels Street, donated by Ottawa lumber baron John Rodolphus Booth with a lease agreement of one dollar annually.<sup>11</sup> The club treasury had \$80 to put towards construction,<sup>12</sup> and with an estimated cost of \$1000,<sup>13</sup> a fundraising committee was established. The appointed building committee, Arthur Tache, W. L. Donnelly, and Edwin Lester Brittain, worked with Ottawa architect Edgar Lewis Horwood to design the new clubhouse.<sup>14</sup> Building began in the fall of 1895<sup>15</sup> under “reliable local contractor” Charles Robinson, and he worked through the winter to complete the project by the spring.<sup>16</sup>

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<sup>9</sup> “Jottings About Town,” *The Ottawa Journal*, December 28, 1895, accessed December 12, 2023, <https://www.newspapers.com/image/43358010/>; Grover, *Britannia Yacht Club: Historical Highlights 1887-1982*, 7.

<sup>10</sup> “Britannia To Have A Boat House,” *The Ottawa Journal*, September 18, 1895; accessed November 30, 2023, <https://cityofottawaarchives.newspapers.com/image/44430447/>.

<sup>11</sup> Britannia Yacht Club, *Britannia Yacht Club: A History of Water, Place And People, 1887-2012*, 4.

<sup>12</sup> Grover, *Britannia Yacht Club: Historical Highlights 1887-1982*, 7.

<sup>13</sup> “Britannia’s New Boathouse,” *The Ottawa Journal*, April 11, 1895, accessed December 12, 2023, <https://cityofottawaarchives.newspapers.com/image/43441392/>.

<sup>14</sup> “Britannia To Have A Boat House,” *The Ottawa Journal*, September 18, 1895.

<sup>15</sup> “Dip Oars Now: Britannia Boat House Opened Last Night,” *The Ottawa Journal*, June 13, 1896, accessed December 12, 2023, <https://cityofottawaarchives.newspapers.com/image/41741328/>.

<sup>16</sup> “Jottings About Town,” *The Ottawa Journal*, December 16, 1895, accessed December 7, 2023, <https://www.newspapers.com/image/43357923/>.



Britannia Club House circa 1896, Source: William James Topley, Library and Archives Canada, Topley Studio fonds, Item ID number: 3325416

The new clubhouse had its formal opening on June 12, 1896.<sup>17</sup> The evening program included remarks by club president, William Wyld, followed by a concert which included E. L. Horwood, and concluded with a dance.<sup>18</sup> It was reported that over one hundred Britannia locals along with four hundred people from Ottawa attended, filling the concert hall “to its upmost capacity”.<sup>19</sup> A special train ran between Ottawa and Britannia that evening specifically for the opening.<sup>20</sup> The building was reported by *The Evening Journal* to be “large enough to provide accommodation for almost any number of craft. The second floor has been fixed out for purposes of social enjoyment which play a great part in the lives of those who spend the summer at Britannia.”<sup>21</sup> The *Ottawa Daily Citizen* described it as:

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<sup>17</sup> “Dip Oars Now: Britannia Boat House Opened Last Night.”

<sup>18</sup> “Dip Oars Now: Britannia Boat House Opened Last Night.”

<sup>19</sup> “Britannia En Fete: Auspicious Opening of the New Club Boat House,” *Ottawa Daily Citizen*, June 13, 1896, accessed December 12, 2023, <https://www.newspapers.com/image/455932321/>.

<sup>20</sup> “Dip Oars Now: Britannia Boat House Opened Last Night.”

<sup>21</sup> “Dip Oars Now: Britannia Boat House Opened Last Night.”

an ideal structure of the purposes for which it is intended. It is beautifully situated, large and handsome in architectural design. Downstairs are built racks for sixty-four craft while the upper story contains a concert and dancing hall forty by sixty feet, which a splendid floor and nice platform. Broad verandahs jut out from the building, and afford pretty promenades and cosy nooks for quiet siestas.<sup>22</sup>

Around 1898-99, the Metropolitan Electric Company intended to construct a power plant at the Deschênes Rapids at Britannia directly north of the 1896 clubhouse.<sup>23</sup> Work quick began, and a canal was excavated parallel to the rapids. The project was abruptly abandoned in 1901 due to legal and financial



Britannia Park pier remains and approximate location of 1905-1918 clubhouse (red), 2777 Cassels Street (yellow), Source: GeoOttawa, 1958



Britannia Park and Beach and approximate location of 1905-1918 clubhouse (red), 2777 Cassels Street (yellow), Source: GeoOttawa, 2022

<sup>22</sup> “Britannia En Fete: Auspicious Opening of the New Club Boat House.”

<sup>23</sup> Taylor, *Ottawa’s Britannia*, 107; Grover, *Britannia Yacht Club: Historical Highlights 1887-1982*, 8.

battles, however the excavated stone was used to construct the Ottawa Electric Company's Britannia Park pier in 1900,<sup>24</sup> and beginning in 1950, the canal was transformed and enabled the construction of today's protected harbour.<sup>25</sup>

From 1900 to 1904, the Britannia Boat House Club memberships almost doubled to 200, and again they were outgrowing their existing clubhouse.<sup>26</sup> Members of the Britannia Boat House Club petitioned Thomas Ahearn, President of the Ottawa Electric Company, to build them a new clubhouse. Ahearn owned a motorboat and was associated with the Britannia Boat House Club being elected Honourary President in 1900,<sup>27</sup> and likely saw the business potential to increase streetcar ridership due to the popularity of the club.<sup>28</sup> A new clubhouse was built by the Ottawa Electric Company for over \$30,000, and they rented the building to the club.<sup>29</sup> The 1905 clubhouse was constructed at the end of the extended pier at Britannia Park and was designed by architect Charles Kivas Band of Architectural & Engineering Co.<sup>30</sup> An article describing its design indicated it would be:

constructed in the most up-to-date manner in all respects. The foundation will be of sunken piles and a superstructure of wooden with steel framing; the decorative color scheme, which is being worked up in conjunction with the architectural design, will place the building second to none with other aquatic structures in Canada.<sup>31</sup>

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<sup>24</sup> Taylor, *Ottawa's Britannia*, 108; James Powell, "Britannia-on-the-Bay," The Historical Society of Ottawa, accessed October 17, 2023, <https://www.historicalsocietyottawa.ca/publications/ottawa-stories/significant-technological-changes-in-the-city/britannia-on-the-bay-75>; "Going Ahead Fast," The Ottawa Journal, February 23, 1900, accessed January 16, 2024, <https://cityofottawaarchives.newspapers.com/image/43910314/>.

<sup>25</sup> Grover, *Britannia Yacht Club: Historical Highlights 1887-1982*, 8.

<sup>26</sup> Anson Gard, *The Hub and the Spokes: Or the Capital and its Environs*, (Ottawa: Emerson, 1904), 14.

<sup>27</sup> Tweedsmuir Histories, City of Ottawa Archives, MG165 Britannia Women's Institute, Volume 3, "Year Book of the Britannia Boathouse Club: 1900," 15.

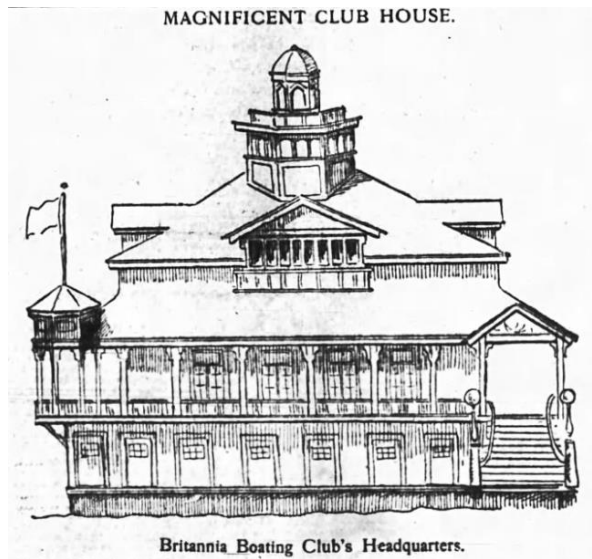
<sup>28</sup> Britannia Yacht Club, *Britannia Yacht Club: A History of Water, Place And People, 1887-2012*, 5.

<sup>29</sup> Tweedsmuir Histories, City of Ottawa Archives, MG165 Britannia Women's Institute, Volume 3, Britannia Park; Britannia Yacht Club, *Britannia Yacht Club: A History of Water, Place And People, 1887-2012*, 5.

<sup>30</sup> "Band, Charles Penruddocke William Kivas," Biographical Dictionary of Architects in Canada 1800-1950, accessed December 8, 2023, <http://dictionaryofarchitectsincanada.org/node/1030>.

<sup>31</sup> "Magnificent Club House: Britannia Boating Club's Headquarters," *The Ottawa Journal*, January 29, 1906, accessed December 7, 2023, <https://www.newspapers.com/image/43467291>.





Architectural drawing of 1905- clubhouse designed by Charles Kivas Band,  
Source: *The Ottawa Journal*, January 29, 1906, page 2,  
<https://www.newspapers.com/image/43467291>

Sources suggest the clubhouse was used in 1905 but that due to the significant ice damage to the building in the spring of 1906, 1907 was the first full season at the pier clubhouse.<sup>32</sup> The club continued to use the 1896 building for storage purposes. In August 1918, the new clubhouse along with most of the stored watercraft were destroyed in a fire.<sup>33</sup> The Britannia Boat House Club activities resumed at Horwood and Robinsons' 1896 clubhouse and continue to this day.

Following the First World War, in conjuncture with the destruction of the pier clubhouse, along with the popularity of automobiles in the early 1920s which enabled people to visit different and farther resorts and transport their watercraft, membership at the Britannia Boat House Club dramatically decreased to under a hundred members, then down to 60 members in the early 1930s.<sup>34</sup>

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<sup>32</sup> Britannia Yacht Club, *Britannia Yacht Club: A History of Water, Place And People, 1887-2012*, 5.

<sup>33</sup> Lisa Horwitz and Mark Horwitz, *The Natural Charm of Britannia: A Heritage Character Statement*, (Ottawa: City of Ottawa, 1996), 4.

<sup>34</sup> Grover, *Britannia Yacht Club: Historical Highlights 1887-1982*, 11-12.

