

## Ontario Regulation 9/06 Assessment

Address: 381 Montréal Road

Date: September 2024

Prepared by: Heritage Staff

---



381 Montréal Road, front façade, Source: City of Ottawa, 2024

### Executive Summary

381 Montréal Road is a two-storey “L” shaped red brick clad building located in Vanier. Built circa 1908, 381 Montréal Road has design value as a representative example of a vernacular Janeville building with Edwardian Classicist influences. 381 Montréal Road was constructed for Wilfred Charlebois and his family, who resided there until 1931, after which following it was converted into several residential units to rent. Over the past three decades, 381 Montréal Road has been modified to be mixed-use with commercial space on the front first storey while retaining rear apartments. Therefore 381 Montréal Road has contextual value in maintaining the historic vernacular and mixed-use character of Vanier. Physically and visually, 381 Montréal Road is connected to other buildings with Edwardian Classicist influences along the commercial corridor and is functionally linked by its mixed-use over time.

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

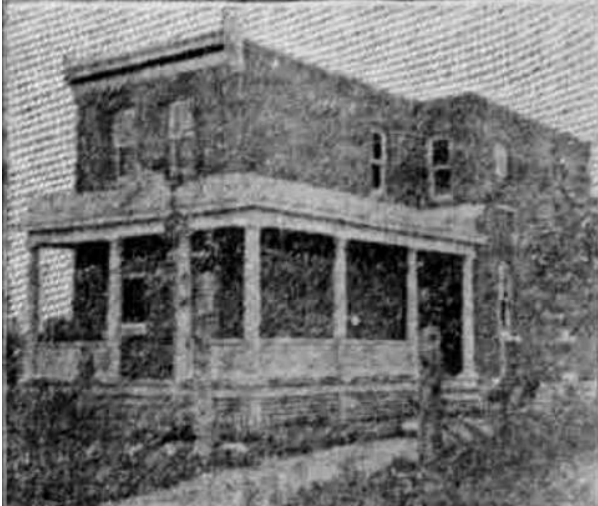
### Introduction

381 Montréal Road is a two-storey “L” shaped red brick clad building constructed circa 1908. 381 Montréal Road is located on the north side of Montréal Road and the east

side of Alfred Street in Vanier, Ottawa. This area was part of the historic neighbourhood of Clondeboye (1880s), Eastview (December 1908), Vanier (1969), then the City of Ottawa (2001).

|   |            |
|---|------------|
| <b>Criterion 1</b>  |            |
| 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.  | <b>Yes</b> |
| <b>Response to Criterion</b>  |            |
| 381 Montréal Road has design value as a representative example of a vernacular historic building in Vanier with Edwardian Classicism influences. The vernacular form with Edwardian Classicism characteristics is exemplified by its simple façade, rectangular footprint with rear side additions creating an “L” shape, brick cladding, heavy cornice, and stone lintels and sills. |            |

**Supporting Details – Criterion 1**



Likely 381 Montréal Road, Source: *The Ottawa Citizen*, July 8, 1911, 13.



381 Montréal Road, Source: City of Ottawa, 2024

Architectural Analysis and Overview

381 Montréal Road was constructed circa 1908 and has design value as a representative example of a historic Vanier vernacular building with Edwardian Classicism influences. This is exemplified by its two-storey massing, simple and flat façades, red brick cladding, Classical influences with its heavy decorative cornice across the front façade, stone lintels and sills, and the entrance under the wraparound verandah.

Architectural Style Description & Canadian Context

Edwardian Classicism

Edwardian Classicism 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 Classicism through an eclectic and selective application of Classical forms.<sup>1</sup> Edwardian Classicism was popularized around the turn of the 20<sup>th</sup> century to the end of the First World War.<sup>2</sup> In response to the transforming social climate, Edwardian Classicism featured simplified forms with balanced façades and central entrance, in contrast to the Late Victorian architectural styles with asymmetrical, eclectic, and complex forms.<sup>3</sup> 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.<sup>4</sup>

In Ontario, Edwardian Classicism was most popular during the first quarter of the 20<sup>th</sup> century.<sup>5</sup> Edwardian Classicism served as a transition between the eclectic styles of residential architecture from the 19<sup>th</sup> century towards the simplified designs of the mid-20<sup>th</sup> century.<sup>6</sup> The Edwardian Classicism architectural style in Ontario is characterized by its 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, and restrained ornamentation.<sup>7</sup>

### Architectural Style Locally

Examples of Edwardian Classicism in Ottawa date from the end of the 19<sup>th</sup> century into the late 1930s. A few buildings constructed in this style were public buildings such as schools, however the majority were constructed for residential purposes. The style can be seen in many Ottawa neighbourhoods including in the historic village of Clandeboye and Eastview.

