

Ontario Regulation 9/06 Assessment

Address: 94 Beechwood Avenue

Date: March 2024

Prepared by: Heritage Staff



North façade, 94 Beechwood Avenue, Source: City of Ottawa, 2024

Executive Summary

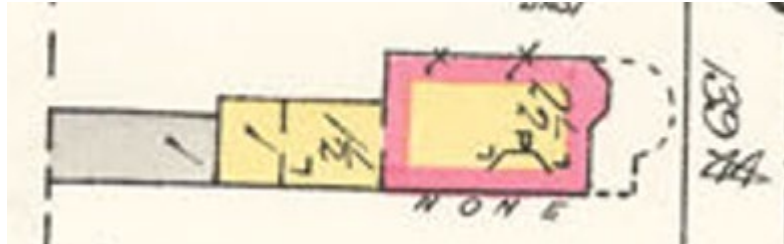
94 Beechwood Avenue, also known as 98 Beechwood Avenue, is a three-storey red brick building with Late Victorian and Second Empire influences. The building was constructed circa 1898 in the former Village of Clarkstown, known today as Vanier. 94 Beechwood is linked to Andre Lacelle, the first constable in Clarkstown, and former horseman to Prime Minister Sir Wilfred Laurier. The property maintains the Franco-Ontarian historical character of former Clarkstown, initially composed of francophone residents and is a landmark on Beechwood Avenue.

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.

Introduction

94 Beechwood Avenue is a three-storey red brick house built circa 1898, in Vanier, formerly Clarkstown. The projecting bay, bay window, ornate first storey porch, and the mansard roof characterize the house in the Late Victorian architectural style with Second Empire influences.

The original brick clad building was two and a half storeys in height and had a mansard roof. By the 1910s and 20s, the main brick building had several additions on its south façade including a one and a half and another one storey wood framed structure and with an iron constructed building on the southmost portion of the lot.¹



94 Beechwood Avenue, red with yellow interior denotes brick veneer, yellow denotes wood cladding, and grey denotes iron construction, Source: Ottawa Fire Insurance Plan, 1912, Volume 2, page 88.

The residence was converted into several units between 1926 and 1932 and was known as Beechwood Apartments.² It is likely that during this period the roof was updated to metal which increased the building’s height to three storeys.³ Beginning in 1932 and into the 1960s, the building was known as Beechwood Apartments. In the 1990s, the house was adapted for mixed use and included residences and a restaurant, from 1995 to 2019 and is currently used as office space. The property is located on the south side of Beechwood Avenue, the main road of Clarkstown, and approximately three streets east of the Vanier Parkway (formerly the Canadian Pacific Railway).

Criterion 1	
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.	Yes
Response to Criterion	
94 Beechwood Avenue is a representative example of the Late Victorian architectural style in Ontario. This is exemplified in its red brick cladding, three storey massing, one storey bay window, decorative trim on the porch, and decorative brick detailing. 94 Beechwood Avenue is also a representative expression of the Second Empire Style, which is reflective of the Franco-Ontario architectural influences found in Vanier’s historic Clarkstown neighbourhood. The Second Empire influences are evident in its mansard roof, dormers, projecting tower, and ornamented porch.	

¹ City of Ottawa Fire Insurance Plans, 1912, 88; City of Ottawa Fire Insurance Plans, 1922, 88.

² 1926 *The Ottawa City Directory* does not document anyone living at its former address, 70 Beechwood Avenue in this year. In the 1927 *The Ottawa City Directory* page 1089, there are two individuals living there, C R Lafreniere and Theresa Dionne while Delphine Huot is still the owner of the western portion of the lot; City of Ottawa Fire Insurance Plans, 1948, 227.

³ City of Ottawa Fire Insurance Plans, 1922, 88; City of Ottawa Fire Insurance Plans, 1948, 227. Note: Due to the conversion into apartments, it can be hypothesized that the renovation into several units also included the roof renovations.

Supporting Details – Criterion 1



North and west facades, 94 Beechwood Avenue, Source: GoogleMaps, 2023

Architectural Analysis and Overview

94 Beechwood Avenue is a three-storey brick clad building with the following features illustrating the Late Victorian architectural style and Second Empire influences:

Late Victorian

- red brick cladding with a raised coursework demarking the storeys on the west, north, and east façades
- dentil stringcourse on the north and west façades. All windows on the first and second storey of the north façade feature brick voussoirs and wooden half-eclipse lunettes.
- window openings on the north façade and the first storey of the west façade are likely original, with segmental arches and plain stone lug sills and plain flat lintels
- north façade front gable is asymmetrical with a semi-hexagonal bay window on the first storey northwest corner.
- above the bay window on the northwest corner, a slightly projected bay and the offset gable features a bargeboard with a circular motif at the ends

Second Empire

- on the third storey near the northeast corner, a square turret with bargeboard with a four-sided hipped roof with a finial

- ornate open porch, rectangular in shape on the northeast corner, and a protruding semi-circular porch on the northwest corner. The semi-circular section has a slightly domed roof with a pointed cap. The porch has a decorative angled cornice, frieze with a dentil pattern and brackets, and is supported by fluted columns with rectangular bases and a simple balustrade.
- defining metal mansard roof on its west, north, and west façades with a fish scale pattern. The mansard roofline was a defining characteristic of the Saint Charles parish streetscape on the south side of Beechwood Avenue. The roof also features a shed dormer on the west façade.
- Recent photographs of the streetscape indicate since May 2021, a second storey balcony on the northeast corner has been removed, which had identical detailing as the first storey porch. What remains are the two pilasters and bases.⁴

Architectural Style Description & Canadian Context

Late Victorian

The Late Victorian architectural style was an architectural style that developed during Queen Victoria of England's reign from 1840 to 1900. Covering over sixty years, the period developed many styles and substyles and variation can be seen across the British Colonies.

