

Ontario Regulation 9/06 Assessment

Address: 275 St. Laurent Boulevard

Date: May 2024

Prepared by: Heritage Staff



275 St. Laurent Boulevard, Source: City of Ottawa, 2024

Executive Summary

Constructed around 1912, 275 St. Laurent Boulevard is a two and a half storey red brick building with Edwardian Classicism and Second Empire architectural influences. The property is associated with the theme of the establishment of French communities in the east end of Ottawa in the early nineteenth century. Pierre Labelle, one of the buildings earliest and longest residents, was born in Quebec and later moved to Ottawa. He worked as a farmer and briefly as a caretaker for the nearby Royal Canadian Mounted Police buildings. The property is the only remaining building on St. Laurent Boulevard constructed before Manor Park was developed in 1947 as the first planned post Second World War subdivision in Ottawa, and therefore speaks to the early settlement and buildings of the area.

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

Introduction

Constructed circa 1912, 275 St. Laurent Boulevard is a two and a half storey red brick building with Edwardian Classicism and Second Empire architectural influences. It is located on the east side of St. Laurent Boulevard at the corner of Peel Street in Manor Park East, Ottawa. The building is located in the historic neighbourhood of Rockcliffe

Annex which emerged in the early 20th century, prior the 1947 development of Manor Park as the first planned post Second World War subdivision in Ottawa.

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	
275 St. Laurent Boulevard has design value as a representative example of Edwardian Classicism architecture in Ontario with Second Empire influences. The Edwardian Classicism style is exemplified by its simple and symmetrical façades, large massing, brick cladding, and Ionic capitals on the porch. The Second Empire influences are demonstrated by its distinct mansard roof with dormer windows on three façades. These Second Empire architectural features are characteristic of the Franco-Ontario influences seen in Ottawa’s eastern suburbs. 275 St. Laurent Boulevard’s one storey open wooden porch across the front façade is a unique architectural expression.	

Supporting Details – Criterion 1



275 St. Laurent Boulevard, northwest corner, Source: City of Ottawa, 2024



275 St. Laurent Boulevard, northwest corner, Source: City of Ottawa, 1987

Architectural Analysis and Overview

275 St. Laurent Boulevard was constructed circa 1912 and has design value as a representative example of Edwardian Classicism architectural style in architecture in Ontario with Second Empire influences with the following characteristics:

Edwardian Classicism

- two and a half storey massing
- simple and flat balanced symmetrical façades
 - regular window openings
- red brick cladding
- Classical influences with Ionic capitals on the deep porch across the front façade

- segmental dormers
- plain stone lintels
- entrance in the porch

Second Empire

- mansard roof with dormer windows on three façades
- porch with elaborated domed roof, wood balustrade, and columns on stone piers
- entrance in the porch



275 St. Laurent Boulevard, south façade, Source: City of Ottawa, 2024



275 St. Laurent Boulevard, south façade, Source: City of Ottawa, 1987

The Second Empire architectural features are characteristic of the Franco-Ontario influences seen in Ottawa's eastern suburbs. 275 St. Laurent Boulevard's deep one storey open wooden porch across the front façade is a unique architectural expression.

Architectural Style Description & Canadian Context

Edwardian Classism

The Edwardian Classism style is associated with the British monarch Edward VII who reigned from 1901 to 1910. The style developed in England from the Beaux Arts movement with revived Classism through an eclectic and selective application of Classical forms.¹ Edwardian Classism was popularized around the turn of the 20th century to the end of the First World War.² In response to the transforming social climate, Edwardian Classicism featured simplified forms with balanced facades and

¹ Shannon Ricketts, Leslie Maitland, and Jacqueline Hucker, *A Guide to Canadian Architectural Styles*, Second Edition, (Toronto: Broadview Press, 2004,) 123.

² Shannon Kyles, "Edwardian (1890-1916)," Ontario Architecture, accessed April 30, 2024, <http://www.ontarioarchitecture.com/Edwardian.html>; "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>, 18.

central entrance, in contrast to the Late Victorian architectural styles with asymmetrical, eclectic, and complex forms.³ It was used on large scale public and commercial buildings to demonstrate the nation's imperial power, and colonies including Canada quickly adopted the style and its application to residential buildings.⁴

In Ontario, Edwardian Classism was most popular during the first quarter of the 20th century.⁵ Edwardian Classism served as a transition between the eclectic styles of residential architecture from the 19th century towards the simplified designs of the mid-20th century.⁶

The Edwardian Classism architectural style in Ontario is characterized by⁷:

- compact, square or rectangular massing
- balanced façades
- flat rooflines
- simple colour schemes
- smooth brick surfaces with multiple windows with stone sills
- understated application of Classical features (colonettes, voussiors, keystones, cornices, columns, pilasters, pediments etc.)
- entrance in the porch or verandah
- restrained ornamentation

Second Empire

The Second Empire style emerged in France between 1852 and 1870 during the reign of Napoleon III, the nephew of Napoleon Bonaparte.⁸ Napoleon III employed Georges E. Haussman, an urban planner who redesigned the capital.⁹ The style was complex and extravagant, with the intent of "impressing the visitor with a feeling of grandeur and class."¹⁰

The Second Empire style arrived in Canada in the 1860s until 1900¹¹ and was popular in Ontario from the 1870s to the 1880s.¹² 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.¹³ It was designed to be imposing and impressive, and was used to express one's wealth and power.¹⁴

The Second Empire architectural style in Ontario is characterized by:

³ John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present*, (Canada: Fitzhenry & Whiteside, 1990), 166.

⁴ Ricketts, Maitland, and Hucker, *A Guide to Canadian Architectural Styles*, 127.

⁵ Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present*, 166.

⁶ "Edwardian (1890-1916)."

⁷ "Architectural Style: Edwardian Classicism," Ontario Heritage Trust, accessed April 30, 2024, <https://www.heritagetrust.on.ca/places-of-worship/places-of-worship-database/architecture/architectural-style>; "Ontario Architectural Style Guide," 18.

- 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.”¹⁵ A mansard roof allowed the greatest use of the attic, was an easy alteration to obtain additional height, and the curved shape permitted decorative ornamentation.¹⁶

Architectural Style Locally

Examples of Edwardian Classicism in Ottawa date from the end of the 19th century into the late 1930s. The style can be seen across many Ottawa neighbourhoods with the highest concentration in the Glebe. A few buildings constructed in this style were made for public use for example schools, however the majority were constructed for residential purposes.



268 First Avenue, Part IV Designated, Source: City of Ottawa, 2024



14 Monkland Street, Clemow-Monkland HCD, Source: City of Ottawa, 2024

Relation of the Building to the Style

275 St. Laurent Boulevard is representative the Edwardian Classicism with its square form, smooth brick cladding, symmetrical window openings, and its porch with Classical

features. The Second Empire style is demonstrated at 275 St. Laurent Boulevard by the mansard roof and dormers. 275 St. Laurent Boulevard is unique in that it is the only building with Edwardian Classism and Second Empire architectural styles in the Lindenlea – New Edinburgh – Rockcliffe Park ward.

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	
275 St. Laurent Boulevard’s has design value because it displays a high degree of craftsmanship. This is demonstrated by the incorporation of the mansard roof and deep porch that stretches across the front façade with a large domed roof. These are complex design features that illustrates the building’s high degree of craftsmanship.	

Supporting Details – Criterion 2

275 St. Laurent Boulevard’s defining mansard roof and porch with its semi-circular entrance and circular projection with a domed roof are architectural features that illustrates the building’s high degree of craftsmanship. These complex design elements would have required specialized labour to construct and install during the building’s construction circa 1912.



275 St. Laurent Boulevard, mansard roof on south, west, and north façades, Source: City of Ottawa, 2024

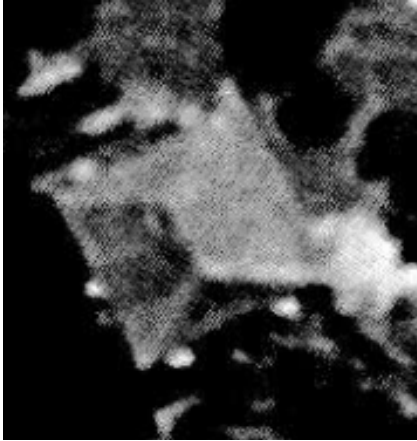
A mansard roof has a lower steep and almost vertical slope with the top being fairly flat. The lower slope may be concave, convex, S-shaped, or straight/steeply angled.⁸ 275 St. Laurent Boulevard has a mansard roof which reflects this traditional shape on its south, west, and north façades, along with the lower slope being angled, and segmental dormer on the same three façades.

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

⁸ 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>.

features is more complex compared to gable or hip roofs.⁹ This results in construction and installation requiring a high degree of craftsmanship and specialized labour.¹⁰

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.¹¹ Then between the 1950s and 1970s, many Second Empire buildings were demolished to make way for modern downtown streetscapes.¹²



275 St. Laurent Boulevard, aerial photo, Source: National Air Photo Library, 1928, Roll A630_50.



275 St. Laurent Boulevard, aerial photo, Source: GeoOttawa, 1965

Aerial photos of Ottawa from 1928 included 275 St. Laurent Boulevard and its mansard roof, dormers, and projecting porch can be seen, suggesting the presence of these architectural features since its construction only sixteen years prior.