---

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

<sup>2</sup> 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.

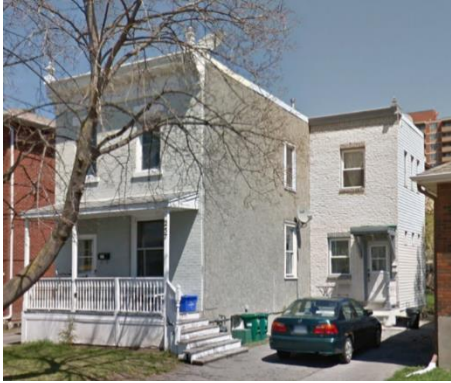
<sup>3</sup> John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present*, (Canada: Fitzhenry & Whiteside, 1990), 166.

<sup>4</sup> Ricketts, Maitland, and Hucker, *A Guide to Canadian Architectural Styles*, 127.

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

<sup>6</sup> "Edwardian (1890-1916)."

<sup>7</sup> "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.



257 Alfred Street, Source: Google Street View, 2020



226 Alfred Street, Source: Google Street View, 2020

### Relation of the Building to the Style

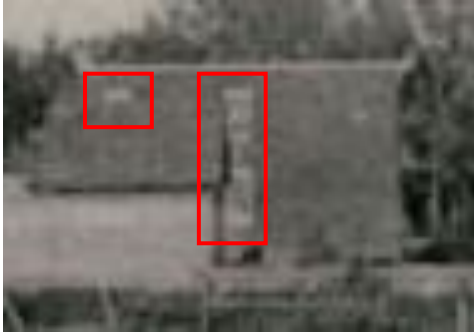
381 Montréal Road is representative of the local interpretation of Edwardian Classicism in Vanier's historic neighbourhoods. Edwardian Classicism is demonstrated by smooth rectangular massing, symmetrical window openings on the front façade with tall slender windows, flat roof, brick cladding, and its heavy cornice. The vernacular interpretation of the style is demonstrated by its original rectangular form with its later rear additions to form an "L" shape to accommodate the owner's needs, its wraparound verandah over the front and an original rear entrance, an oval window on the east façade, and two bay windows on the west façade. By comparing a historic postcard from 1910, it would appear on the west façade, the top middle and left window openings are original. Given the similar appearance of stone lintels and sills, it's suggested the lower left windows were shortened.



381 Montréal Road, cornice and stone lintels, Source: City of Ottawa, 2024



381 Montréal Road, west façade, Source: City of Ottawa, 2024



Postcard of Montréal Road, 1910, Eastview, Vanier, Ottawa. Source: L1\_124. Archives-FDLS Canada/MAS. L\_o\_Paquette\_photo\_8. Original window openings (red)



381 Montréal Road, west façade, brick colour change, Source: City of Ottawa, 2024

|   |           |
|---|-----------|
| <b>Criterion 2</b>  |           |
| The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.   | <b>No</b> |
| <b>Response to Criterion</b>  |           |
| Heritage staff have reviewed primary sources including fire insurance plans for the subject building, compared the building to others of similar age or typology, and consulted relevant secondary sources including architectural history books. Staff's review concluded that due the building's vernacular design with simple footprint, typical red brick cladding, simple ornamentation focused on the cornice, and its simple verandah, the property does not display a high degree of craftsmanship or artistic merit. |           |

|  |           |
|--|-----------|
| <b>Criterion 3</b>   |           |
| The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.  | <b>No</b> |
| <b>Response to Criterion</b>   |           |
| Heritage staff have reviewed primary sources including fire insurance plans for the subject building, compared the building to others of similar age or typology, and consulted relevant secondary sources including architectural history books. Staff's review concluded that the construction method for 381 Montréal Road 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. |           |

|   |           |
|---|-----------|
| <b>Criterion 4</b>  |           |
| 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.                      | <b>No</b> |
| <b>Response to Criterion</b>  |           |
| Based on research conducted by Heritage Staff, the property at 381 Montréal Road does not have associative value to a theme, event, belief, person, activity, organization or institution that is significant to a community. |           |