In Canada, around the time of Confederation was the height of High Victorian architecture.⁵ These buildings were influenced by several architectural styles and incorporated forms and details from other styles creating an eclecticism. Other prominent styles during this period included Romanesque, Second Empire, Renaissance, Queen Anne Revival, Beaux Arts, Colonial Revivals, Gothic and Classical Revivals, and Arts and Crafts.⁶ In Ontario, if a building constructed between 1840 and 1900 cannot be characterized by one of these styles, it can be considered a Late Victorian hybrid. The Late Victorian style was used for a wide variety of building types from purpose built public and commercial to residential.

The Late Victorian architectural style in Ontario is characterized by:

- Designed according to local environment
- Asymmetrical forms
- Variations of colour and texture
- Red or orange brick, stone, or timber construction
- Eclectic combination of Classical and Gothic motifs
- Decorative ornamentation

⁴ Google Maps, June 2023; GoogleMaps, May 2021.

⁵ Harold Kalman, *A History of Canadian Architecture: Volume 2*, (Toronto: Oxford University Press, 1994,) 533.

⁶ Shannon Kyles, "Victorian (1840-1900)," Ontario Architecture, accessed April 29, 2024, <http://www.ontarioarchitecture.com/Victorian.htm>.

- Attractive entrances

Second Empire

The Second Empire style emerged in France between 1852 and 1870 during the reign of Napoleon III, the nephew of Napoleon Bonaparte.⁷ Napoleon III employed Georges E. Haussman, an urban planner who redesigned the capital.⁸ The style was complex and extravagant, with the intent of “impressing the visitor with a feeling of grandeur and class.”⁹

The Second Empire style arrived in Canada in the 1860s until 1900¹⁰ and was popular in Ontario from the 1870s to the 1880s.¹¹ The style’s elegant and elaborate features was used on a variety of private, public, commercial, and institutional buildings, applying the high style in urban centers and vernacular styling in rural areas.¹² It was designed to be imposing and impressive, and was used to express one’s wealth and power.¹³

The Second Empire architectural style in Ontario is characterized by:

- tall, symmetrical or asymmetrical form
- rectangular, square, or “L” shaped
- often two or more storey massing
- façade with multiple surfaces
- defining mansard roof with dormer windows
- turret, occasionally
- stone (monumental buildings), brick or wood (residential) cladding
- tall, slender windows with rectangular or arched openings, with decorative moulds or voussoirs
- projecting bodies, towers/turrets
- Classical and ornate decoration

The key defining feature of the Second Empire style is the mansard roof. It could be “curved, squared, undulating, punctuated with dormers or even gabled, but it is always in the Mansard style: gently sloping on top with a swift vertical drop at the edge.”¹⁴ A

⁷ Shannon Kyles, “Second Empire (1860 - 1900),” Ontario Architecture, accessed March 24, 2024, <http://www.ontarioarchitecture.com/Second.htm>.

⁸ Parks Canada, “Second Empire Architecture,” Canada’s Historic Places, accessed March 25, 2024, https://www.historicplaces.ca/en/pages/29_second_empire.aspx.

⁹ “Second Empire Architecture.”

¹⁰ “Second Empire (1860 - 1900),”

¹¹ Christina Cameron and Janet Wright, “Second Empire Style in Canadian Architecture,” in *Second Empire Style in Canadian Architecture*, (Ottawa: Canadian Historic Sites: Occasional Papers in Archaeology and History, no. 24, 1980), <http://parkscanadahistory.com/series/chs/24/chs24-1n.htm>.

¹² Cameron and Wright, “Abstract,” in *Second Empire Style in Canadian Architecture*.

¹³ Cameron and Wright, “Second Empire Style in Canadian Architecture,” in *Second Empire Style in Canadian Architecture*.

¹⁴ “Second Empire (1860 – 1900).”

mansard roof, which allowed the greatest use of the attic, was an easy alteration to obtain additional height, and the curved shape permitted decorative ornamentation.¹⁵

Architectural Style Locally

94 Beechwood Avenue's form has characteristics of the local application of the Late Victorian Bay and Gable, or Double Gable. The style was popularized in Ontario in the late 19th century for middle and working class residential buildings.¹⁶ The Bay and is most quintessentially associated with Toronto Late Victorian architecture. Some of the features include¹⁷:

- bay windows
 - full one or two storey
 - extends the house past the entrance
 - entrance is not on the bay
- vertical emphasis, two or three storeys, peaked gables
- red brick cladding
- decorative brick detailing
- decorative wood trim on gables and verandah

In Ottawa, many local variations of the Bay and Gable style can be seen in Centretown, Sandy Hill, and Glebe.

¹⁵ "Second Empire Architecture."

¹⁶ Catherine Nasmith Architect, "Riverdale Heritage Conservation District Plan: Phase 1," City of Toronto, May 2008, <https://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-14121.pdf>, 27.

¹⁷ "Victorian (1840 - 1900)," Ontario Architecture, accessed April 4, 2024, <http://www.ontarioarchitecture.com/Victorian.htm#Gable%20and%20Bay>; "Bay and Gable Style," Cabbagetown Heritage Conservation District, accessed April 4, 2024, <https://cabbagetownhcd.ca/traditional-cabbagetown-building-styles/bay-and-gable/>.



317 Cooper Street, Ottawa, Source: GoogleMaps, 2019



331 Somerset Street W, Ottawa, Source: GoogleMaps, 2016



30 Russell Avenue, Ottawa, Source: GoogleMaps, 2019

Relation of the Building to the Style

94 Beechwood Avenue is representative of the Late Victorian architectural style with a local interpretation of the Bay and Gable style with strong Second Empire influences. This is demonstrated by its vertical massing, asymmetrical façade, red brick cladding with brick coursework, mansard roof, projection and bay window, an ornate porch across the front façade, decorative bargeboard, and a turret.