⁹ 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://lbcc.pressbooks.pub/buildingconstruction/chapter/construction-of-various-roofs-and-their-architectural-applications/>.

¹⁰ "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/>.

¹¹ Parks Canada, "Second Empire Architecture," Canada's Historic Places, accessed March 25, 2024, https://www.historicplaces.ca/en/pages/29_second_empire.aspx.

¹² "Second Empire Architecture."



275 St. Laurent Boulevard, porch across front façade, Source: City of Ottawa, 2024

The open porch at 275 St. Laurent Boulevard stretches across the front façade with columns with Ionic capitals, large square stone piers, an arched entrance, and a simple cornice. The porch projects past the front façade at the southwest corner, with a circular section with a conspicuous cast concrete domed roof.¹³ Historically, the porch dome was metallic, which can be seen in aerial photos from 1965, contributing to its high level of craftsmanship. Additionally, there are only a few examples of similar domed porches on historic residential buildings in Ottawa, making it unique in the city.

Criterion 3	
The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No
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 275 St. Laurent Boulevard 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
Response to Criterion	

Supporting Details – Criterion 4

¹³ Angie Todesco, "Application for heritage designation under Part IV of the Ontario Heritage Act," May 10, 2019, City of Ottawa.

275 St. Laurent Boulevard was constructed around 1912 and the first owner was Francis Ovide Bonneville.¹⁴ He was an Ottawa real estate agent and one of the partners in the Bytown and Suburb Land Company Limited and the Rockcliffe Annex Land Company Limited.¹⁵ Bonneville resided at 275 St. Laurent Boulevard from 1913 to 1918,¹⁶ then from 1920 to 1952, it was home to Pierre Sigefroid Labelle, his wife Alexina nee Coombs, and their children.¹⁷ Historically, 275 St. Laurent Boulevard was called the Villa Dolce Riposo,¹⁸ and into the late 1990s, the building was still referred to as the Labelle residence.¹⁹



"Villa Dolce Riposo," 275 St. Laurent Boulevard, Source: Manor Park Newsletter, Feb 1975



275 St. Laurent Boulevard, Source: City of Ottawa, 1987

Pierre S. Labelle was born in Quebec to French Canadian parents and grandparents, and the family moved to Ottawa in the mid 1860s.²⁰ The Labelle's established themselves in Lowertown and their children including Pierre S. Labelle remained in the

¹⁴ "OTTAWA-CARLETON (04), OTTAWA-CARLETON, Book 250, Plan 344; LOT 101 TO 287," Ontario Land Registry Access, accessed May 2, 2024, page 18, <https://www.onland.ca/ui/4/books/80829/viewer/178782635?page=18>.

¹⁵ *The Ottawa City Directory*, 1913, 233; "The Rockcliffe Annex Land company," *The Ottawa Citizen*, December 11, 1911, accessed May 2, 2024, <https://www.newspapers.com/image/455753352/>.

¹⁶ *The Ottawa City Directory*, 1913, 233; *The Ottawa City Directory*, 1914, 244; *The Ottawa City Directory*, 1915, 253; *The Ottawa City Directory*, 1916, 255; *The Ottawa City Directory*, 1917, 1045; *The Ottawa City Directory*, 1918, 1110.

¹⁷ *The Ottawa City Directory*, 1920, 1095; *The Ottawa City Directory*, 1927, 1135; "OTTAWA-CARLETON (04), OTTAWA-CARLETON, Book 250, Plan 344; LOT 101 TO 287," page 18-21.

¹⁸ "Rockcliffe Annexe."

¹⁹ "The Geography of the Rockcliffe Annex: Some Welcome Corrections," *Manor Park Chronicle*, January 1999, page 6, accessed May 1, 2024, <https://manorparkcommunity.ca/wp-content/uploads/bsk-pdf-manager/2018/07/Manor-Park-Chronicle-Jan-1999.pdf>.