The Ladies Auxiliary formed in 1924 under the direction of Miss Mary Davis, and they significantly contributed to the club especially through fundraising and supporting the clubhouse's numerous renovations over the decades.<sup>35</sup>

The 1918 clubhouse fire destroyed club valuables and all clubhouse records, including the original lease records from J. R. Booth for the waterfront property.<sup>36</sup> In the 1930s, a group of club members bought the title on behalf of the clubhouse.<sup>37</sup>

The club was renamed to Britannia Boating Club in 1907 and their current name, the Britannia Yacht Club, was adopted in 1950.<sup>38</sup> This reflected the shift from rowing and paddling being the primary activities at the club in the early years, which later shifted to sailing.<sup>39</sup> The Britannia Yacht Club is only one of three recreation clubs that formed between 1882 and 1891 (when the population of Ottawa was only 25,000) and still exists today.<sup>40</sup>

During the 1930s, club membership increased along with the number of yachts at the club stimulating competitions, as well as a restored interest in paddling. This can be attributed to Frank Amyot who joined the Britannia Boat House Club in 1927, and won the Canadian Singles Championships six times, then went on to earn the gold medal in 1,000 Metres Singles Paddling at the 1936 Olympics.<sup>41</sup> By 1939, Britannia Boating Club membership had rose to 276,<sup>42</sup> and the late 1940s to the mid 1960s can be characterized by a period of growth culminating in one thousand members in 1965.<sup>43</sup> By the late 1940s, the club was recognized for its

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<sup>35</sup> Grover, *Britannia Yacht Club: Historical Highlights 1887-1982*, 11.

<sup>36</sup> Kirby, *Historical Sketch of Britannia Yacht Club 1891-1967*, 1.

<sup>37</sup> Grover, *Britannia Yacht Club: Historical Highlights 1887-1982*, 12.

<sup>38</sup> Grover, *Britannia Yacht Club: Historical Highlights 1887-1982*, 16.

<sup>39</sup> Shirley E. Woods Jr, *Ottawa: The Capital of Canada*, (Toronto: Doubleday Canada Limited, 1980), 178.

<sup>40</sup> Woods, *Ottawa: The Capital of Canada*, 174. Note: The other clubs being the Ottawa Tennis Club and the Ottawa Golf Club.

<sup>41</sup> Kirby, *Historical Sketch of Britannia Yacht Club 1891-1967*, 11-12.

<sup>42</sup> Grover, *Britannia Yacht Club: Historical Highlights 1887-1982*, 14.

<sup>43</sup> Grover, *Britannia Yacht Club: Historical Highlights 1887-1982*, 16.

yachting on the national and international level.<sup>44</sup> In 1955 the Junior Squadron was formed, and in 1995 it was deemed the best junior program in Canada.<sup>45</sup> Today the BYC continues to be known for winning many Championships and being a leading training program producing many world class sailors. Several members have also impacted Canadian and international sailing such as Bruce Kirby, who designed sixty-three boats over his career including the Laser, “the worlds most popular little boat,”<sup>46</sup> and Livius Sherwood, who was highly involvement in the BYC and helped establish the Junior Squadron program, served on the protest committee locally, judged events internationally, and was on a committee who rewrote international sailing racing rules.<sup>47</sup> In addition to the BYC’s contributions to the sailing realm, 2777 Cassels Street has retained its function as a central hub for community events throughout the decades.

## Architecture

The Britannia Yacht Club clubhouse located at 2777 Cassels Street is a square shaped, two and a half storey building featuring architectural elements characteristic of multiple styles and eras added throughout the building’s history. Its steeply pitched central hipped roof and high hipped dormers on the south, west, and north façades are original to its 1896 form, while the red asphalt shingles are characteristic of the building since 1944.

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<sup>44</sup> Grover, *Britannia Yacht Club: Historical Highlights 1887-1982*, 15.

<sup>45</sup> Britannia Yacht Club, *Britannia Yacht Club: A History of Water, Place And People, 1887-2012*, 62, 64.

<sup>46</sup> Britannia Yacht Club, *Britannia Yacht Club: A History of Water, Place And People, 1887-2012*, 55.

<sup>47</sup> Britannia Yacht Club, *Britannia Yacht Club: A History of Water, Place And People, 1887-2012*, 56.



Northeast corner, Britannia Yacht Club, Source: Cristian Soare, Google Maps, June 2023

On the first storey, the building has a cut stone, even course foundation and pillars at regular intervals on the west, north, and east façades. Between the pillars, the façades are clad in stucco and have large single pane rectangular windows. The north façade features a set of cement stairs built in the early 1960s leading to the second storey Sunset Room, an enclosed room featuring full length windows spanning across the north façade to provide a panoramic view of the Ottawa River. The west façade features an uncovered second storey verandah with an awning in the summer. Below the large, plain flat windows of the Sunset Room and Upper Deck is wood panelling painted navy below the second storey enclosed verandah. The second storey of the east façade is also enclosed, providing views of the tennis courts, and between the two storeys, a horizontal wooden beam is between the cut stone pillars with simple curved brackets painted navy.



West façade, Britannia Yacht Club, Source: “The Britannia Yacht Club History,”  
<https://byc.ca/about/club-house/>

Tudor Revival influences are seen on the south second storey exterior façade, the exterior west façade, and on the dormers with the addition of half timbering. On the southeast corner, a three storey rough cast stucco tower was added in 1950 and features a crenellated parapet, buttresses, moulded label, lintels, and groups of windows. The date “1887” is engraved on the tower, signifying the year the Britannia Yacht Club was founded.



South façade, 2777 Cassels Street, Source: City of Ottawa, 2023



West façade, Upper Deck exterior wall with half timbering, 2777 Cassels Street,  
Source: City of Ottawa, 2024

Today, the clubhouse is an expansion of the original building which remains at the core of the structure from the south wall to the inner west wall, to the northeast corner of the Dragon Lounge. The 1896 clubhouse located at 2777 Cassels Street was a two and a half storey uniformly shaped building with a steeply pitched hip roof and a hip dormer on each façade. The first floor had stone cut cladding with large doors on the west façade for indoor boat storage, with log ramps below to launch boats. The second storey had a wide verandah wrapping the west and north façades providing views of the waterfront. The verandah featured slender columns and a simple vertical balustrade. The upper storey had large, plain flat with likely six over six two paned windows.



Britannia Club House circa 1896, southwest corner, Source: William James Topley, Library and Archives Canada, Topley Studio fonds, Item ID number: 3325416

The clubhouse was purpose built by Ottawa architect Edgar Lewis Horwood, who was known for his work in Colonial architectural styles.<sup>48</sup> The building features Colonial Revival influences including simple and symmetrical façades, larger massing, dormers, and sashed, usually 6-over-6 paned windows. The clubhouse also has Gothic Revival features including simple rectangular floorplans, with wraparound verandahs, which was also a strong Late Victorian architectural feature, and features characteristic of early Britannia cottages.<sup>49</sup> Another Late Victorian design feature included iron cresting along with hipped roof and dormers, from the building's construction until at least the late 1920s.<sup>50</sup>

The 1896 clubhouse is representative of recreational architecture around the turn of the century, which was an era that popularized by the upper and middle-class summer water-based recreation. The boat house has a simple, utilitarian boathouse design of its time. It was designed so its form accommodated its

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<sup>48</sup> Gard, *The Hub and the Spokes: Or the Capital and its Environs*, 241.

<sup>49</sup> "Ontario Architectural Style Guide," University of Waterloo Heritage Resources Centre, last modified January 2009, <https://www.therealtydeal.com/wp-content/uploads/2018/06/Heritage-Resource-Centre-Achitectural-Styles-Guide.pdf>, 16, 9, 15.

<sup>50</sup> Britannia Yacht Club, *Britannia Yacht Club: A History of Water, Place And People, 1887-2012*, 6.

function: the first storey was simple to store watercrafts; the large massing accommodated the hundreds of patrons on the second floor; and the wide verandah permitted spectators to view of water activities below.

## Local Recreation Clubhouses

2777 Cassels Street fits within local recreation clubhouses seen around the late 19<sup>th</sup> to the early 20<sup>th</sup> century around Ottawa and Ontario. Local historic examples include the Victoria Yacht Club (also known as the Aylmer Yacht Club) and the Rideau Aquatic Club (currently known as the Rideau Canoe Club).

The Aylmer Boating Club was founded in 1890 across Lac Deschênes at Mr. Conroy's wharf.<sup>51</sup> In 1897, the Aylmer Yacht Club, also known as the Victoria Yacht Club, formed and operated from Queen's Park (forcing the Aylmer Boating Club to dissolve).<sup>52</sup> Queen's Park opened that year by the Hull-Aylmer Electric Railway Company at the terminus of the line, fueling the competition between Aylmer and the development of Britannia Park.<sup>53</sup> The same year, it was documented Aylmer was "well patronized...as a summer resort by the people of Ottawa,"<sup>54</sup> and "Ottawa's best citizens" were members of the boating clubs in Aylmer.<sup>55</sup> The 1901 club house was designed by Moses Chamberlain Edey.<sup>56</sup>

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<sup>51</sup> Liam Birch, "Victoria Yacht Club," Canada's Sprint Canoe Clubs: A Pictorial Guide, last modified 2023, <http://efly.ca/canoe/VictoriaYacht.htm>.

<sup>52</sup> Birch, "Victoria Yacht Club,"

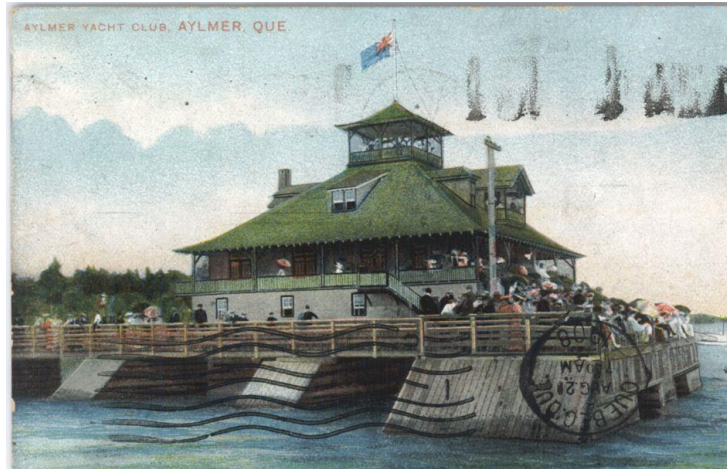
<sup>53</sup> Rory Harley, "Britannia Boat House/Boating Club: A Sailing and Social History 1895-1918," October 2018, [https://clubs.byc.ca/images/articles/About\\_BYC/181028Britannia\\_boating\\_Club\\_2.pdf](https://clubs.byc.ca/images/articles/About_BYC/181028Britannia_boating_Club_2.pdf), 17, 21.

<sup>54</sup> "At Cool Retreats: Those Out for The Summer, Resorts Convenient to Ottawa are Popular," *The Ottawa Journal*, August 19, 1897, accessed October 10, 2023, <https://cityofottawaarchives.newspapers.com/image/43908553/>.