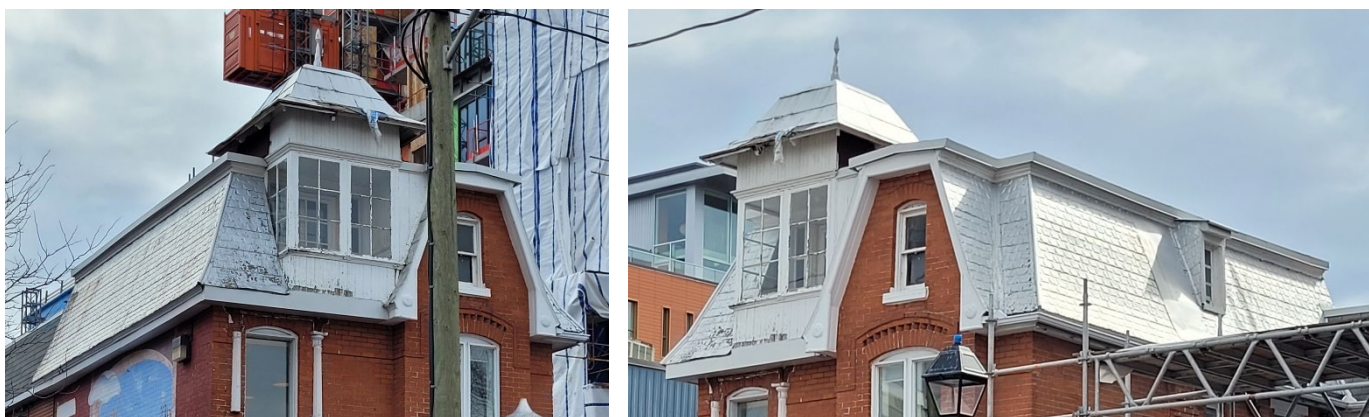
There are two other buildings in Ottawa on the Heritage Register that have similar Late Victorian with Second Empire architectural styling with the projecting bay, first storey bay window, and stacked first and second storey porch. However, the porch across the front façade with the protruding semi-circular section with a slightly domed roof and high level of decoration is unique to 94 Beechwood Avenue.



Criterion 2	
The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	Yes
Response to Criterion 94 Beechwood Avenue has design value because it displays a high degree of craftsmanship. This is demonstrated by the incorporation of the mansard roof and the highly detailed and ornamented porch that stretches across the front façade, and the porch's slightly domed roof.	

Supporting Details – Criterion 2

94 Beechwood Avenue displays a high degree of craftsmanship due to its incorporation of a mansard roof, and its sophisticated first storey porch with a slight dome and high level of ornamentation.



Northeast (left) and northwest (right) corners, 94 Beechwood Avenue, Source: City of Ottawa, 2024

A mansard roof has a lower steep and almost vertical slope with the top being fairly flat. The lower slope may be concave, convex, S-shaped, or straight/steeply angled.¹⁸ 94 Beechwood Avenue has a mansard roof which reflects this traditional shape on its west, north, and east façades, along with the lower slope being angled, and a shed dormer on the west façade. This form is likely original as the mansard roof is documented in primary source documents as early 1912.¹⁹

Architecturally, mansard roofs are highly practical to obtain more living space and natural light. However, the form which includes two slopes, dormers, and ornamental

¹⁸ Amanda Lutz, "What Is a Mansard Roof?" Architectural Digest, last modified March 13, 2024, <https://www.architecturaldigest.com/reviews/roofing/what-is-a-mansard-roof>.

¹⁹ City of Ottawa Fire Insurance Plans, 1912.

features is more complex compared to gable or hip roofs.²⁰ This results in construction and installation requiring a high degree of craftsmanship and specialized labour.²¹

It was believed fires often started in the mansard roofs so they were removed from several Second Empire commercial buildings in Canada in the 1920s and 30s.²² Then between the 1950s and 1970s, many Second Empire buildings were demolished to make way for modern downtown streetscapes.²³ At 94 Beechwood Avenue between 1922 and 1948, the mansard roof material was updated from patent or tar and gravel, to metal, and a metal mansard roof is still present indicating the preservation of the original roof shape through the building's history.²⁴



Front façade porch, 94 Beechwood Avenue, Source: City of Ottawa, 2024



Front façade porch, 94 Beechwood Avenue, Source: Google Maps, 2021

Second Empire porches are characteristically decorated with ornate detailing. This is demonstrated at 94 Beechwood Avenue by its first storey wooden open porch with a protruding semi-circular porch over the bay window. A second storey porch below the tower has been removed within the past few years and only the pilasters and one base remaining.

²⁰ Leslie Forehand, "9. Construction of Various Roofs and their Architectural Applications," in Building Construction and Materials: An Open Educational Resource Textbook, accessed April 16, 2024, <https://bcc.pressbooks.pub/buildingconstruction/chapter/construction-of-various-roofs-and-their-architectural-applications/>.

²¹ "Mansard Roofing: A Journey Through Time And Elegance," Wagner Roofing & Construction Solutions, accessed April 16, 2024, <https://trustwagner.com/mansard-roofing-a-journey-through-time-and-elegance/>; "Exploring The Timeless Charm And Practicality Of Mansard Roofs," McClellands Contracting & Roofing LLC, accessed April 16, 2024, <https://mcclellandsroofing.com/blogs/mansard-roof/>.

²² "Second Empire Architecture."

²³ "Second Empire Architecture."

²⁴ Ottawa Fire Insurance Plan, 1922; Ottawa Fire Insurance Plan, 1948.