²⁰ "Death of P. Labelle," *The Ottawa Citizen*, July 13, 1916, accessed May 2, 2024, <https://www.newspapers.com/image/455617096/>; "1881 Census of Canada, Ontario, Ottawa City, Ottawa Ward," Ancestry, accessed May 2, 2024, https://www.ancestry.ca/discoveryui-content/view/2590894:1577?tid=&pid=&queryId=ef51cb27-fb6a-4e75-be71-36c211e73d03&_phsrc=gnB501&_phstart=successSource.

area for decades.²¹ Pierre worked in a variety of fields as a cabman,²² store labourer,²³ shoemaker,²⁴ blacksmith,²⁵ and electrician,²⁶ cook,²⁷ before moving the family to 275 St. Laurent Boulevard and working as a farmer for most of his remaining career.²⁸

Between 1931 and 1933, Pierre S. Labelle worked as the caretaker for the Royal Canadian Mounted Police buildings located at the north end of St. Laurent Boulevard known as the “N” Division.²⁹ The 1931 Census of Canada also documents Pierre’s occupation as “Primary Construction” for the RCMP which is around the same time of “N” Division’s expansion.³⁰ By the late 1920s, the “N” Division at Rockcliffe was becoming cramped with more than one hundred individuals stationed there, so a construction program was implemented.³¹ Then in 1932, five provinces (Alberta, Manitoba, New Brunswick, Nova Scotia, and Saskatchewan) transferred jurisdictions to the RCMP, which also resulted in increased recruitment and new barracks.³² Therefore Pierre S. Labelle’s construction and caretaker responsibilities for the RCMP correspond to this period of expansion.

The Labelle’s were one of the pioneer families of Rockcliffe Annex and their residence at 275 St. Laurent Boulevard from 1920 to 1952 illustrates the small rural community of Rockcliffe Annex which centred around St. Laurent Boulevard (formerly Old Baseline Road, Mount Road, and Malacoff/Malakoff Street) and was largely composed of French-Canadian families who worked in the farming or gardening industries or as labourers.

The area was formerly part of Gloucester Township in Junction Gore which encompassed the eastern side of the Rideau River between Walkley Road, St. Laurent Boulevard, and the Ottawa River.³³ The first residents of the area was Eugene Bedard and his family in the mid 1890s who lived at the northwest corner of Sandridge Road

²¹ “1891 Census of Canada, Ontario, Ottawa City, Ottawa Ward,” Ancestry, accessed May 2, 2024, <https://www.ancestry.ca/discoveryui-content/view/2550792:1274?tid=&pid=&queryId=c3d5a751-bc71-4ea0-9576-1078f38ead1a&phsrc=gnB227&phstart=successSource>.

²² “1891 Census of Canada, Ontario, Ottawa City, Ottawa Ward.”

²³ “1901 Census of Canada, Ontario, Ottawa, Ottawa Ward,” Ancestry, accessed May 2, 2024, <https://www.ancestry.ca/discoveryui-content/view/12350579:8826>.

²⁴ “1911 Census of Canada, Ontario, Ottawa, Ottawa Ward,” Library and Archives Canada, accessed May 2, 2024, <http://central.bac-lac.gc.ca/.redirect?app=census&id=14911644&lang=eng>.

²⁵ *The Ottawa City Directory*, 1914, 539.

²⁶ “Death of P. Labelle.”

²⁷ *The Ottawa City Directory*, 1918, 529.

²⁸ *The Ottawa City Directory*, 1920, 1095.

²⁹ *The Ottawa City Directory*, 1931, 303; *The Ottawa City Directory*, 1932, 297; *The Ottawa City Directory*, 1933, 290.

³⁰ “1931 Census of Canada, Ontario, Russell, Gloucester,” Ancestry, accessed May 2, 2024, <https://www.ancestry.ca/discoveryui-content/view/2207659:62640>

³¹ “N” Division – 1919-1987, Final Edition, Spring 1987, page 7, Dawn Logan fonds, A2016-0021, City of Ottawa Archives, Ottawa.

³² “N” Division – 1919-1987.

³³ “Township of Gloucester,” The Gloucester Historical Society, last modified April 19, 2024, <http://gloucesterhistory.com/>.

and Maxwell Bailey Private to build the Rockcliffe Rifle Range.³⁴ The few families that came to the area in the following decades established farms on the east side of Old Baseline Road.³⁵ A Manor Park resident since the 1930s, recalled the farms of the Finter, Maheux, Martin, Lacasse, and the market gardens of Lamothe and Proulx.³⁶ The Labelle's neighbours immediately south from Peel Street to Hemlock Road were the Proulx's, florists who operated a large flower garden.³⁷ Pierre S. Labelle's daughter Florisca ran a refreshment stand every summer on the Proulx's northeast corner at Hemlock Road and St. Laurent Boulevard.³⁸ The Labelles during the 1920s and 1930s were among this early group of farmers in what became the village of Rockcliffe Annex.³⁹

³⁴ "Rockcliffe Annexe," Manor Park Newsletter, February 1975, page 4, accessed May 1, 2024, <https://manorparkcommunity.ca/wp-content/uploads/bsk-pdf-manager/2018/07/Manor-Park-Newsletter-Feb-1975.pdf>.