<sup>55</sup> "Aylmer Boating Club," *The Ottawa Journal*, February 8, 1900, accessed December 14, 2023, <https://www.newspapers.com/image/43909936/>.

<sup>56</sup> "Moses Chamberlain Edey," Biographical Dictionary of Architects in Canada 1800-1950, accessed December 14, 2023, <http://dictionaryofarchitectsincanada.org/node/1549>; Note: The clubhouse burned in 1921 and was not rebuilt. Birch, "Victoria Yacht Club."





Aylmer Yacht Club, Aylmer, Quebec, circa 1901-1921, Source: Reid, Bibliothèque et Archives Nationales du Québec, <https://collections.banq.qc.ca/ark:/52327/2297>

There are clear architectural similarities between Britannia Boat House Club's 1896 clubhouse and the Aylmer Yacht Club's 1901 clubhouse. Both feature a simple square footprint, with likely a stone foundation and rough cast first floor, with a second storey wraparound verandah on the waterfront, and a steeply hipped roof with dormers. It can also be noted that the 1905-1918 Britannia clubhouse also featured a third storey central tower and lighthouse similar to the Aylmer Yacht Club's building.<sup>57</sup>



Driveway and Rideau Canoe Club House, 1910, Source: Valentine & Sons, Toronto Public Library, Baldwin Collection of Canadiana, PCR-1924

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<sup>57</sup> See image on page 22.

The Rideau Aquatic Club (later renamed the Rideau Canoe Club in 1946) was founded in 1902 and their clubhouse sat on the Rideau River at Fifth Avenue.<sup>58</sup> The original clubhouse is described as a “picturesque Victorian-style, three story frame building with turrets at each corner,”<sup>59</sup> however turrets is a key characteristic of Queen Anne Revival. It had a rectangular footprint with a stone first floor, a wraparound verandah on the second floor, and the third storey featured dormers. The same architect, Moses Chamberlain Edey, designed both the Victoria Yacht Club in 1901 and Rideau Aquatic Club in 1904-5.<sup>60</sup> The 1902 clubhouse was destroyed in the 1940s due to winter ice, and the club reorganized as the Rideau Canoe Club in 1946 and moved to Mooney’s Bay, where the club still operates today.<sup>61</sup>

Other examples of early aquatic clubhouses built in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries around Ontario illustrate early recreation buildings with a simple frame structure, ground level for boat storage, and a wide, often wraparound verandah on the second storey. This includes the Royal Canadian Yacht Club in Toronto (built in 1881), Kingston Yacht Club (built in 1896), and Queen City Yacht Club in Toronto (built in 1901).<sup>62</sup>

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<sup>58</sup> “About the Club: Our Story,” Rideau Canoe Club, accessed December 14, 2023, <https://www.rideaucanoeclub.ca/about.html>.

<sup>59</sup> “About the Club: Our Story,” Rideau Canoe Club.

<sup>60</sup> “Moses Chamberlain Edey.”

<sup>61</sup> Danny Globerman, “Ottawa's past in pictures: Looking back on lost landmarks,” CBC News, May 20, 2017, accessed February 14, 2024, <https://www.cbc.ca/news/canada/ottawa/multimedia/ottawa-s-past-in-pictures-looking-back-on-lost-landmarks-1.4085283>.

<sup>62</sup> Wayne Lilley, *Queen City Yacht Club: 1889-1989*, (Toronto: Overleaf Design Ltd., 1991), 25, [https://www.qcyc.ca/sites/default/files/QCYC\\_files/ourspirit/1989QCYCCentenaryBook.pdf](https://www.qcyc.ca/sites/default/files/QCYC_files/ourspirit/1989QCYCCentenaryBook.pdf).



Royal Canadian Yacht Club, club-house, Centre Island (1881-1904), 1884, Source: Toronto Public Library, Baldwin Collection of Canadiana, PICTURES-R-448



"Yacht club at Kingston is 50 years old," Kingston Yacht Club, 1946, Source: Al Gary and Toronto Star, Toronto Public Library, Toronto Star Photograph Archive, TS-2-125-GO-395



Queen City Yacht Club, Toronto, circa 1940, Source: Evening Telegram, Toronto Public Library, Baldwin Collection of Canadiana, PC\_5021

## 2777 Cassels Street Expansions and Alterations

Britannia Boat House Club activities moved to a new clubhouse that opened in 1905 at the end of the extended pier until August 1918 when a fire destroyed this building.<sup>63</sup> Late that summer, the club returned to their 1896 clubhouse at 2777 Cassels Street. Since its occupation, the clubhouse has been modified to suit the needs of the club. Today, the building “is an enlargement of that first building which covered an area extending roughly from the south wall to the fireplace and the inner west wall to the foot of the staircase.”<sup>64</sup>

In the first year of reoccupation, the club constructed an addition for boat storage and lockers on the east side, with a flat roof which served as a balcony and was later used as the upper deck facing the tennis courts.<sup>65</sup>



Northeast corner, Britannia Yacht Club, Source: City of Ottawa, Jan 2024

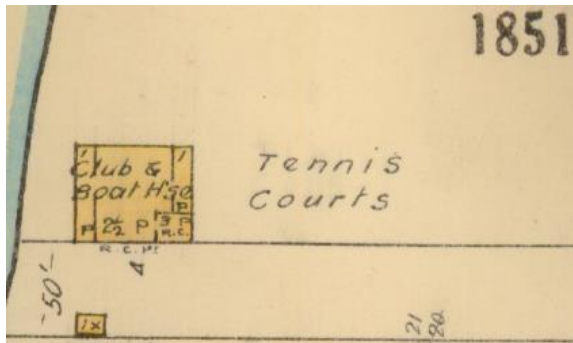
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<sup>63</sup> Horwitz and Horwitz, *The Natural Charm of Britannia: A Heritage Character Statement*, 4.

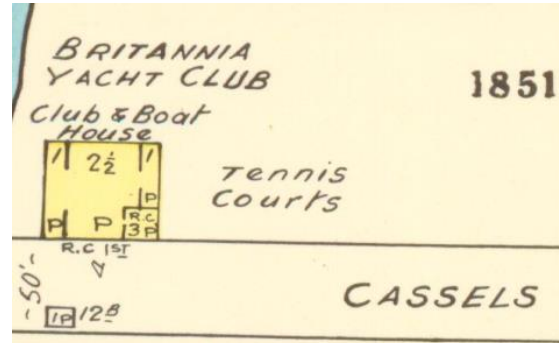
<sup>64</sup> Britannia Yacht Club, *Britannia Yacht Club: A History of Water, Place And People, 1887-2012*, 4.

<sup>65</sup> Britannia Yacht Club, *Britannia Yacht Club: A History of Water, Place And People, 1887-2012*, 6.

In 1929, a new lounge was built in the southwest corner, and two years later, an addition on the north side was built for lockers and washrooms.<sup>66</sup> A new red asphalt roof was installed in 1944, and in 1947 the building was given a permanent foundation and straightened.<sup>67</sup>



4 Cassels Street, Source: 1948 Ottawa Fire Insurance Plans, 333



4 Cassels Street, Source: 1965 Ottawa Fire Insurance Plans, 333

The first appearance of the Britannia Boat House Club on Ottawa Fire Insurance Plans is in 1948, with the 1949 proposed three storey southeast tower.<sup>68</sup> It demonstrates its square footprint at two and a half storeys in height with a single storey on the east and west façades and a patent or tar and gravel roof (reflective of the 1947 asphalt roof). It shows the first storey on the south façade and the tower are rough cast in stucco.

It is described in *Britannia Yacht Club: A History of Water, Place And People, 1887-2012* that in 1949, the total floor area was expanded, however it does not describe how much or on which façades.<sup>69</sup>

<sup>66</sup> Britannia Yacht Club, *Britannia Yacht Club: A History of Water, Place And People, 1887-2012*, 6.

<sup>67</sup> Britannia Yacht Club, *Britannia Yacht Club: A History of Water, Place And People, 1887-2012*, 7.

<sup>68</sup> Ottawa Fire Insurance Plans, 1948, 333.

<sup>69</sup> Britannia Yacht Club, *Britannia Yacht Club: A History of Water, Place And People, 1887-2012*, 7.



Southeast corner, 2777 Cassels Street, Source: City of Ottawa, 2016

In 1950, a three storey tower on the southeast corner was constructed and inscribed with “1887,” the year the Britannia Nautical Club was formed.<sup>70</sup> The tower was designed in the Gothic Revival style, featuring a crenellated parapet, pier buttresses, moulded label, lintels and groups of windows.

The 1950s and 1960s was a period of several improvements and renovations to the clubhouse. The exterior updates included façade stucco work, constructing an exterior staircase near the northeast corner, a new chimney, the north verandah was enclosed creating a new dining room and cafeteria (Sunset Room), and the east side dancefloor was expanded and large windows were installed.<sup>71</sup>

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<sup>70</sup> Britannia Yacht Club, *Britannia Yacht Club: A History of Water, Place And People, 1887-2012*, 7.

<sup>71</sup> Britannia Yacht Club, *Britannia Yacht Club: A History of Water, Place And People, 1887-2012*, 7-9.



Britannia Yacht Club Building, 1959, Source: City of Ottawa Archives, CA028000

Photos of the Upper Deck and Sunset Room construction in 1969 in *Britannia Yacht Club: A History of Water, Place And People, 1887-2012* demonstrate the Tudor Revival style was incorporated into the exterior between 1950 and 1969.<sup>72</sup> Half timbering was added to the exterior façades and with the first storey already being rough cast in stucco and its existing steeply pitched roof fitting the style.<sup>73</sup> In 1978, tinted double glazing was added to the Dining Room windows to allow continuous use, storm sash windows were installed, and in 1982 sections of the Dining Room roof were replaced due to a gale.<sup>74</sup> In the 1980s to 2000s, interior updates were made to the Main Lounge, kitchen, dancefloor, washrooms, and the old Trophy room.<sup>75</sup> 2009 saw the repair of, the exterior walls and the roof was

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<sup>72</sup> Britannia Yacht Club, *Britannia Yacht Club: A History of Water, Place And People, 1887-2012*, 8.

<sup>73</sup> "Ontario Architectural Style Guide," University of Waterloo Heritage Resources Centre, 20.

<sup>74</sup> Britannia Yacht Club, *Britannia Yacht Club: A History of Water, Place And People, 1887-2012*, 10.