Front façade porch, 94 Beechwood Avenue, Source: City of Ottawa, 2024

The porch has a decorative angled cornice, frieze with a dentil pattern and brackets, and the semi-circular section has a slightly domed roof with a pointed cap. These architectural features would have also required a high degree of craftsmanship to create and install. Other heritage listed residential properties with Second Empire influences in Ottawa either have not retained or never had similar detailed porch ornamentation, indicating the level of skilled labour that was required to construct 94 Beechwood Avenue.

Criterion 3

The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No
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Response to Criterion

Heritage staff have reviewed the primary sources pertaining to the subject building, compared the building to others of similar age or typology, and consulted relevant secondary sources including architectural history books and newspaper articles. Staff's review concluded that the construction method for 94 Beechwood Avenue is typical of the building's construction era and type. As such, the property does not display a high degree of technical or scientific achievement.

Criterion 4

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes
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Response to Criterion

94 Beechwood Avenue has historical and associative value due to its associations with Andre Lacelle, the first long term owner in the early 20th century, who served as Prime Minister Sir Wilfred Laurier's horseman, was the first constable in Clarkstown between 1901 to 1911 and was elected to Eastview Council (later Vanier) in 1917. Lacelle's presence at 94 Beechwood Avenue in the late 1890s illustrates the early development of Clarkstown which was fueled by the migration of French Canadians from Québec and Lowertown to the area.

Supporting Details – Criterion 4

Andre Lacelle (also documented as André, Andrew, Andy, Laselle, Lascelle or Lascelles) was born circa 1855 in Thurso, Quebec to John Baptiste Lacelle and Emile Cadieux.²⁵ Andre Lacelle married Elizabeth Daily in 1877 and their residence at the time was Ottawa.²⁶ City directories around this time indicate Andre lived in Lowertown and worked as a barber for a short period into the 1880s, however he was most known for being a horseman in Ottawa.²⁷

He grew up around horses as his father was a horseman and horse dealer.²⁸ Following in his father's trade, he began working with horses at the age of twelve.²⁹ By the mid 1860s, Andre already held a reputation as a local jockey after participating in local athletic events and fairs. For example, at the Metcalfe Fair in 1887, Andre Lacelle placed first for the "Best saddle horse in any class with rider and owner, showing the best display of horsemanship, both horse and rider to be taken into consideration."³⁰ Lacelle also constructed local facilities for horse-owners. In the winter of 1898, he built a half-mile track on the ice on McKay Lake in Rockcliffe Park, then known as McKay's Bush.³¹

By the 1890s, Andre's occupation is regularly documented as horseman or horse trainer³² and he is referred to as a "well-known horseman" in local newspapers.³³ During

²⁵ "Andre Lasselle and Elizabeth Daily Marriage Record," 1877, <https://www.ancestry.ca/discoveryui-content/view/453378:61505>;

https://www.ancestry.ca/imageviewer/collections/7921/images/ONMS932_23-0695?usePUB=true&_phsrc=gnB437&_phstart=successSource&usePUBJs=true&pId=2729296

²⁶ "Andre Lasselle and Elizabeth Daily Marriage Record," 1877, <https://www.ancestry.ca/discoveryui-content/view/453378:61505>;

https://www.ancestry.ca/imageviewer/collections/7921/images/ONMS932_23-0695?usePUB=true&_phsrc=gnB437&_phstart=successSource&usePUBJs=true&pId=2729296

²⁷ *The Ottawa City Directory*, 1885, 189; *The Ottawa City Directory*, 1886, 190.

²⁸ "Andy Lacelle Was Born Horseman And Also Fine Athlete," *The Ottawa Citizen*, June 26, 1926, accessed May 8, 2024, <https://www.newspapers.com/image/456394147/>.

²⁹ "Andy Lacelle Was Born Horseman And Also Fine Athlete."

³⁰ "Russell Fair," *The Ottawa Journal*, October 15, 1887, accessed April 17, 2024, <https://www.newspapers.com/image/43438842/>.

³¹ "The Turf: New Half-Mile Track," *The Ottawa Citizen*, December 20, 1898, accessed April 19, 2024, <https://www.newspapers.com/image/456161125/>; "Thomas McKay," Building Ottawa, last modified April 1, 2014, accessed April 19, 2024, <https://buildingottawa.wordpress.com/2014/04/01/thomas-mckay/>.

³² "1891 Census of Canada," <https://www.ancestry.ca/discoveryui-content/view/2706839:1274>; *The Ottawa City Directory*, 1893-94, 309.

³³ "The Turf: New Half-Mile Track."

Sir Wilfred Laurier's time as Prime Minister from 1896 to 1911, Andre Lacelle worked for Laurier's household. At an event in 1896, Andre is credited with saving the Prime Minister's life by jumping from his horse onto a horse pulling Laurier's cab after the driver fainted.³⁴ Because of this act, Laurier put in his will requesting Lacelle to drive the tandem team pulling the hearse at his funeral, which Lacelle did.³⁵

From 1901 to 1911, Lacelle is documented as a constable for Clarkstown village.³⁶ Lacelle was the first and only constable in Clarkstown from 1901 to 1908. After Clarkstown is amalgamated, Lacelle is one of two constables in Eastview in 1910 and the only constable in 1911.³⁷ His work as a County Constable was reported in local newspapers, documenting his arrests,³⁸ travel to request arrest warrants out of town,³⁹ taking the stand in legal cases.⁴⁰ During Andre's tenure as constable, he continued working with animals as he appointed in 1903 for Ottawa East as a poundkeeper, a local government official responsible in pound animals.⁴¹ Following in the 1910s, Lacelle returned to an occupation focusing on horses as a horseman, horse trainer, and horse driver.⁴²

In 1915, the Ontario government approved the division of Eastview into six wards and Ward 6 represented Clarkstown.⁴³ In 1917, Andre Lacelle entered local politics and was elected Eastview Councillor in Ward 6 under Major John Herbert White.⁴⁴ The Lacelle's lived at 94 Beechwood Avenue until 1922 then moved to Marier Avenue, where in 1927, Andre operated a corner store on Marier Avenue between Alice Street and Genest Street.⁴⁵

³⁴ "Andre Lascelles Once Saved Life of Laurier," *The Ottawa Journal*, May 3, 1943, accessed April 4, 2024, <https://www.newspapers.com/image/48281197/?terms=%22andre%20lascelle%22&match=1>

³⁵ "Andre Lascelles Once Saved Life of Laurier."