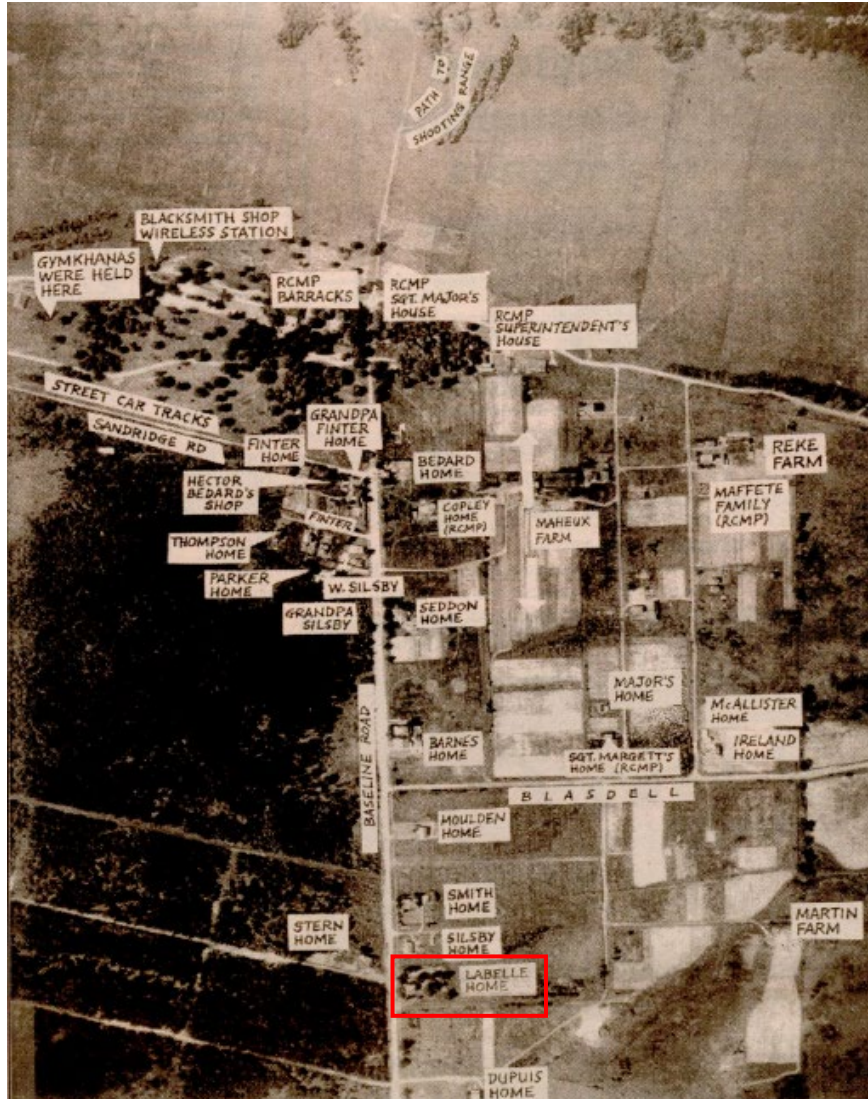
³⁵ "Recollections of the Thirties in Rockcliffe Annex," Manor Park Chronicle, February 1981, page 10, accessed May 3, 2024, <https://manorparkcommunity.ca/wp-content/uploads/bsk-pdf-manager/2018/07/Manor-Park-Newletter-Feb-1981.pdf>.

³⁶ "Recollections of the Thirties in Rockcliffe Annex."

³⁷ "Recollections of the Thirties in Rockcliffe Annex."

³⁸ "Rockcliffe Annexe."

³⁹ Note: Of the families documented in Rockcliffe Annex both in the *The Ottawa City Directory* in 1921 and the 1921 Census, the occupations of heads of households on the 1921 Census are: six civil servants, five gardeners, four labourers, one farmer, and four miscellaneous. However, of the individuals documented as civil servants on the 1921 Census, three of these individuals are documented as gardeners in the 1921 *The Ottawa City Directory*.



1928 aerial photo of Rockcliffe Annex annotated by Joan Voller, local resident since early 1930s, Source: Manor Park Chronicle, January 1999

The first year Rockcliffe Annex was documented as a suburb in Ottawa City Directories was 1915 with the boundaries described as “south of Rockcliffe Rifle Range, at the end of the Ottawa Electric car line,” and at this time, there are twenty households documented.⁴⁰ By 1920 when the Labelle’s move to 275 St. Laurent Boulevard, there are twenty-five households in Rockcliffe Annex, and twelve of those residents had occupations as farmers or gardeners.⁴¹ Of the twenty families that are both documented on the 1921 Census of Canada⁴² and the 1921 *The Ottawa City Directory*⁴³,

⁴⁰ *The Ottawa City Directory*, 1915, 1146.