<sup>75</sup> Britannia Yacht Club, *Britannia Yacht Club: A History of Water, Place And People, 1887-2012*, 11.

replaced.<sup>76</sup> From 2011 to 2012, the clubhouse restored the west wall to its 1940s appearance.<sup>77</sup>



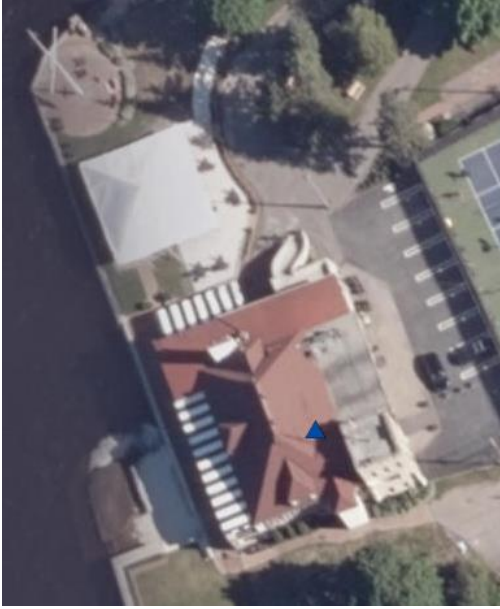
Aerial view, northwest, Britannia Yacht Club, Source: Horizon Visuals, Google Maps, Sep 2021

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<sup>76</sup> Britannia Yacht Club, *Britannia Yacht Club: A History of Water, Place And People, 1887-2012*, 16.

<sup>77</sup> Britannia Yacht Club, *Britannia Yacht Club: A History of Water, Place And People, 1887-2012*, 17.





Aerial photo, 2777 Cassels Street,  
Source: GeoOttawa, 1965



Aerial photo, 2777 Cassels Street,  
Source: GeoOttawa, 1958



Aerial photo, 2777 Cassels Street,  
Source: GeoOttawa, 2022



Aerial photo, 2777 Cassels Street,  
Source: GeoOttawa, 1976

Despite the numerous alterations to the clubhouse from 1919 onwards, the building still preserves the architectural style of recreational buildings around the turn of the century in Canada. Updates were made to accommodate the needs of the clubhouse and the public. *Britannia Yacht Club: Historical Highlights 1887-1982* documents, "Our present clubhouse enlargement of that first building, which covered an area extending roughly from the south wall to the fireplace and

the inner west wall to the foot of the staircase.”<sup>78</sup> It is believed the south façade is original to the structure as the three large windows and the dormer can be seen on the 1896 photo of the club in its opening year to today.

## Architect

The 1895-6 clubhouse at 2777 Cassels Street was designed by prominent Ottawa architect, Edgar Lewis Horwood.<sup>79</sup> He had a private practice in Ottawa from 1895 to 1940.<sup>80</sup> From 1915 to 1919, he served as the Chief Architect for the Department of Public Works for the Federal Government of Canada.<sup>81</sup> Most of his work was completed in Ottawa and they encompassed a wide range of institutional, ecclesiastical, commercial, industrial, and residential buildings, including his own home on Metcalfe Street.



“Specimens of E. L. Horwood’s Colonial Architecture,” Source: Gard, *The Hub and the Spokes: Or the Capital and its Environs*, “The Old Art Gallery,” 66.

<sup>78</sup> Grover, *Britannia Yacht Club: Historical Highlights 1887-1982*, 7.

<sup>79</sup> Britannia Yacht Club, *Britannia Yacht Club: A History of Water, Place And People, 1887-2012*, 4.

<sup>80</sup> “Horwood, Edgar Lewis,” Biographical Dictionary of Architects in Canada 1800 – 1950, accessed December 8, 2023, <http://dictionaryofarchitectsincanada.org/node/1529>.

<sup>81</sup> “Horwood, Edgar Lewis.”

Anson Gard's his 1904 *The Hub and the Spokes: Or the Capital and its Environs* writes:

The Architect [of Carnegie Library] is Mr. E. L. Horwood, who, although but a young man, already stands at the very top in old Colonial Architecture, and yet his many public and business buildings show him to be most versatile in his styles, as may be seen in The Sun Life, the Gilmour Hotel, the new St. George's Society Building, the St. Luke's Hospital, the Citizen and Cory blocks, and many others.<sup>82</sup>



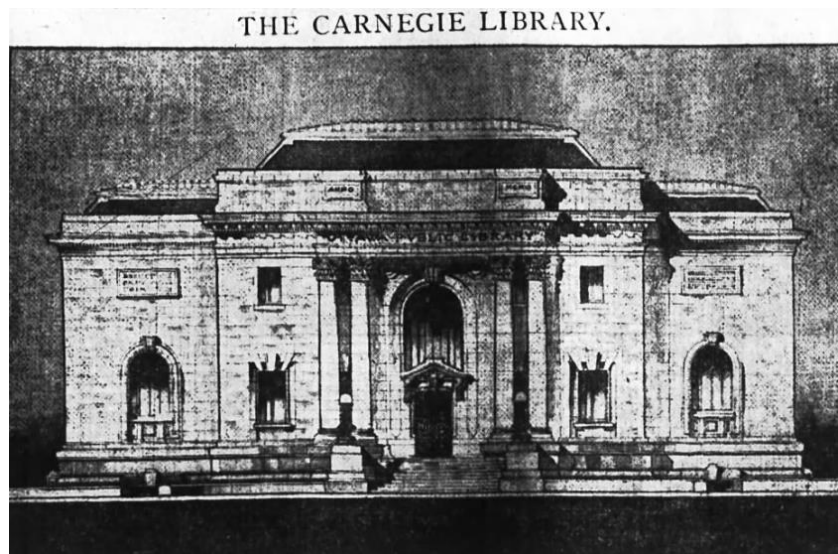
"The Busy Corner," Source: Gard, *The Hub and the Spokes*, "The Old Art Gallery," 73.



Bank Street Buildings, Source: Gard, *The Hub and the Spokes*, "The Old Art Gallery," 74.

<sup>82</sup> Gard, *The Hub and the Spokes: Or the Capital and its Environs*, 241.

Horwood can be credited with the Bank Street streetscape development by designing the Bank Street Chambers (Bank and Albert), Gilmour Hotel (later Alexandra Hotel, Bank and MacLaren), and Crosby Brothers, Dry Goods (later Ritz Hotel, Bank and Somerset), and designing three of the four corners at Bank Street and Sparks Street.<sup>83</sup> Some of Horwood's most known works include the Carnegie Library, Ottawa's first public library (1903-5, Metcalfe and Laurier), Trafalgar Building (1906, Bank and Queen), and the Ottawa Citizen building (1902-3, Sparks Street).<sup>84</sup> Some of his buildings such as the Customs House in Montréal (1912-16, 105 McGill Street) are designated as Federal Heritage Buildings.<sup>85</sup>



The Carnegie Library, Source: *The Ottawa Journal*, April 30, 1906, accessed December 12, 2023, <https://www.newspapers.com/image/43481408/>.

Horwood was also the architect for the 1895 renovations to St. Stephen's Anglican Church (Part IV) located at 181 Britannia Road. This included providing

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<sup>83</sup> Judy Deegan, "Newsletter," *Heritage Ottawa*, October 1983, volume 11, number 6, date accessed December 12, 2023, [https://heritageottawa.org/sites/default/files/newsletter-pdfs/HerOttNews\\_1983\\_10.pdf](https://heritageottawa.org/sites/default/files/newsletter-pdfs/HerOttNews_1983_10.pdf).

<sup>84</sup> "Horwood, Edgar Lewis."

<sup>85</sup> "Recognized Federal Heritage Building: Customs House," Parks Canada, date accessed December 12, 2023, [https://www.pc.gc.ca/apps/dfhd/page\\_fhbros\\_eng.aspx?id=3506](https://www.pc.gc.ca/apps/dfhd/page_fhbros_eng.aspx?id=3506).

the plans pro bono for the addition of a new steeple, which was a defining feature of the church.<sup>86</sup>

## Builder

The 1896 clubhouse was built by Charles Robinson, son of Britannia lumberman Nelson G. Robinson.<sup>87</sup> Charles was born in Britannia in 1858 and lived there year-round for over half of his life before he moved into the city.<sup>88</sup> In the mid 1890s, Mr. and Mrs. Charles Robinson and family are documented as part of a small group of permanent residents in Britannia, living on Sparks Street (now Rowatt Street).<sup>89</sup>

Charles Robinson was well-known and reliable carpenter and contractor who built several houses and cottages in Britannia and the city, before and during the resort's golden age from 1900-1914.<sup>90</sup> Charles Robinson is credited with the building of several cottages including Burland Cottage (2775 Rowatt Street) circa 1890, The Gables (95 Kirby Road) around 1895, among other cottages.<sup>91</sup> This included 154 Britannia Road built around 1906 however he never resided at this cottage.<sup>92</sup>

Arguably, Robinson's work helped stimulate Britannia's popularity of the summer resort. In the early 1890s, Robinson was hired by J. C. Jamieson renovate his Old Mill.<sup>93</sup> This project included retaining boat storage on the first floor and a

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<sup>86</sup> "Small, But Handsome: Is St. Stephen's Anglican Church At Britannia," *The Ottawa Journal*, May 18, 1895, accessed November 30, 2023, <https://cityofottawaarchives.newspapers.com/image/43442090/>.

<sup>87</sup> Tweedsmuir Histories, City of Ottawa Archives, MG165 Britannia Women's Institute, Volume 7, Pioneer Settlers Nelson G Robinson, 2-3; "Jottings About Town," *The Ottawa Journal*, December 16, 1895, accessed December 7, 2023, <https://www.newspapers.com/image/43357923/>.

<sup>88</sup> "Charles Robinson," *The Ottawa Journal*, July 17, 1944, accessed November 30, 2023, <https://cityofottawaarchives.newspapers.com/image/46300607/>.

<sup>89</sup> "The Bay Dwellers: List of Those Who Are Summering Out At Britannia," *The Ottawa Journal*, July 20, 1895, accessed on November 30, 2023, <https://cityofottawaarchives.newspapers.com/image/44430073/>.

<sup>90</sup> Tweedsmuir Histories, Vol 7, Pioneer Settlers Nelson G Robinson, 3.

<sup>91</sup> Tweedsmuir Histories, Vol 9.

<sup>92</sup> Tweedsmuir Histories, Vol 7, Pioneer Settlers Nelson G Robinson, 3.

<sup>93</sup> Tweedsmuir Histories, Vol 7, Pioneer Settlers Nelson G Robinson, 3.

room dedicated for the Britannia Nautical Club, while converting the remaining space into apartments to rent.