³⁶ *The Ottawa City Directory*, 1901, 563; *The Ottawa City Directory*, 1903, 58; *The Ottawa City Directory*, 1904, 610; *The Ottawa City Directory*, 1905, 646; *The Ottawa City Directory*, 1906, 630; *The Ottawa City Directory*, 1907, 690; *The Ottawa City Directory*, 1908, 696; *The Ottawa City Directory*, 1911, 877.

³⁷ *The Ottawa City Directory*, 1910, 835, 836; *The Ottawa City Directory*, 1911, 877.

³⁸ "Not Guilty," *The Ottawa Citizen*, October 12, 1904, accessed May 8, 2024,

<https://www.newspapers.com/image/456060573/>; "Leaps from Fast Train," *The Ottawa Journal*, May 13, 1905, accessed May 8, 2024, <https://www.newspapers.com/image/42154467/>.

³⁹ "Local Briefs," *The Ottawa Citizen*, November 3, 1903, accessed May 8, 2024, <https://www.newspapers.com/image/456076292/>.

⁴⁰ "The Rideauville Fire," *The Ottawa Citizen*, November 20, 1903, accessed May 8, 2024, <https://www.newspapers.com/image/456081317/>.

⁴¹ "Ottawa East and Billing' Bridge," *The Ottawa Journal*, August 12, 1903, accessed May 8, 2024, <https://cityofottawaarchives.newspapers.com/image/43239088/>.

⁴² "1911 Census of Canada, Ontario, Russell, Gloucester Township, Eastview Village", Ancestry, accessed May 8, 2024, <https://www.ancestry.ca/discoveryui-content/view/8433686:8947>; 934; *The Ottawa City Directory*, 1914, 1133; *The Ottawa City Directory*, 1915, 1136; *The Ottawa City Directory*, 1918, 1100, *The Ottawa City Directory*, 1920, 1084.

⁴³ Paquette, *Clarkstown (Eastview/Vanier) Pioneer Families*, 6.

⁴⁴ "Major J. B. White Won Again in Eastview," *The Ottawa Citizen*, January 2, 1917, accessed May 8, 2024, <https://www.newspapers.com/image/455694366/>.

⁴⁵ Paquette, *Clarkstown (Eastview/Vanier) Pioneer Families*, 18.

94 Beechwood Avenue contributes to the historical context of Clarkstown, one of Vanier’s early communities, demonstrating French Canadian migration and Ottawa settlement patterns. Located on the south side of Beechwood Avenue, Clarkstown was considered by the 1890s a small but distinct community. Clarkstown was predominantly composed of francophone residents who relocated from Quebec or Lowertown, Ottawa.⁴⁶ The first long term owner of 94 Beechwood Avenue Andre Lacelle exemplifies this migration pattern.

Andre Lacelle, along with both of his parents, were born in Canada East [Quebec]⁴⁷ and the family identified as French on census records.⁴⁸ In 1861, the family is documented in Lochaber, Quebec (north of Thurso),⁴⁹ and by 1881, the Lacelle’s family are living in Lowertown, Ottawa.⁵⁰ Andre Lacelle and his family also lived in Lowertown before residing at 94 Beechwood Avenue from 1898 to 1922.⁵¹ This theme of French Canadian migration from Quebec and Lowertown to Ottawa can also demonstrated by the 1901 census of Canada. There are five pages of Clarkstown residents documented on the 1901 census, and the majority identified as French and were born in Quebec or Ontario.⁵² In several instances, some children are born in Quebec followed by siblings born in Ontario, or children born in Ottawa followed by siblings born in Clarkstown illustrating this movement.

Criterion 5	
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.	No
Response to Criterion Based on research conducted by Heritage Staff, the property at 94 Beechwood Avenue does not yield or the potential yield more information that contributes to the understanding of a community or culture.	

Criterion 6

⁴⁶ City of Ottawa, “Beechwood Community Design Plan,” September 27, 2006, page 6, accessed May 7, 2024, <https://documents.ottawa.ca/sites/documents/files/documents/con020602.pdf>.

⁴⁷ Library and Archives Canada, “1861 Census of Canada,” Statistics Canada, accessed May 7, 2024, <http://central.bac-lac.gc.ca/.redirect?app=census&id=44557200&lang=eng>.

⁴⁸ Library and Archives Canada, “1881 Census of Canada,” Statistics Canada, accessed May 7, 2024, <http://central.bac-lac.gc.ca/.redirect?app=census&id=18971946&lang=eng>.

⁴⁹ LAC, “1861 Census of Canada.”

⁵⁰ LAC, “1881 Census of Canada.”

⁵¹ “1891 Census of Canada, Ontario, Ottawa City, Ottawa Ward,” Ancestry, accessed May 8, 2024, https://www.ancestry.ca/imageviewer/collections/1274/images/30953_148161-00387?pid=2706839.

⁵² “1901 Census of Canada, Ontario, Russell, Gloucester,” Ancestry, page 147-151, accessed May 8, 2024, <https://www.ancestry.ca/discoveryui-content/view/7380693:8826?tid=&pid=&queryId=fb70a1bf-0502-477a-a560-e9e1b05d6b87&phsrc=gnB89&phstart=successSource>.