⁴¹ *The Ottawa City Directory*, 1920, 1095.

⁴² “1921 Census of Canada, Ontario, Russell, Gloucester Township,” Ancestry, accessed May 15, 2024, <https://www.ancestry.ca/discoveryui-content/view/1401931:8991>.

⁴³ *The Ottawa City Directory*, 1921,

- 39% of the heads of house holds and their wives were born in Quebec and one or both of their parents were born in Quebec (or France)

34% of heads of households and/or their wives were born in Ontario and their parents were born in Quebec. Therefore, the majority of residents in Rockcliffe Annex were French Canadian with one of the parents or their children often being the first generation born in Ontario. The theme of migration of French Canadians from Quebec to Ontario in the second half of the 19th century and the early 20th century can be illustrated by most of the Labelle's neighbours in Rockcliffe Annex, who had close ties to Quebec and recently moved to Ontario to raise their children. Pierre Labelle's family history, coming from Thurso, Quebec and moving to Lowertown, Ottawa in the mid 1860s and later in his career moving to Ottawa's suburbs, also illustrates this settlement theme.

By 1920, Rockcliffe Annex opened its own post office and had local services,⁴⁴ and the area continued to be called Rockcliffe Annex until the development of Manor Park in 1947.

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 275 St. Laurent Boulevard does not yield or the potential yield more information that contributes to the understanding of a community or culture.	

Criterion 6	
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
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 275 St. Laurent Boulevard.	

Criterion 7	
The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No
Response to Criterion	

⁴⁴ Robert Serré, *Pioneer Families of Rockcliffe Annex and Manor Park in Gloucester Township*, (Ottawa: Gloucester Historical Society, 2008), page 8; "Recollections of the Thirties in Rockcliffe Annex."

275 St. Laurent Boulevard does not have contextual value as it does not define, maintain, or support the character of the Manor Park area. 275 St. Laurent Boulevard is currently located in Manor Park East and appears to be the only remaining building constructed before the development of Manor Park in 1947. With no remaining contemporary buildings to 275 St. Laurent Boulevard when east of St. Laurent Boulevard was known as Rockcliffe Annex, it is difficult to determine the character of the historic neighbourhood.

Criterion 8

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	Yes/No
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Response to Criterion

275 St. Laurent Boulevard has contextual value as it is historically linked to the early settlement of Rockcliffe Annex, known today as Manor Park East. The building was located in Gloucester Township and was purchased in 1911 by the Bytown & Suburb Land Company Limited, whose aim was to develop the area east of St. Laurent Boulevard between Blasdell Avenue to the intersection of St. Laurent and Hemlock Private. As the only remaining building on St. Laurent Boulevard constructed before Manor Park was developed in 1947, the building at 275 St. Laurent Boulevard is historically linked to its surroundings.

Supporting Details – Criterion 8

275 St. Laurent Boulevard contributes to the early settlement historical context of Rockcliffe Annex, known today as Manor Park, specifically Manor Park East located on the east side of St. Laurent Boulevard. Rockcliffe Annex was sparsely inhabited, with the first residents arriving in the late 1890s specifically to assist the construction of the Rockcliffe Rifle Range. Over the next decade, new residents to the area were localized to north end near the Rockcliffe streetcar terminus at the intersection of Old Baseline Road and Sandridge Road, and on the farmland on the east side of Old Baseline Road.⁴⁵

Originally part of Junction Gore in Gloucester Township, Block 3 located south of the Ottawa River was purchased in 1911 by Rodolphe Chevrier, one of the partners of the Bytown & Suburb Land Company Limited and Rockcliffe Annex Land Company Limited.⁴⁶ The company’s aim was to create a new grid plan development called

⁴⁵ Robert Serré, “The Early History of Manor Park in Gloucester Township,” in *Historic Gloucester, Gloucester Historical Society Newsletter*, Fall 2009, Volume 10, No. 3, page 5, <http://www.gloucesterhistory.com/2009-Vol.%2010%20No.%203%20Fall.pdf>.

⁴⁶ “OTTAWA-CARLETON (04), OTTAWA-CARLETON, Book 97, Plan 85, Block 3,” Ontario Land Registry Access, accessed May 6, 2024, page 42, <https://www.onland.ca/ui/4/books/80489/viewer/162075019?page=42>; “OTTAWA-CARLETON (04), OTTAWA-CARLETON, Book 250, Plan 344; LOT 101 TO 287,” page 18; “Draft Form of Letters Patent, Engrossed 7 December 1911, Notice to Canada Gazette 7 December 1911,” Rockcliffe Annex Land

Trafalgar Square located east of St. Laurent Boulevard between Blasdell Avenue and Hemlock Private.⁴⁷

THE OTTAWA EVENING JOURNAL, SATURDAY, NOVEMBER 4, 1911.