|  |           |
|--|-----------|
| <b>Criterion 5</b>   |           |
| 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.                               | <b>No</b> |
| <b>Response to Criterion</b><br>Based on research conducted by Heritage Staff, the property at 381 Montréal Road does not yield information that contributes to the understanding of a community or culture. |           |

|   |           |
|---|-----------|
| <b>Criterion 6</b>  |           |
| 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.      | <b>No</b> |
| <b>Response to Criterion</b><br>Based on primary and secondary source research conducted by Heritage Staff, no architect, artist, builder, designer or theorist has been associated with 381 Montréal Road. |           |

|   |            |
|---|------------|
| <b>Criterion 7</b>  |            |
| The property has contextual value because it is important in defining, maintaining or supporting the character of an area.  | <b>Yes</b> |
| <b>Response to Criterion</b><br>381 Montréal Road has contextual value because it is important in maintaining the vernacular and mixed-use character of historic village of Eastview to Vanier today. 381 Montréal Road was constructed circa 1908 around the time of amalgamation and supports the varied historic building stock of Eastview. The building's Edwardian Classicist architectural influences can be seen on many of Eastview's residential streets as well on Montréal Road's commercial streetscape. |            |

### **Supporting Details – Criterion 7**

381 Montréal Road has contextual value as it maintains the historic and mixed-use character of Eastview. The building is located within the boundary of Clandeboye village, however it was constructed circa 1908 around the time of amalgamation of Janeville, Clarkstown, and Clandeboye, and can be said to reflect both the character of Clandeboye and Eastview.

Clandeboye was focused between Montréal Road, Gravelle Street, St. Denis Street, and Cantin Street, and most settlement was focused on the north side of Montréal Road. After amalgamation, Eastview compassed the area between the Rideau River, the south side of Beechwood, St. Laurent Boulevard, and McArthur Avenue, which remain the boundaries of Vanier today.<sup>8</sup> The Bradley farmland west of Clandeboye was

<sup>8</sup> Philip Shea, *History of Eastview* (Ottawa: The Historical Society of Ottawa, 1964), 4.

included in Eastview's amalgamation which connected the village of Janeville to Clandeboye and prompted additional settlement and growth on both sides of Montréal Road and the creation of new residential streets.



Aerial view of historic Clandeboye, 381 Montréal Road (red),  
Source: NAPL, 1933, A4571\_70.

Clandeboye and Eastview's built character along Montréal Road and within the residential streets can be described as a combination of rural residential and mixed-use buildings with residential and commercial buildings. Similar to Janeville, this area of Eastview also commonly has narrow and deep lots, shallow setbacks, low continuous building mass, with some mature trees still present, and narrow streets.<sup>9</sup> Common architectural features across Eastview's building stock from the 1890s to 1920s include rectangular shaped buildings with steep roofs and front gables, or rectangular shaped buildings with smooth façades and flat roofs, medium massing, with canopies, porches, or verandah's on the front façade or wrapping around two façades, and additions at the rear to accommodate family growth.<sup>10</sup>

381 Montréal Road fits this description with its original rectangular footprint with later rear buildings then rear attached additions, flat roof, smooth facade using red brick cladding, and wraparound verandah over the front and side entrance. This typical Eastview form with Classical Edwardian influences often has minimal ornamentation

---

<sup>9</sup> Andrea Hossack and Dorota Grudniewicz, *The Janeville Heritage Study*, Canadian Studies Heritage Conservation, April 27, 1996, page 2, 13058GL, City of Ottawa Archives, Ottawa.

<sup>10</sup> Hossack and Grudniewicz, *The Janeville Heritage Study*, 3.

focused on the roofline, often as a heavy cornice, which can be seen at 381 Montréal Road, 257 Alfred Street, and throughout Eastview i.e. 200 Lévis Avenue.



381 Montréal Road, Source: City of Ottawa, 2024



200 Lévis Ave, Source: Google Street View, 2019

Edwardian Classicism was a common architectural style in Eastview and 381 Montréal Road is representative of this vernacular styling with an original rectangular footprint with rear additions, a flat roof, and a heavy decorative cornice. This architectural style was common on Montréal Road's eastern and central commercial streetscape and can be seen between the Vanier Parkway to Park Street and Altha Avenue. Other Edwardian Classicism influenced buildings that are also mixed-used, with residential and commercial purposes. Although 381 Montréal Road's wraparound verandah was updated in 2020,<sup>11</sup> the building has a high degree of integrity compared to the few other remaining examples on Montréal Road.