The property has historical value 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.	No
<p>Response to Criterion Based on primary and secondary source research conducted by Heritage Staff, no architect, artist, builder, designer or theorist has been associated with 94 Beechwood Avenue.</p>	

Criterion 7	
The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes
<p>Response to Criterion 94 Beechwood Avenue has contextual value as it defines and maintains the historical character of the former village of Clarkstown. Established in the 1890s and located on the south side of Beechwood Avenue, Clarkstown was initially composed of francophone residents who relocated from Quebec or Lowertown. As one of the few remaining buildings from Clarkstown' early history, 94 Beechwood Avenue supports the early character of the area.</p>	

Supporting Details – Criterion 7

94 Beechwood Avenue contributes to defining the character of Vanier in the former neighbourhood of Clarkstown as it is situated on its historic northern boundary and has retained its original form and materials, including its iconic porch and mansard roof.

The village of Clarkstown, or Clarkston, was established by the late 1880s and in general terms was located in the northwest of Gloucester Township and its boundary was the Rideau River on the west, Ottawa River on the north, Cumberland Township on the east, and Osgoode Township on the south.⁵³ The first instance Clarkstown appears as a suburb in *The Ottawa City Directories* is in 1898-99 and the village is described as: “A settlement on the McKay estate, Township of Gloucester, east of the St. Patrick Street Bridge, Rideau River, and bounded on the north by the city limits, centre of Beechwood av[enue], P.O., address Cummings Bridge.”⁵⁴ The first instance that Clarkstown appears in the Ottawa Fire Insurance Plans is in 1912 with the following boundaries:

⁵³ Léo Paquette, *Clarkstown (Eastview/Vanier) Pioneer Families*, (Ottawa: Gloucester Historical Society, 2012), page 5.

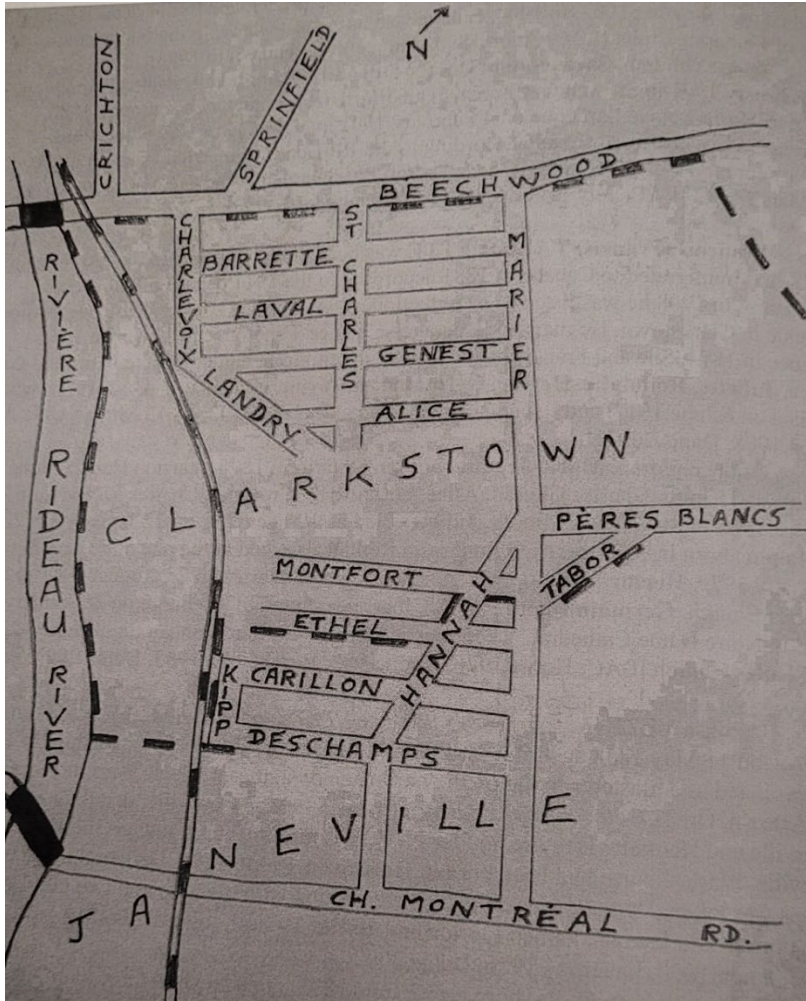
⁵⁴ *The Ottawa City Directories*, 1898-99, 478.



Clarkstown, Source: *Ottawa Fire Insurance Plans*, 1912, Index C.

According to today's street names, Clarkstown stretched from the Rideau River on the west, the south side of Beechwood Avenue on the north, Tabor Avenue and Beechwood Cemetery on the east, and Montfort Street from Marier Avenue to Hannah Street, to Ethel Street from Hannah to Kipp Street, then to Deschamps Street.⁵⁵

⁵⁵ Léo Paquette, *Paroisse Saint-Charles, Vanier, Ontario, 1908-1988*, (Vanier, Ontario: Entreprises Jeanneville, 1992), 3.