TRAFALGAR SQUARE

— THE LAST and BEST of the ROCKLIFFE SUBDIVISIONS

"Where Land Values Rise Every Day in the Year."

Beautiful Rockcliffe

Every man, woman and child—whether native born or visitor—who has ever strolled through Rockcliffe Park and the adjacent property, is at once impressed with the wonderful natural beauty with which this place is gifted. Dame Nature has bestowed unusual beauties upon Rockcliffe and where it was found possible to improve the appearance of this lovely spot, the Improvement Commission has spared neither money nor pains in converting the entire south shore of the river into a series of winding paths and a charming parkway.

It was but fitting that when Ottawa's select classes sought a permanent high class residential section, all eyes should have been turned towards Rockcliffe as the one ideal spot—the Rosedale of Toronto—the Westmount of Montreal. Thus we find Rockcliffe property values soaring high—and they will go higher still.

Improvements and Features

The property has been graded and nicely laid out with plenty of trees, the lots are 50 x 100 feet deep, and lay very high and dry, being well drained, making it an exceptionally healthy neighborhood.

Electric light and telephone service are within a few yards of the property. The sewers and water service are close at hand at the present time.

This is a proposition for the man who acts quickly—not for the man who sits down and waits—or "sleeps it over night." While you are sleeping someone else slips in ahead of you—and makes the money you should have had.

For Further Particulars Apply

Trafalgar Square

This new sub-division, formerly known as Rockcliffe Annex, is located 250 yards south of the Rifle Ranges at Rockcliffe. Overlooking the Laurentian Mountains and commanding a sweeping view of the winding Ottawa River, it is admittedly Rockcliffe's best high-class low-priced section—and a most desirable site for a permanent home. At present it is only two minutes' walk from the cars at the Rifle Ranges, and the proposed belt line to the cemeteries (which is sure to be built) will run right along the front of the property. This is positively the last sub-division in the Rockcliffe district that can be placed on the market and, therefore, the only opportunity left of securing a homestead in the most beautiful residential section of Ottawa.

Do not wait until the values rise, buy now. Call and see us at our office and look over the plan. We shall be glad to take you out to the property. Our cars are at your service at any time.

Prices and Terms

The price of these lots run from \$350 to \$850, according to location and size, and is most reasonable for property in this splendid section. The terms are exceptionally easy, only \$20 cash down and \$5 per month until paid for, with no interest.

If you have faith in yourself and in Ottawa—you will not overlook this opportunity of securing a lot in Beautiful Rockcliffe.—Phone and make an appointment to see the property today.

The Bytown and Suburb Land Company, Limited

Phones 5846—6836.
329 Dalhousie Street.
F. O. BONNEVILLE, Secretary

Trafalgar Square advertisement, Source: The Ottawa Journal, November 4, 1911

Francois Ovide Bonneville, an Ottawa real estate agent, was a partner and the secretary of the Bytown & Suburb Land Company Limited and Rockcliffe Annex Land Company Limited. He was responsible for selling lots in the Trafalgar Square development.⁴⁸ He purchased lots 107 and 108, the corner lot where 275 Laurent Boulevard is located and the lot immediately north.⁴⁹

The Bytown & Suburb Land Company advertised in local newspapers describing the area as a:

Company, Limited, RG95, Volume 2637, Item Number: 712489, Library and Archives Canada, Ottawa; "Draft form of Letters Patent, Engrossed 18 May 1911, Notice to Canada Gazette May 19, 1911," Bytown and Suburb Land Company Limited, RG95, Volume 2512, item number: 710613, Library and Archives Canada, Ottawa.

⁴⁷ "OTTAWA-CARLETON (04), OTTAWA-CARLETON, Book 250, Plan 344; LOT 101 TO 287," page 3; "Trafalgar Square," *The Ottawa Journal*, November 4, 1911, accessed May 6, 2024, <https://cityofottawaarchives.newspapers.com/image/43244076/>.

⁴⁸ "Overlooking Laurentians: Trafalgar Square is Beautifully Wooded Section Close to City," *The Ottawa Journal*, April 26, 1913, accessed May 9, 2024, <https://www.newspapers.com/image/43190368/>.