---

<sup>11</sup> "381 Montréal Road, Street View 2020," Google Maps, accessed July 3, 2024, [https://www.google.com/maps/@45.4386365,-75.6542425,3a,75y,310.75h,91.74t/data=!3m8!1e1!3m6!1svgM3QRB8oxb9gkCkrjug8w!2e0!5s20201001T000000!6shttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fpanoid%3DvgM3QRB8oxb9gkCkrjug8w%26cb\\_client%3Dmaps\\_sv.shar e%26w%3D900%26h%3D600%26yaw%3D310.7526873352549%26pitch%3D-1.7354011472082504%26thumbfov%3D90!7i16384!8i8192?coh=205410&entry=ttu](https://www.google.com/maps/@45.4386365,-75.6542425,3a,75y,310.75h,91.74t/data=!3m8!1e1!3m6!1svgM3QRB8oxb9gkCkrjug8w!2e0!5s20201001T000000!6shttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fpanoid%3DvgM3QRB8oxb9gkCkrjug8w%26cb_client%3Dmaps_sv.shar e%26w%3D900%26h%3D600%26yaw%3D310.7526873352549%26pitch%3D-1.7354011472082504%26thumbfov%3D90!7i16384!8i8192?coh=205410&entry=ttu).





286 and 282 Montréal Road, Source: Google Street View, 2019



185 Montréal Road, Source: Google Street View, 2022

|   |            |
|---|------------|
| <b>Criterion 8</b>  |            |
| The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.  | <b>Yes</b> |
| <b>Response to Criterion</b>  |            |
| 381 Montréal Road is functionally linked to its surroundings through its changing use to suit the owner and community's needs. 381 Montréal Road is connected to its surroundings by its use as residential, several rental units, and a later mixed-use residential and commercial building. The first owner Wilfred Charlebois constructed 381 Montréal Road circa 1908 and his family lived there until the early 1930s when they moved to 385 Montréal Road. The Charlebois' converted 381 Montréal Road into two rental units and this residential use continued for five decades. Since the 1990s, 381 Montréal Road has been used for residential and commercial purposes, and mixed-use characterizes the Eastview building stock and specifically Montréal Road. |            |

**Supporting Details – Criterion 8**

381 Montréal Road has contextual value as it is functionally linked to its surroundings. Since the mid-19<sup>th</sup> century, Montréal Road was an important throughfare connecting Ottawa to Gloucester Township and Montréal, and it was essential to Eastview becoming a commercial and industrial hub. 381 Montréal Road is located on the eastern end of Montréal Road, which didn't feature as many early industries compared to the west and central sections likely due to the proximity to the railway. Compared to Janeville, this east end of Montréal Road was late to receive more commercial and industrial businesses to the area, such as Capitol Lumber Co that was present on the north side of Montréal Road between Granville and Alfred at least between 1933 and 1965.<sup>12</sup>

381 Montréal Road's primary residential use and later mixed-use of residential and commercial as fits within the context of late Clandeboye and early Eastview building

<sup>12</sup> Aerial photo, 1933, National Air Photo Library, A4571\_70, [https://gsg.uottawa.ca/geo/airphotos/1933/A4571/A4571\\_70.jpg](https://gsg.uottawa.ca/geo/airphotos/1933/A4571/A4571_70.jpg); "Lumber," *The Ottawa Journal*, December 24, 1940, accessed July 9, 2024, <https://newspapers.com/image/44480250/>; *Ottawa Fire Insurance Plans*, 1948, Volume 2, 232; *Ottawa Fire Insurance Plans*, 1965, Volume 2, 232-1.

stock. From the building's construction circa 1908 for several decades, the building's primary function was for residential purposes as a single-family dwelling. From 1930 onwards, 381 Montréal Road has had rear apartments, and at minimum over the past few decades, it has had commercial space on the first floor. This illustrates the 381 Montréal Road and Eastview's mixed-use character historically and contemporarily.