The renamed Britannia Boat House Club was outgrowing the Old Mill as a meeting and storage space, Charles was hired to implement Edgar Lewis Horwood's design for a new clubhouse, which he completed in 1896.<sup>94</sup> This is on the current site of the Britannia Yacht Club building today, which remains an important community hub. On a personal note, Charles was known in the community for his athleticism in his youth and was a member of the Britannia Boating Club and crew member of the famous 1898 war canoe race where they defeated the Ottawa Canoe Club at Alymer for the War Canoe Championship.<sup>95</sup>

Robinson was also responsible for constructing St. Stephen's Anglican Church in 1892 which was also known as "The Little Church among the Pines".<sup>96</sup> St. Stephen's was built in the Gothic style and had thirteen stained glass windows, and Charles continued the upkeep and renovations.<sup>97</sup> The following year, he finished the interior ceiling and walls with polished ash,<sup>98</sup> which was an identifying feature of Robinson's workmanship.<sup>99</sup> He worked on other local churches including the Britannia Methodist Church's (now the Britannia United Church) renovations in 1897.<sup>100</sup> Contemporary articles documented, "Everyone was delighted with the improvement of the church which is indeed the

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<sup>94</sup> "Britannia To Have A Boat House," *The Ottawa Journal*, September 18, 1895; accessed November 30, 2023, <https://cityofottawaarchives.newspapers.com/image/44430447/>; "Jottings About Town," *The Ottawa Journal*, December 16, 1895.

<sup>95</sup> Tweedsmuir Histories, Vol 7, Pioneer Settlers Nelson G Robinson, 3; "Charles Robinson;" R. Patrick Scott, *The Rideau Canoe Club: A Century of Paddling, 1902-2002*, (Ottawa: Carleton University Graphic Services, 2002), 227.

<sup>96</sup> Taylor, *Ottawa's Britannia*, 72; Tweedsmuir Histories, City of Ottawa Archives, MG165 Britannia Women's Institute, Volume 9.

<sup>97</sup> "Small, But Handsome: Is St. Stephen's Anglican Church At Britannia."

<sup>98</sup> "St. Stephen's, Britannia, Is Observing 50<sup>th</sup> Anniversary," *The Evening Citizen*, May 30, 1936, accessed November 30, 2023, <https://news.google.com/newspapers?id=wm0uAAAAIBAJ&sjid=U9oFAAAAIBAJ&pg=1196%2C2094456>.

<sup>99</sup> Tweedsmuir Histories, Vol 7, Pioneer Settlers Nelson G Robinson, 3.

<sup>100</sup> "Church Re-opened," *The Ottawa Journal*, July 3, 1897, accessed November 30, 2023, <https://cityofottawaarchives.newspapers.com/image/43907873/>.

personification of neatness and beauty and reflects the credit of Charles Robinson of Britannia...who did the work.”<sup>101</sup>

Overall, Charles Robinson was a local well known and respected carpenter and his work in Britannia defined the vernacular cottage style and built popular local institutions frequented for generations which helped Britannia gain its popularity as a summer resort.

## Neighbourhood History

The village of Britannia slowly emerged in the first half of the 19<sup>th</sup> century due to early settlers moving to farmland along the south side of the Ottawa River, and the completion of the Richmond Road connecting Bytown to Richmond in 1818, resulting in the establishment of nearby communities.<sup>102</sup> Around 1819, the shores of Lake Deschênes was granted to Captain John LeBreton, and the following year he settled and built a log cabin, and in 1826 he constructed a grist mill situated west of Main Street (currently Britannia Road), and called the area “Britannia.”<sup>103</sup> Combined with the access to the Ottawa River, the growth of the lumber industry, and in 1848 the opening of the Bytown and Britannia Railway Line, Britannia became a small industrial suburb of mill workers.<sup>104</sup> Nepean lumberman, Nelson G Robinson purchased LeBreton’s grist mill in 1846 and converted it into a carding mill by 1851, and operated a sawmill around the same time.<sup>105</sup>

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<sup>101</sup> “Church Re-opened.”

<sup>102</sup> Harold Kalman and John Roaf, *Exploring Ottawa: An Architectural Guide to the Nation's Capital*, (Toronto: University of Toronto Press, 1983), 154.

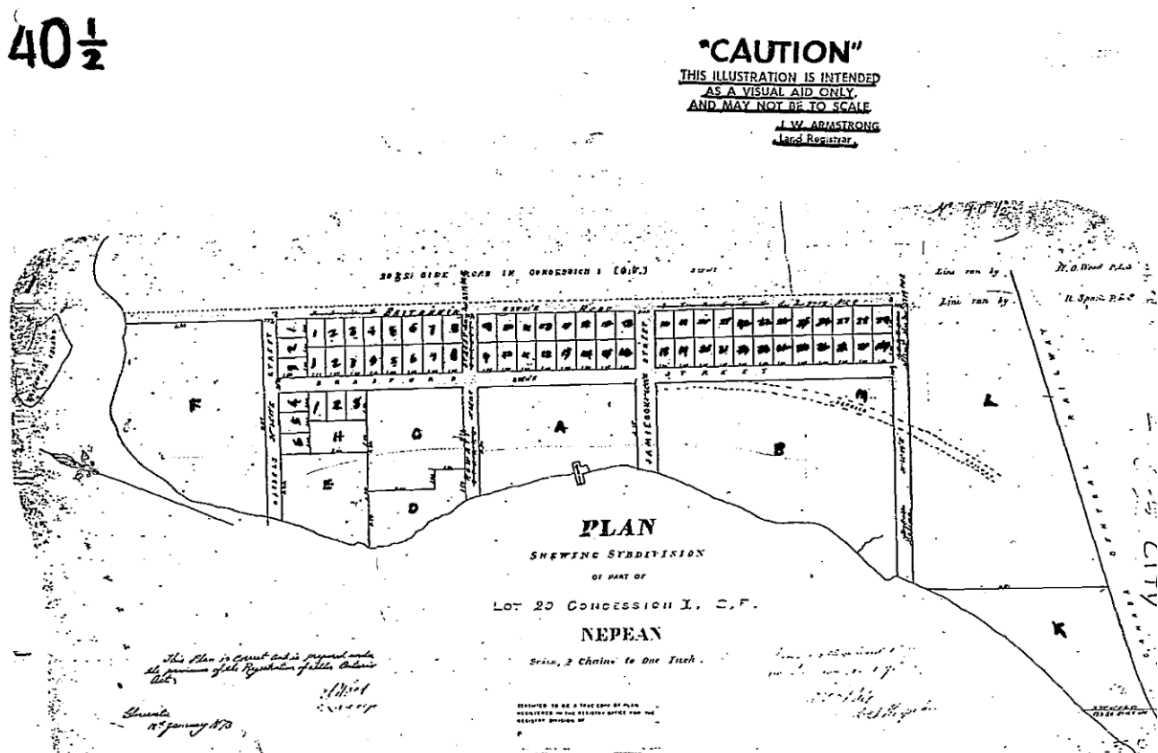
<sup>103</sup> Kalman and Roaf, *Exploring Ottawa*, 154; Tweedsmuir Histories, City of Ottawa Archives, MG165 Britannia Women’s Institute Vol 7, Pioneer Settlers Nelson G Robinson, 2.

<sup>104</sup> City of Ottawa, “Neighbourhood Heritage Statement, Britannia – Crystal Bay,” 1.

<sup>105</sup> Kalman and Roaf, *Exploring Ottawa*, 154; William Henry Smith, *Canada: Past, Present and Future: Being A Historical, Geographical, Geological and Statistical Account of Canada West*, Volume II, (Toronto: 1851), accessed October 30, 2023, 356,

[https://www.google.ca/books/edition/Canada\\_Past\\_Present\\_and\\_Future/zjETAAAAYAAJ?hl=en&gbpv=1&dq=Smith,+W+H.,+Canada,+Past,+Present+and+Future&printsec=frontcover](https://www.google.ca/books/edition/Canada_Past_Present_and_Future/zjETAAAAYAAJ?hl=en&gbpv=1&dq=Smith,+W+H.,+Canada,+Past,+Present+and+Future&printsec=frontcover).

In 1873, John McAmmond [or McAmmond] Jr purchased fifty-four acres of Concession 20 Lot 1, and had it surveyed and divided into sixty-five lots to sell as cottage properties.<sup>106</sup> Nelson G. Robinson's mills, one by the rapids and one along the bay, were included in this purchase. A month later, John Cameron Jamieson, a baker on Wellington Street, purchased a large amount of McAmmond's land, including Block A and the mill by the bay with the intention of revitalization the mill operations.<sup>107</sup>



Block A located between Rowatt Street (formerly Sparks Street) and Jamieson Street. The existing structure on Block A may be Nelson G Robinson then J. C. Jamieson's mill. Source: "Ottawa-Carleton (04), Nepean, Book 70, Plan 40Y; Bradford; Cassels; Railway," Ontario Land Registry Access

<sup>106</sup> Taylor, *Ottawa's Britannia*, 38.

<sup>107</sup> Taylor, *Ottawa's Britannia*, 38, 12, 96. Note: J C Jamieson's brother, Robert E Jamieson also owned Block A from 1874 to 1887, and it was when J C Jamieson took over his share that he began developing Britannia as a summer resort. "Ottawa-Carleton (04), Nepean, Book 70, Plan 40Y; Bradford; Cassels; Railway," Ontario Land Property Records Portal; "Old Time Stuff," *The Ottawa Citizen*, November 24, 1923, <https://www.newspapers.com/image/455775065/?match=1>.



Jamieson's attempt to revitalize the industries failed, likely due to the competition in Bytown's saturated lumber industry and the economic depression of the 1870s, so the mills closed in the 1880s.<sup>108</sup> With industrial operations ceased, J. C. Jamieson converted his sawmill, referred to as the "Old Mill," located on the lakefront between Jamieson Street and Sparks Street (currently Rowatt Street)<sup>109</sup> into residential apartments, along with one room on the second storey dedicated to a meeting space for the Britannia Aquatic Club with storage for boating craft on the first level.<sup>110</sup> The Old Mill even before the turn of the century was a community hub for social activities and events.



Flood waters at J. C. Jamieson's mill, Britannia, circa 1893,  
Source: City of Ottawa Archives, MG165-01-06, CA025473

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<sup>108</sup> Taylor, *Ottawa's Britannia*, 41, 43, 62.

<sup>109</sup> "Carleton County 1879: Goulbourn Township, Britanniaville," Historic Map Works, accessed January 9, 2024, <https://historicmapworks.com/Map/CA/5/Goulbourn+Township++Britanniaville/Carleton+County+1879/Ontario/>; Kirby, *Historical Sketch of Britannia Yacht Club 1891-1967*, 2. Noted that the sawmill was located 75 yards north of Jamieson Street, and the area bounded by Jamieson Street, Rowatt Street, and Bradford Street, was used as a piling ground.

<sup>110</sup> Taylor, *Ottawa's Britannia*, 12, 43, 96.