⁴⁹ "OTTAWA-CARLETON (04), OTTAWA-CARLETON, Book 250, Plan 344; LOT 101 TO 287."

new subdivision, formerly known as Rockcliffe Annex, is located 250 yard south of the Rifle Ranges at Rockcliffe. Overlooking the Laurentian Mountains and commanding a sweeping view of the winding Ottawa River, it is admittedly Rockcliffe's best high-class low-priced section-and a most desirable site for a permanent home. At present it is only two minutes' walk from the cars at the Rifle Ranges, and the proposed blet line to the cemeteries (which is sure to be built) will run right⁵⁰

ROCKCLIFFE TO THE FORE.
Trafalgar Square.
Rockcliffe is again receiving a great deal of attention these days. Building is going on at a tremendous pace for a new section. Already one fine \$5,000 home has been completed and another is nearly finished while quite a number of contracts have been let for the spring. Trafalgar Square, overlooking the rifle ranges and the river, with the glorious mountains in the distance, affords the home builder a splendid opportunity to obtain a home at a fair price. The building restrictions of \$2,000 are a protection against poor buildings. This property is only 150 yards from the present street car service, with good water. There are only a few of these homesites left. They can be purchased from \$350 and upwards according to location. They are 50x100 in size. The terms are easy, \$20 down and \$5 per month. Sold only by F. O. Bonneville, Bytown Land and Investment Co., 329 Dalhousie street. Phone Rideau 847.

"Rockcliffe To The Fore," Source: The Ottawa Journal, February 22, 1913

The extensive advertisement for Trafalgar Square between 1911 and 1914 and the draw of the Rockcliffe streetcar line resulted in a short lived development boom, however overall, the suburb was unsuccessful as only lots in the north end and on St. Laurent

⁵⁰ "Trafalgar Square."

Boulevard were purchased.⁵¹ The majority of Trafalgar Square was reverted back to Gloucester Township due to tax arrears.”⁵²

Therefore, Rockcliffe Annex remained predominantly a rural community focused on Old Baseline Road/Mount Road/ Malacoff/Malakoff Street and Blasdel Street for the next four decades. 275 St. Laurent Boulevard is the only remaining building on St. Laurent Boulevard constructed before Manor Park was quickly developed in 1947 as the first post Second World War II subdivision in Ottawa, and therefore speaks to the early settlement and buildings of the area.

Criterion 9	
The property has contextual value because it is a landmark	No
<p>Response to Criterion</p> <p>Despite its highly distinguishable wide front porch with its circular projection and domed roof and its location as a corner lot, 275 St. Laurent Boulevard is not considered an Ottawa landmark. The building cannot be seen from the nearest large intersection, St. Laurent Boulevard and Hemlock Road, and most traffic north of this intersection is local. Therefore, given its location in the residential neighbourhood of Manor Park/Manor Park East, 275 St. Laurent Boulevard likely was and is a known historic building in the community, however it would be considered a hidden gem to the rest of Ottawa residents.</p>	

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⁵² “A Historical Timeline for the Township of Gloucester, Eastview and Rockcliffe Park,” The Gloucester Historical Society, last modified April 8, 2024, <http://gloucesterhistory.com/history.html>.

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Appendix

Analysis of the twenty families that are both documented on the 1921 Census of Canada and the 1921 *The Ottawa City Directory* in Rockcliffe Annex:

- four heads of house, their wives, and all parents were born in Quebec, except for two parents born in France
 - in three families, all children were born in Ontario
 - in one family, the first children were born in Quebec then consecutively in Ontario
- three heads of house and both of his parents were born in Quebec
 - their wives were born in Ontario and her parents were born in Quebec
 - in two families, the children were all born in Ontario
 - in one family, the children were born in Quebec
- three heads of house born in Ontario and both parents were born in Quebec
 - two of their wives were born in Ontario and her parents were born in Quebec
 - all children were born in Ontario
- two heads of house born in Ontario both parents were born in Quebec or France
 - two of their wives and both of her parents were born in Quebec
 - all children were born in Ontario
- one head of house born in Quebec and one parent was born in Quebec and one was born in Ontario
 - their wife was born in Ontario and her parents were born in Ontario and England
 - all children were born in Ontario
- one head of house born in Ontario and both his parents were born in Quebec
 - their wife was born in Ontario and her parents were born in Quebec and Belgium
 - all children were born in Ontario
- one head of house born in Ontario and his parents were born in Quebec
- their wife and her parents were born in Ontario
- one head of house born in the United States and his parents were born in Ontario
 - their wife was born in Ontario and her parents were born in Quebec and Ontario
- one head of house and their parents were born in Australia
 - their wife was born in Ontario and her parents were born in Ontario and Quebec
- three remaining heads of house and their wives were born in Ontario, England, or Australia and their parents were born in Ontario, Scotland, England, or Australia