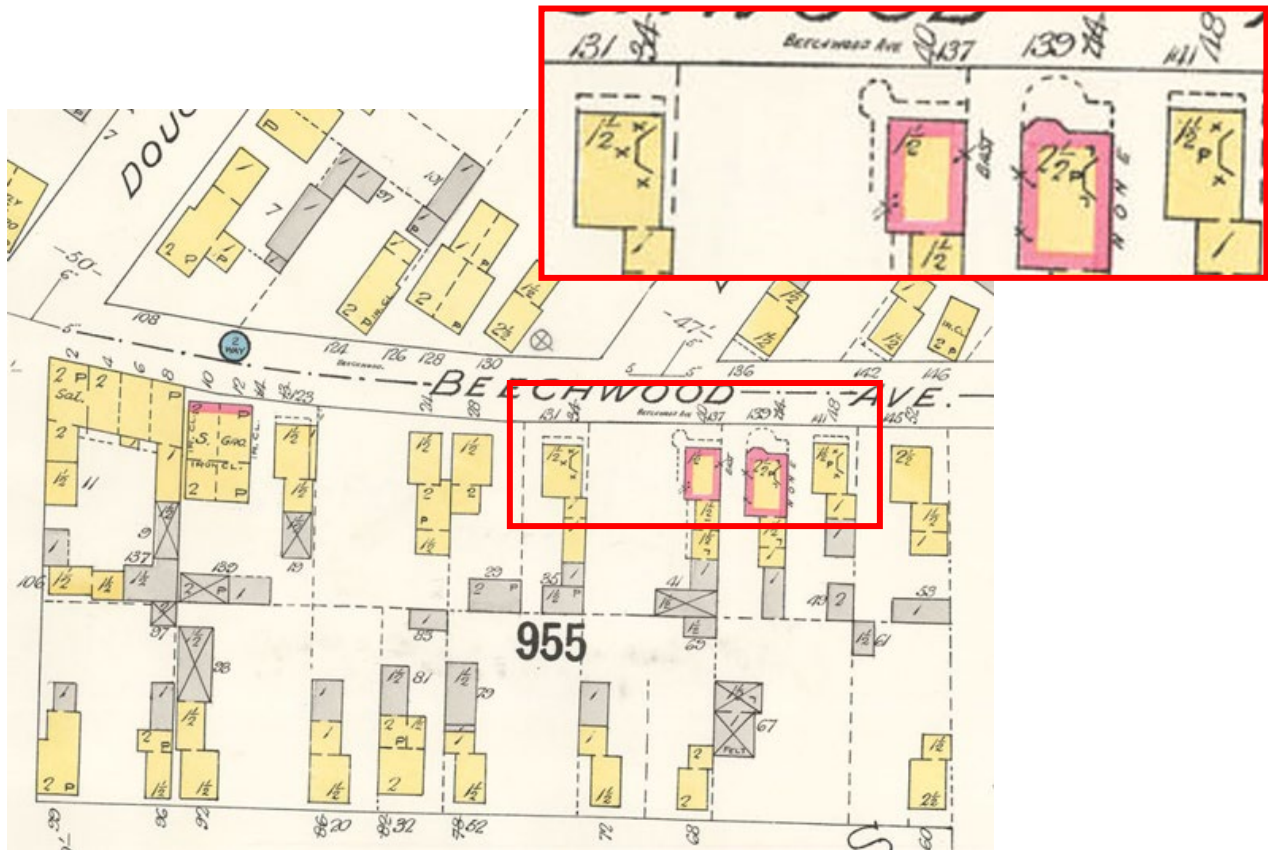


Clarkstown boundaries, Source: Paquette, *Clarkstown (Eastview/Vanier) Pioneer Families*, 24.

Clarkstown was a combination of residential, commercial, mixed-use, and religious buildings. Although Beechwood Avenue was the northern boundary of Clarkstown, this street was the centre of the community, as it was and remains the main route connecting Ottawa to Beechwood Cemetery, Canada's national cemetery, and its eastern suburbs.

The village developed as a distinct French-Canadian community, predominantly composed of individuals relocating from Quebec or Lowertown, Ottawa. This French-Canadian demographic influenced the building character of the neighbourhood as the building stock incorporated architectural elements popular in France and Quebec through the Second Empire style. The mansard roof in particular is associated architecturally with the Franco-Ontario influences in Clarkstown.

In 1912, there were four buildings on the south side of Beechwood Avenue with a mansard roof with one located immediately east and another two buildings to the west of 94 Beechwood Avenue.⁵⁶



139 Beechwood Avenue [94 Beechwood Avenue today], Source: Ottawa Fire Insurance Plan, Volume 1, page 88. Note there are no mansard roofs on the north side of Beechwood considered New Edinburgh.

Archival photographs indicate 94 Beechwood Avenue's neighbours with mansard roofs were still present into the late 1980s, however they have all since been demolished.⁵⁷ Today, 94 Beechwood Avenue is the only remaining building with a mansard roof on the south side of Beechwood Avenue.

⁵⁶ Ottawa Fire Insurance Plan, Volume 1, page 88. Note: the three connected lines with a flat top and angled sides denote a mansard roof.

⁵⁷ 94 Beechwood Avenue, 1988, 2010.0418.1 82 2, CA024438, City of Ottawa Archives, Ottawa; 90 Beechwood Avenue, 1987, 2010.0418.1 77 33, CA024448, City of Ottawa Archives, Ottawa.



98 Beechwood Avenue (left) and 94 Beechwood Avenue (right), 25 Jan. 1988, Source: City of Ottawa Archives, CA024428



90 Beechwood Avenue, 25 Nov. 1987, Source: City of Ottawa Archives, CA02448

At Clarkstown's northeast boundary, St. Charles Church was built in 1908, located two lots east of 94 Beechwood Avenue. Clarkstown became synonymous with the St. Charles parish, and St. Charles Church was the hub for community affairs. In 1913, St. Charles Church constructed a parish hall located immediately east of the church, which also had a mansard roof with dormers.⁵⁸



Aerial view of St. Charles Church and parish hall, Source: GeoOttawa, 1965

⁵⁸ Janik Aubin-Robert, "Heritage Designation for Église Saint-Charles: Part of Vanier's Changing Community," in *Heritage Ottawa Newsletter*, Volume 40, No. 4, October 2013, https://heritageottawa.org/sites/default/files/newsletter_pdfs/HerOttNews_2013_10.pdf; GeoOttawa, 94 Beechwood Avenue, 1965, <https://geoservices.city.a.ottawa.ca/GeoOttawa/index.html>.