Boating enthusiasts formed the Britannia Aquatic Club in 1887, renamed themselves the Britannia Nautical Club in 1891 and hosted their first annual regatta, incorporated in 1895 as the Britannia Boat House Club, renamed to Britannia Boating Club in 1907, and adopted their current name the Britannia Yacht Club in 1950.<sup>111</sup> Club activities continued operating out of the “Old Mill” until 1896 when a new clubhouse was built on the current location, on the north side of Cassels Street on the west end. The club remains an integral part of the Britannia neighbourhood.



Britannia Club House circa 1896, Source: William James Topley, Library and Archives Canada, Topley Studio fonds, Item ID number: 3325416

With Jamieson’s holdings in Britannia, he became the principal developer. He subdivided and sold land as cottage properties, constructed, and rented cottages and apartments, helped establish water infrastructure, and can be credited with Britannia’s development.<sup>112</sup>

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<sup>111</sup> Taylor, *Ottawa’s Britannia*, 43-44; John Grover, *Britannia Yacht Club: Historical Highlights 1887-1982*, (Ottawa: Runge Press, 1982), 16.

<sup>112</sup> “Old Time Stuff,” *The Ottawa Citizen*, November 24, 1923.

Many prominent individuals from Ottawa purchased land in Britannia and built cottages were also highly involved in the boat club such as John Cameron Jamieson, Edwin Lester Brittain, William Wyld, Thomas Halder Kirby, Dr. Mark G McElhinney, and Edmond Ebenezer Stockton.<sup>113</sup>

Two churches opened, St. Stephen's Anglican in 1892 and St. Bonaventure's Roman Catholic in 1894, along with summer hotels such as the Chateau Von Charles in 1894 to serve the community and the summer resort visitors.<sup>114</sup> Late Victorian views near the end of the 19<sup>th</sup> century encouraged a healthy lifestyle that included getting fresh air and physical activity found in the country or resort settings. Many summer resorts were established in proximity to Ottawa on both sides of the Ottawa River and up the Gatineau River, such as Britannia, Wakefield, Aylmer, and Chelsea. This stimulated leisure activity on the water and the creation of boating clubs at many resorts. At Britannia, some individuals set up tents along the waterfront, others seasonally rented cottages, whereas Ottawa's wealthy bought property and built summer or year-round residences and took horse-drawn carriages or the Canadian Pacific Railway into the city for work.<sup>115</sup>

The Ottawa Electric Company (OER) operated its first streetcars in Ottawa in 1891, and in 1896, there were proposals to extend the line from the western end on Holland Avenue to Britannia.<sup>116</sup> Local residents initially opposed to the new line after witnessing how popular termini, such as Rockcliffe Park, were overwhelmed with summer visitors which would result in the area losing its tranquility and quaint atmosphere.<sup>117</sup> Come 1898, Britannia residents were not satisfied with the Canadian Pacific Railway (CPR) service and formed a

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<sup>113</sup> Taylor, *Ottawa's Britannia*, 44.

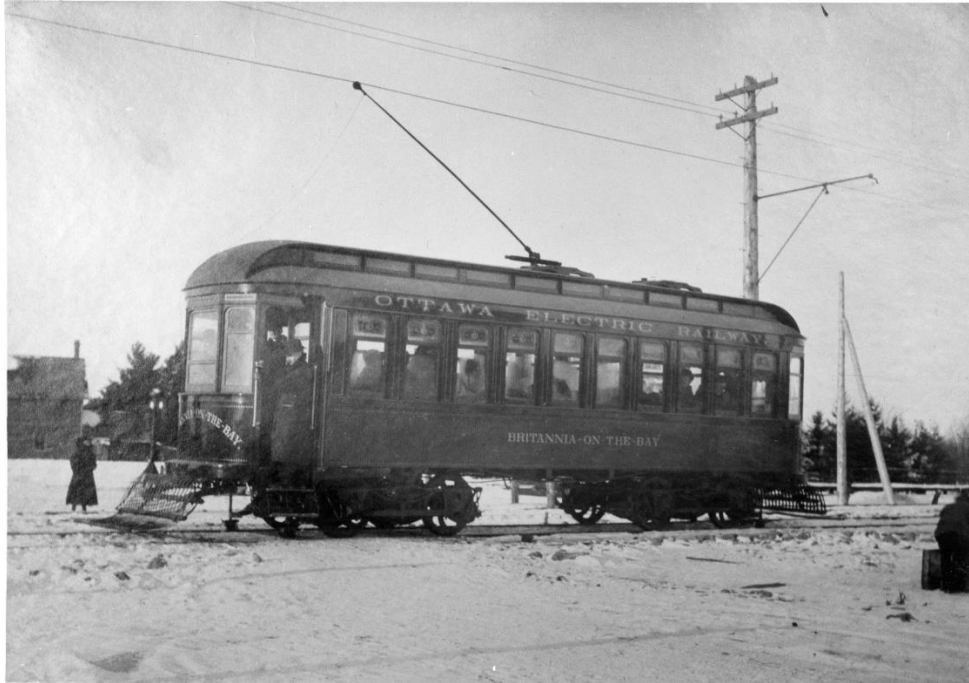
<sup>114</sup> Bruce S. Elliot, *The City Beyond: A History of Nepean, Birthplace of Canada's Capital, 1792-1990*, (Nepean: City of Nepean, 1991), 213-214.

<sup>115</sup> Elliot, *The City Beyond*, 191.

<sup>116</sup> Taylor, *Ottawa's Britannia*, 59.

<sup>117</sup> Taylor, *Ottawa's Britannia*, 59.

committee to bring the streetcars to Britannia.<sup>118</sup> The committee consisted of community members including J. C. Jamieson, William Howe, A. N. McNeil, and F. W. Harmer.<sup>119</sup> Consensus was determined and the OER extended the tracks thirteen kilometers to the new Britannia-on-the-Bay station, running generally south of Richmond Road and parallel with the CPR.<sup>120</sup>



Streetcar, Britannia Village Stop, circa 1900-1909,  
Source: City of Ottawa Archives, MG165-01-02, CA018366

The public opening of the OER streetcars to the new end of the line at Britannia occurred on May 24<sup>th</sup>, the Victoria Day weekend in 1900.<sup>121</sup> To encourage weekend visitors to use their services, the OER built a fifty acre amusement park with extensive facilities and a T-shaped pier at “Britannia-on-the-Bay.”<sup>122</sup> Across

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<sup>118</sup> “Britannia Ambitious: Residents Take Steps to Secure Electric Railway Extension,” *The Ottawa Journal*, August 8, 1898, accessed October 17, 2023, <https://cityofottawaarchives.newspapers.com/image/43078065/>.

<sup>119</sup> “Britannia Ambitious: Residents Take Steps to Secure Electric Railway Extension.”

<sup>120</sup> Bryan D. Cook, *Ahearn and Soper: The Electrification of Ottawa*, (Ottawa: The Historical Society of Ottawa, 2023), 39, accessed October 23, 2023, <https://dam-oclc.bac-lac.gc.ca/eng/296291c4-db44-4afc-beba-130e9aded6b4>.

<sup>121</sup> Andrew Waldron, Harold Kalman, and Peter Coffman, *Exploring the Capital: An Architectural Guide to the Ottawa-Gatineau Region*, (Vancouver: Figure 1 Publishing: 2017), 183, 211.

<sup>122</sup> Horwitz and Horwitz, *The Natural Charm of Britannia: A Heritage Character Statement*, 4.

North America in the early 20<sup>th</sup> century, amusement parks built at the terminus of streetcar lines were gaining popularity, and they were known as “electric parks.”<sup>123</sup> Britannia Park included an auditorium seating seven hundred people, changing rooms, bathing houses, and two pavilions with concession stands.<sup>124</sup> The auditorium hosted a variety of concerts, dances, and themed events such as “Venetian Nights” which brought thousands to the Park.<sup>125</sup>



Postcard, Britannia On The Bay, circa 1900-1918, Source: City of Ottawa Archives, MG366, CA027935. Note the beach, two octagonal pavilions, and the dense forest in the background

The OER extended the pier and added a new, larger “T” shape pier end, which now measured approximately 1000 feet in length and was electrically lit.<sup>126</sup> At the end of the pier, the OER built the new three storey building for the Britannia Boat House Club that included boat storage below and a grandstand and a large ballroom above, which hosted a variety of social events.<sup>127</sup> Construction was

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<sup>123</sup> Powell, “Britannia-on-the-Bay.”

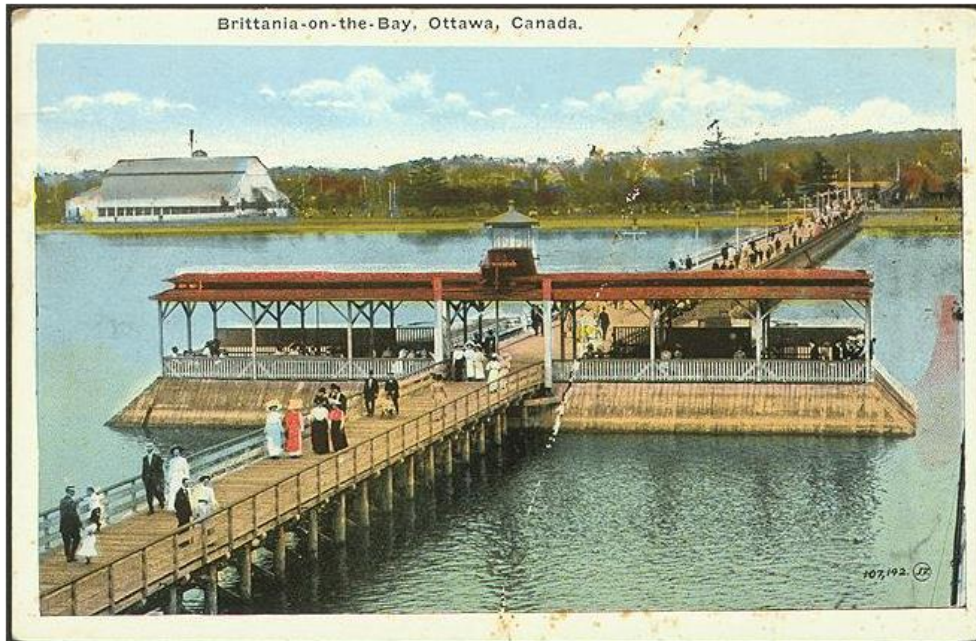
<sup>124</sup> Ottawa Neighbourhood Study, “Britannia Village,” accessed October 17, 2023, <https://www.neighbourhoodstudy.ca/906britannia-village/>.

<sup>125</sup> Taylor, *Ottawa’s Britannia*, 346.

<sup>126</sup> Cook, *Ahearn and Soper: The Electrification of Ottawa*, 39.

<sup>127</sup> Horwitz and Horwitz, *The Natural Charm of Britannia: A Heritage Character Statement*, 4.

complete in 1905, however due to ice damage in the spring of 1906, it was not until 1907 that club activities fully resumed at the new facility.<sup>128</sup> Unfortunately, a fire in August 1918 destroyed the clubhouse and all two hundred watercraft being stored there, so the club resumed activities in the 1896 clubhouse, today's current location.<sup>129</sup>

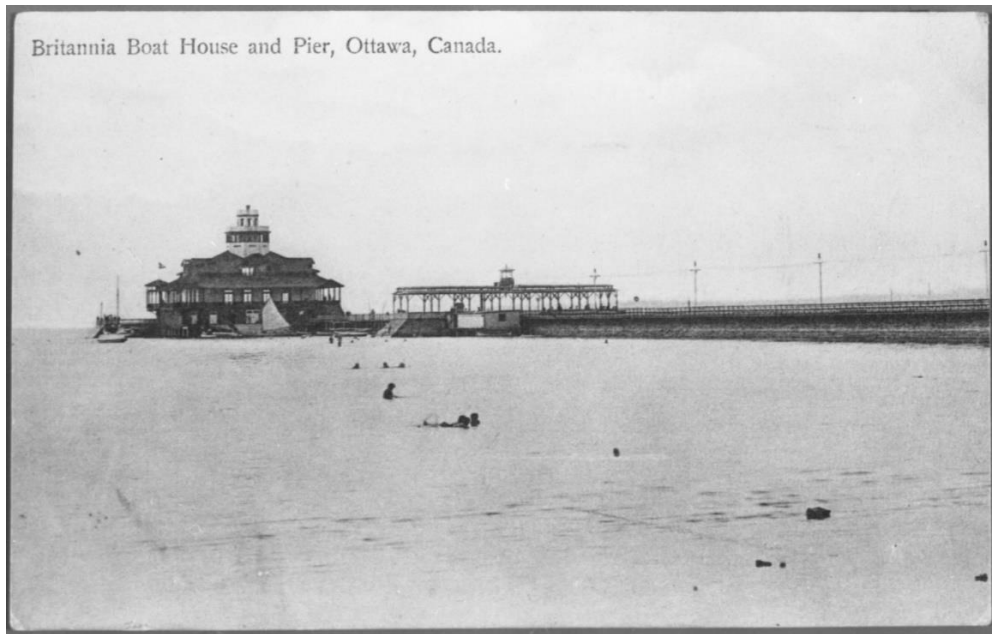


Postcard, Britannia-on-the-Bay, 1910, Source: Valentine & Sons, Toronto Public Library, Baldwin Collection of Canadiana, PCR-1980. Note in the foreground the original "T" shaped pier end built circa 1900 that was extended in 1905, with the Britannia Park auditorium in the background.

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<sup>128</sup> Kirby, *Historical Sketch of Britannia Yacht Club 1891-1967*, 4-5.

<sup>129</sup> Horwitz and Horwitz, *The Natural Charm of Britannia: A Heritage Character Statement*, 4.



Postcard of Britannia Boat House clubhouse and pier, circa 1905-1918,  
Source: City of Ottawa Archives, MG237, CA015165



Britannia Canoe Club [Britannia Boat House Club], circa 1905-1918. Source: City of Ottawa Archives, MG341, CA018975. See passenger steamer *G. B. Greene* in the right background.

The advent of the streetcars stimulated suburban development as the working class could commute daily between Britannia and Ottawa. Alternatively, those working in Ottawa would reside in the city Monday to Friday, then take the streetcar to visit their family for the weekend who permanently lived in Britannia. The OER was also accessible to the general public, and it is estimated ten thousand visitors took the streetcar to Britannia on opening day, and up to six thousand visited daily throughout the summer, especially for social events.<sup>130</sup> The popularity of Britannia as a resort and Britannia Park resulted in higher membership at the Britannia Boat House Club. Around the turn of the century, the boating club was steadily growing and had 120 members (51 resident, 54 non-residents, 15 honorary),<sup>131</sup> about 200 members in 1904,<sup>132</sup> and membership reached its peak before the First World War with over 600 active members in May 1913, and combined with social and associate memberships was over two thousand.<sup>133</sup> Therefore the popularity of Britannia as a summer resort is often associated with the period between 1900, when the streetcars were extended to the village, Britannia Park was constructed and open to the public, and the Britannia Boating Club had its largest membership, to before the First World War, and are known as its golden years.<sup>134</sup>

Between the World Wars, despite amusement parks becoming unfashionable, people still frequented the Britannia Park and the boat club.<sup>135</sup> However, with the accessibility of cars after the Second World War, Britannia's popularity as a summer resort decreased. Britannia retained its predominant cottage makeup until the mid 20<sup>th</sup> century when many early structures were demolished to build

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<sup>130</sup> Ottawa Neighbourhood Study, "Britannia Village."

<sup>131</sup> "Year Book of the Britannia Boat House Club, 1900," Tweedsmuir Histories, City of Ottawa Archives, MG165 Britannia Women's Institute, Volume 3, 17-21; Kirby, *Historical Sketch of Britannia Yacht Club 1891-1967*, 4.

<sup>132</sup> Gard, *The Hub and the Spokes: Or the Capital and its Environs*, 14.

<sup>133</sup> "History of Britannia Boat Club," *The Ottawa Journal*, May 17, 1913, accessed October 17, 2023, <https://cityofottawaarchives.newspapers.com/image/43190648/>.

<sup>134</sup> Kalman and Roaf, *Exploring Ottawa*, 155.

<sup>135</sup> Horwitz and Horwitz, *The Natural Charm of Britannia: A Heritage Character Statement*, 4.



residential infill for affordable housing for veterans.<sup>136</sup> Only a collection of original summer cottages remain today which define the neighbourhood's early character.

In 1950, Britannia was annexed to the City of Ottawa, and in 1951 the city took over management and improvements to Britannia Park, which sparked a renewed popularity.<sup>137</sup> Although Britannia's popularity no longer compares to its golden years from 1900 to 1914, the area remains a summer destination for city residents, which harkens back to its early roots as a resort community.

## Context

Britannia is a unique neighbourhood in Ottawa, for its roots as a summer resort, its geography as a peninsula which led to connections to recreation and the Ottawa River, and its unique architectural character.

As noted above, Britannia's roots as a summer resort outside of the city developed in the 1880s to 1890s as a mix of camps, seasonal cottages, and year-round residences, and became an established community around the turn of the century. The Late Victorian desires of enjoying the outdoors for recreational purposes promoted the creation of summer resorts on both sides of the Ottawa River. In J. L. Gourlay's 1896 *History of the Ottawa Valley*, he documents, "Britannia of to-day is a small riverside retreat where distinguished citizens resort to for fresh air and bathing."<sup>138</sup> People were drawn to its natural surroundings and the ease of access to recreational activities on the water and land. This enticed many civil servants working in downtown Ottawa looking to leave the dusty city for Britannia's picturesque environment.

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<sup>136</sup> Ottawa Neighbourhood Study, "Britannia Village."

<sup>137</sup> Horwitz and Horwitz, *The Natural Charm of Britannia: A Heritage Character Statement*, 4.

<sup>138</sup> John Lowry Gourlay, *History of the Ottawa Valley: A Collection of Facts, Events and Reminiscences for Over Half a Century*, Ottawa: 1896, 62, <https://archive.org/details/historyofottawav00gouruoft/page/62/mode/2up>.

The growth and success of Britannia as a summer resort soared in 1900 onwards with the extension of the OER line, allowing working class people to move permanently to the growing suburb, along with the opening of Britannia Park which was patronized by thousands of visitors annually. Interestingly, the OER's Britannia Park and its streetcar line was unprofitable, however it was successful with the growth of Britannia Village as a suburb and its daily use by commuters travelling into the city.<sup>139</sup>



Postcard, Britannia-On-The-Bay, 1910, Source: Toronto Public Library, Baldwin Collection of Canadiana, PCR-1978. See mature pine trees in foreground and background and pier on the left.

Archaeological evidence demonstrates the presence of arrowheads of Algonquin First Nations near the Britannia peninsula.<sup>140</sup> The Old Indian Trail ran between the Rideau River and Ottawa River from Black Rapids [Lock 13] through what is now referred to as Hog's Back, to the head of the Deschênes Rapids.<sup>141</sup> Known

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<sup>139</sup> Cook, *Ahearn and Soper: The Electrification of Ottawa*, 40.

<sup>140</sup> Harold Kalman and John Roaf, *Exploring Ottawa: An Architectural Guide to the Nation's Capital*, 154.

<sup>141</sup> "Britannia Once Enlivened by Songs and Shouts of Rivermen: Quiet Old Village Was Busy Place Half a Century Ago," *The Ottawa Citizen*, May 19, 1934, accessed October 12, 2023, <https://www.newspapers.com/image/456442917/>.

as the “village by the rapids,” Britannia peninsula is located west of Ottawa on the Ottawa River, at the southwest end of Lac Deschênes, with the Deschênes Rapids to the north. Given its geographical location, the peninsula was likely used by voyageurs and loggers alike to portage the rapids.<sup>142</sup> The original landscape was largely wooded with pine trees with swampy areas, a landscape that can be still seen today in the mature trees and in nearby Mud Lake, a provincially significant wetland.

Britannia Bay with its harbour, gently sloped shoreline, and calm waters provided a suitable area for recreational activities such as bathing, fishing, a variety of boating, with a wonderful view of the Gatineau Hills. Many campers and residents set their tents or cottages by the shore among the pines, owned watercraft, and spent their leisure time on the water. This portion of the Ottawa River was a popular destination for summer leisure activities and from 1896 to 1916, the steamer *G. B. Greene* regularly took passengers between Britannia and Alymer and Chat’s Falls.<sup>143</sup>

Britannia’s growth as a community corresponds to the popularity of water activities and the formal organization by local residents of the Britannia Aquatic Club in 1887. In 1891, the club had enough interest to organize races and events including an annual regatta, which continued until 1918.<sup>144</sup> The formation and popularity of the boating club correlates to Britannia’s development in the early 1890s which saw the construction of seasonal and year-round cottages, two churches, and boarding houses and summer hotels.<sup>145</sup> In the summer of 1896, the new boating clubhouse was completed located on its current site, and Britannia’s summer resident list was the largest yet,<sup>146</sup> and the following summer

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<sup>142</sup> Britannia Yacht Club, *Britannia Yacht Club: A History of Water, Place And People, 1887-2012*, 18.

<sup>143</sup> Bill McKeown, *Ottawa’s Streetcars: An Illustrated History of Electric Railway Transit in Canada’s Capital*, (Pickering: Railfare DC Books, 2006), 75.

<sup>144</sup> Britannia Yacht Club, *Britannia Yacht Club: A History of Water, Place And People, 1887-2012*, 40.