94 Beechwood Avenue is one of only a few early red brick residential buildings constructed at the end of the 19th century in Clarkstown and is one of the few remaining examples of Clarkstown’s early building stock with its Franco-Ontarian influences of its characteristic mansard roof. Therefore, it is important in defining and maintaining the character of an area.

Criterion 8	
The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	Yes
Response to Criterion 94 Beechwood Avenue has contextual value because of its physical and visual proximity to St. Charles Church, which was the cornerstone of the St. Charles parish and the greater community, and was associated with the preservation of Vanier's Franco-Ontarian cultural heritage.	

Supporting Details – Criterion 8

94 Beechwood Avenue has contextual value because of its physical and visual proximity to St. Charles Church. Located near the eastern boundary of Clarkstown, parishioners would have passed by 94 Beechwood Avenue to attend service and events held at St. Charles Church for over a century.

The Village of Clarkstown was established by the late 1880s and the first local church, Notre-Dame de Lourdes (Our Lady of Lourdes) opened in 1887 in Janeville located south of Clarkstown.⁵⁹ With ninety-five percent of Clarkstown families being French Canadian and Catholic, most attended the Roman Catholic Notre-Dame de Lourdes.⁶⁰ However due to poor road conditions and distance between the two villages, many Clarkstown residents found it easier to attend mass at St. Anne’s Church in Lowertown on St. Patrick’s Road.⁶¹ Therefore Clarkstown residents wished for a local church which came to fruition when Thomas Coltrin Keefer donated the cattle pasture located south of Beechwood from the eastern boundary to Marier Avenue.⁶² Construction began in April 1908 and St. Charles Church was complete in December of that year.⁶³

St. Charles Church parish and Clarkstown became synonymous even after the village’s amalgamation in 1909. St. Charles Church and the courtyard was the cornerstone to the local francophone Catholic community for several generations until it held its last service in 2010.⁶⁴ The legacy of St. Charles Church is intertwined with that of parish priest, Father Francois Xavier Barrette, who served from 1912 to 1961.⁶⁵ Barrette can be

⁵⁹ Paquette, *Clarkstown (Eastview/Vanier) Pioneer Families*, 8.

⁶⁰ Paquette, *Paroisse Saint-Charles, Vanier, Ontario, 1908-1988*, 3.

⁶¹ Paquette, *Clarkstown (Eastview/Vanier) Pioneer Families*, 8.

⁶² Paquette, *Clarkstown (Eastview/Vanier) Pioneer Families*, 8.

⁶³ Paquette, *Paroisse Saint-Charles, Vanier, Ontario, 1908-1988*, 5-6, 9.

⁶⁴ Mike Steinhauer, “St. Charles Church: An Argument for Heritage Designation,” VanierNow, last modified July 21, 2013, <https://vaniernow.blogspot.com/2013/07/st-charles-church-argument-for-heritage.html>.

⁶⁵ Andrée Bourassa, *La petite histoire de Vanier*, (Ottawa : O.V.U.L., 1975,) 26.

credited with the preservation of Vanier's Franco-Ontarian cultural heritage through the creation of the Order of Jacques-Cartier. Barrette served as secretary general to this secret society which first met in 1926 at St. Charles presbytery.⁶⁶ The aim of the patriotic society was promote the cultural, social, religious, and economic interests of French Canadians. An article from 1964 revealed the reasons for founding: “battre en brèche l’influence des Orangistes et de la franc-maçonnerie anglaise, afin d’aider, par une franc-maçonnerie d’expression française et catholique, l’accession aux hauts postes qu’à ce moment-la trustaient les Canadian anglais.”⁶⁷ Evidently there was interest in preserving French culture and language as the society spread across the country and membership peaked at 11,300 between 1955 and 1956.⁶⁸

Criterion 9	
The property has contextual value because it is a landmark	Yes
Response to Criterion	
94 Beechwood Avenue is a landmark within the Vanier community, due to its ornate detailing, shallow setback, prominent location on Beechwood Avenue, and its proximity to the former St. Charles Church.	

Supporting Details – Criterion 9

The house is prominently located on Beechwood Avenue, a main street through Vanier connecting historically the Canadian Pacific Railway and now the Vanier Parkway to St. Laurent Boulevard. Beechwood Avenue was built in 1873 to connect Lowertown to the newly opened Beechwood Cemetery. The house sits prominently on the south side of Beechwood Avenue, only a few blocks from the busy intersection of St. Patrick’s Bridge and the Vanier Parkway. Its shallow set back has the porch sitting close to the street curb along with its decorative features including the ornate extended round porch make the house highly visible even from a few blocks away. The building’s distinct Second Empire influences, particularly with its mansard roof, make it highly identifiable. Located next to the corner lot, the house was likely historically considered a landmark, as the front of 94 Beechwood Avenue can clearly be seen from the intersection of Beechwood Avenue and St. Charles Street. St. Charles Church was the cornerstone of the Clarkstown neighbourhood and the centre of Eastview community activities and therefore 94 Beechwood Avenue’s physical and visually connection to the church, may suggest the building was a local landmark since the church’s construction in 1908.

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⁶⁶ Bourassa, *La petite histoire de Vanier*, 26.

⁶⁷ “Naissance de l’OJC,” *L’Ami du Peuple*, Sudbury, May 7, 1964, accessed May 8, 2024, <https://newspapers.lib.sfu.ca/adp-855/page-4>.

⁶⁸ Marc-André Gagnon, “Ordre de Jacques-Cartier,” *The Canadian Encyclopedia*, last modified December 15, 2016, <https://www.thecanadianencyclopedia.ca/en/article/ordre-de-jacques-cartier>.

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