<sup>145</sup> Taylor, *Ottawa’s Britannia*, 53-55.

<sup>146</sup> “Still Has A Charm: Britannia Holds Its Own As A Summer Resort,” *The Ottawa Journal*, August 5, 1896, accessed October 10, 2023, <https://cityofottawaarchives.newspapers.com/image/43432067/>.

the community is called, “one of the best known and generally patronized resort of Ottawa citizens.”<sup>147</sup>

The architectural character of Britannia’s early buildings is unique in Ottawa. Characteristics of Britannia’s vernacular cottages include a simple box or L-shaped form, one and a half storeys, and drop siding and shingle cladding. The turn of the century vernacular cottage style included the addition and significance of a verandah on the front façade or wrapping multiple facades, which can be seen by comparing early versions such as 48 Bradford Street, constructed circa 1863, to several properties built around the turn of the century such as 195 Britannia Road, 73 Britannia Road, 2775 Rowatt Street, and 95 Kirby Road. Verandahs provided an enlivened addition to the simple form and fulfilled the Late Victorian desire to get fresh air and have transitional living spaces between the interior and exterior.<sup>148</sup>

Architectural styles evident in Britannia include Late Victorian (127 Britannia Road), Queen Anne Revival (154 Britannia Road, 66 Bradford Street, and 84 Bradford Street), and Shingle Style (175 Britannia Road and 95 Kirby Road). Both the vernacular and high style architecture found in Britannia have related approaches in that they feature a verandah, use similar construction materials, and ornamentation features. Since Britannia was a recreational community that gradually formed rather than being a planned development, most buildings constructed in the early 20<sup>th</sup> century during Britannia’s peak are on large property lots with mature trees, have informal landscaping, and irregular setbacks, which also contributes to the area’s character.

2777 Cassels Street is linked to all three of these contextual values through the building’s use for the Britannia Nautical Club in 1896 to the Britannia Yacht Club today. The boating club history and use of Jamieson’s Old Mill to the acquisition of their own building illustrates the transition of Britannia as a small, mill workers

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<sup>147</sup> “At Cool Retreats: Those Out for The Summer, Resorts Convenient to Ottawa are Popular.”

<sup>148</sup> Horwitz and Horwitz, *The Natural Charm of Britannia: A Heritage Character Statement*, 6.

settlement into a summer colony for Ottawa's wealthy. The Britannia Aquatic Club then Britannia Boat House Club significantly contributed to Britannia's popularity as a summer resort, and a direct correlation can be seen between the advent of the streetcars to Britannia in 1900 and the increase of membership at the club at the turn of the century to 1914. The building is situated prominently on the peninsula and its location on Lac Deschênes makes it suitable for a range of recreational activities. Additionally, the clubhouse is a historically and architecturally significant building on the Ottawa River waterfront, illustrating a late 19<sup>th</sup> century recreational building.

## Evaluation using Ontario Regulation 09/06

1	<p><i>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.</i></p>	<p>Yes</p> <p>2777 Cassels Street is a representative example of a late 19<sup>th</sup> century recreational clubhouse, which have simple, utilitarian designs. It is also one of the few remaining late 19<sup>th</sup> century boat clubs along the Ottawa River and Rideau River. Although the building has had alterations since its continuous occupation from 1919 to today, it retains aspects of its historic appearance including its shape, massing, roofline, and overall form. The first floor was and is a simple stucco façade with a large second storey to be used for club and community functions, and a wide verandah to view water activities. The Tudor Revival façade was added during renovations around the mid 20<sup>th</sup> century. Clear similarities can be seen between other boating and recreational clubhouses in Ottawa and Ontario built around the turn of the century.</p>
2	<p><i>The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.</i></p>	<p>No</p>

3	<i>The property has design value or physical value because it displays a high degree of technical or scientific merit.</i>	No
4	<i>The property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.</i>	<p>Yes</p> <p>Water activities, in particular rowing, canoeing, and sailing, were popularized across Canada by the 1880s.<sup>149</sup> The Britannia Yacht Club formed in 1887, its first regatta occurred in 1891, and its growth and popularity in the early 1890s prompted the need for a new boat house in 1896. The clubhouse was an integral part of the Britannia summer resort community. It served the boating needs of members, but also served as a community centre meeting the social needs of both year-round locals and Ottawa residents. The Britannia Yacht Club is one of the few recreation clubs founded in Ottawa between 1882 and 1891 that has had continuous operations to today. At its peak in 1914, the Britannia Boat House Club was known as one of the finest boat clubs in the country, and despite its low membership during and between the World Wars, more recently the</p>

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<sup>149</sup> Alan B. McCullough, *The Ottawa Canoe Club: 1883-1913*, (Ottawa: Historical Society of Ottawa, 2021), 2.

		BYC is considered one of the largest clubs in Ottawa. <sup>150</sup>
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.</i>	No
6	<i>The property has historical 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.</i>	Yes 2777 Cassels Street was designed by prominent Ottawa architect, Edgar Lewis Horwood. He had a private practice in Ottawa from 1895 to 1940 and served as Chief Architect for the Department of Public Works from 1915 to 1919. In 1904, Anson Gard credited Horwood with being “at the very top in old Colonial Architecture” and “his many public and business buildings show him to be most versatile in his styles.” Horwood contributed to the development of the Bank Street streetscape, and designed landmarks including the Carnegie Library. Besides designing 2777 Cassels Street in 1895, Horwood also worked in Britannia the same year on St. Stephen’s Anglican Church renovations.

<sup>150</sup> Scott, *The Rideau Canoe Club: A Century of Paddling, 1902-2002*, 228.



		<p>The builder of 2777 Cassels Street was Charles Robinson, a well-known and respected carpenter and builder in Britannia and Ottawa. His repertoire included 2775 Rowatt Street, 95 Kirby, 154 Britannia Street , and other early Britannia summer cottages. Robinson's cottages contributed to defining the early and second styling of vernacular cottages around the turn of the century with elaborations on the basic cottage form which included an irregular roofline to create a play of light and shadows, a focus on natural materials, and incorporation of a verandah and second storey porch.</p> <p>He also built St. Stephen's Anglican Church and renovated J. C. Jamieson's Old Mill into apartment. Robinson's buildings were significant to the community and supported the development and growth of Britannia as a summer resort prior, during its golden period from 1900 to 1914, and beyond.</p>
7	<p><i>The property has contextual value because it is important in defining, maintaining or supporting the character of an area.</i></p>	<p>Yes  Despite renovations since 1919, 2777 Cassels Street retains its original simple form, large massing,</p>

		<p>hipped roof, hipped dormers, a wide verandah, south façade windows, and water access on the west façade. It retains the historic and architectural features characteristics of late 19<sup>th</sup> century recreational clubhouses. The building still reflects the early cottage community that emerged in Britannia before the turn of the century. Its appearance reinforces the traditional qualities of the early building stock of Britannia before its peak as a summer resort from 1900 to 1914.</p>
8	<p><i>The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.</i></p>	<p>Yes  The Britannia Yacht Club is inherently linked to its prominent waterfront location and access to the calm, Lac Deschênes making it suitable for a range of water activities including rowing, canoeing, and sailing. The popularity of outdoor leisure and watercraft racing, along with the advent of the streetcars to Britannia, brought about a boom in membership at the Britannia Boat House Club in the early 20<sup>th</sup> century. The boat house stimulated the popularity of Britannia as a summer resort with many travelling from Ottawa to participate</p>

		or view the water events or attend the wide variety of social events the club hosted.
9	<i>The property has contextual value because it is a landmark.</i>	Yes The Britannia Yacht Club clubhouse has been a landmark in Britannia on Lac Deschênes and the Ottawa River since its construction in 1896. In particular, since the installation of its red asphalt roof in 1948, the clubhouse is highly identifiable from the water.

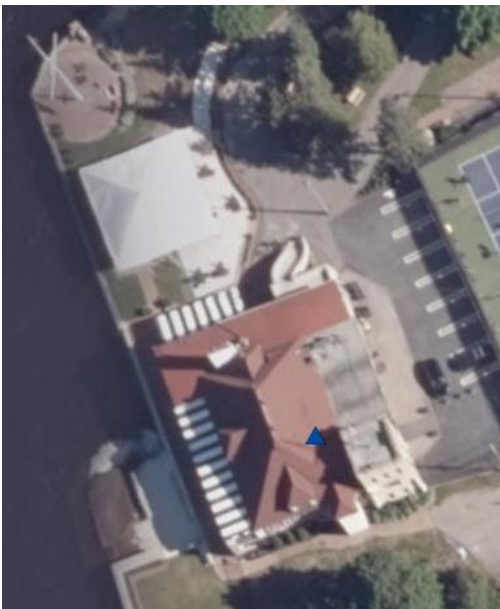
## Supplementary Photos And Maps

Aerial photo, Britannia Yacht Club, Source: GeoOttawa, 2022

<https://geoservices.city.a.ottawa.ca/GeoOttawa/index.html>. Note the proximity to Part IVs on Britannia Road and Bradford Street south of Cassels Street



Aerial photo, 2777 Cassels Street,  
Source: GeoOttawa, 2022



Aerial photo, 2777 Cassels Street,  
Source: GeoOttawa, 2007 (without awnings)



Aerial photo, 2777 Cassels Street,  
Source: GeoOttawa, 1976



Aerial photo, 2777 Cassels Street,  
Source: GeoOttawa, 1965



Aerial photo, 2777 Cassels Street,  
Source: GeoOttawa, 1958



## Timeline

- 1887 **Britannia Aquatic Club** established  
Club met at J. C. Jamieson's Old Mill located on the waterfront between Jamieson Street and Rowatt Street
- 1891 Club renamed **Britannia Nautical Club**
- 1891 Britannia Nautical Club first annual regatta
- 1892 Britannia Nautical Club first annual general meeting
- 1895 Club renamed and incorporated as **Britannia Boat House Club**
- 1896 Completion of purpose-built clubhouse at 2777 Cassels Street  
Site leased from J. R. Booth, designed by E. L. Horwood, built by Charles Robinson
- 1905-1906 Ottawa Electric Company built new clubhouse at end of Britannia Park pier
- 1905-1918 1896 clubhouse building still used for storage
- 1906 Britannia Boat House Club burgee design registered
- 1907 Club renamed Britannia Boating Club
- 1907 First full season Britannia Boating Club operated out of pier clubhouse
- 1918 Fire destroys clubhouse at end of Britannia Park pier, club operations resume at 1896 clubhouse (2777 Cassels Street)
- 1924 Ladies Auxiliary formed
- 1950 Club renamed **Britannia Yacht Club**
- 1950 Construction of main harbour began
- 1955 Junior Squadron established

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