Due to the narrow front yards, rear garages and additions were common in Janeville and early Eastview's building stock. To accommodate family's growing needs over time, rear units were added that were later converted into income-earning apartments when family members moved out.<sup>13</sup> By 1948, 381 Montréal Road was still used as a dwelling and had an auto garage attached at the right rear side of the building, and a rear apartment, therefore both of these Eastview characteristics can be demonstrated.<sup>14</sup> Wilfred Charlebois, his wife Emma and their children resided at 381 Montréal Road from 1908 to 1930.<sup>15</sup> In 1930-31, the Charlebois' constructed 385 Montréal Road and Wilfred and Emma resided there until 1946 (Emma died in July and Wilfred in December).<sup>16</sup> The Charlebois' continued to own 381 Montréal Road and rented to several individuals until they sold it in 1939.<sup>17</sup> 381 Montréal Road therefore illustrates the typical early Eastview building stock with residential use, building expansions, and rental trends. 381 Montréal Road continues today to have a rear apartment with entrances from Alfred Street.

---

<sup>13</sup> Hossack and Grudniewicz, *The Janeville Heritage Study*, 3.

<sup>14</sup> *Ottawa Fire Insurance Plans*, 1948, Volume 2, 232; *Ottawa Fire Insurance Plans*, 1965, Volume 2, 232-1; "Apartments," *The Ottawa Journal*, January 9, 1961, accessed July 2, 2024, <https://newspapers.com/image/41533983/>.

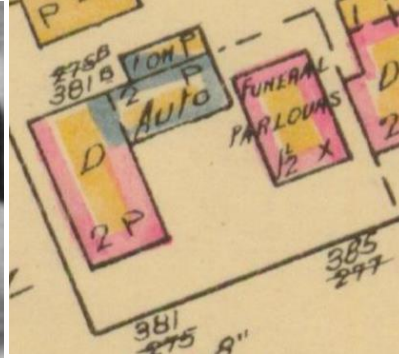
<sup>15</sup> *Ottawa City Directory*, 1908, 698; *Ottawa City Directory*, 1909, 755; *Ottawa City Directory*, 1911, 875; *Ottawa City Directory*, 1912, 932; *Ottawa City Directory*, 1913, 1056; *Ottawa City Directory*, 1914, 1131; *Ottawa City Directory*, 1915, 1134; *Ottawa City Directory*, 1916, 1165; *Ottawa City Directory*, 1917, 1034; *Ottawa City Directory*, 1918, 1097; *Ottawa City Directory*, 1920, 1081; *Ottawa City Directory*, 1921, 1140; *Ottawa City Directory*, 1922, 1110; *Ottawa City Directory*, 1923, 1093; *Ottawa City Directory*, 1924, 1144; *Ottawa City Directory*, 1926, 1086; *Ottawa City Directory*, 1927, 1120; *Ottawa City Directory*, 1930, 748.

<sup>16</sup> "OTTAWA-CARLETON (04), OTTAWA-CARLETON, Book 155, PLAN 225," Ontario Land Registry Access, 26.

<sup>17</sup> *Ottawa City Directory*, 1932, 712; *Ottawa City Directory*, 1933, 707; *Ottawa City Directory*, 1934, 691; *Ottawa City Directory*, 1935, 699; *Ottawa City Directory*, 1936, pink 135; *Ottawa City Directory*, 1937, pink 138.



Aerial view, 381 Montréal Road, Source: NAPL, 1933, A4571\_70.



381 Montréal Road, Source: *Ottawa Fire Insurance Plans*, 1948, Volume 2, page 232



381 Montréal Road, rear, Source: City of Ottawa, 2024

Montréal Road was the main street through its historic villages and the contemporary community of Vanier. Many buildings on Montréal Road were mixed-use with dwelling space on the upper or rear spaces, with commercial spaces on the street facing first storey. 381 Montréal Road was zoned as residential until 1986 when it was rezoned to “Neighbourhood Commercial”<sup>18</sup> then in 1992 as “Downtown Commercial”<sup>19</sup> and the latter’s function was, “to retain its mixed residential/commercial role with facilities in the domain of neighbourhood commerce.”<sup>20</sup> The updated zoning permitted a range of non-residential uses such as, “a professional or business office, a beauty salon, dry cleaner’s distribution station, a laundry receiving depot, drug store, repair shop, furniture and appliance retail store, warehouse, music store, floral shop, locksmith shop etc.”<sup>21</sup>

**COMMERCIAL FOR SALE**  
**381-383 Montreal Road**  
 Vanier — Montreal Road — Excellent Investment Opportunity. High Density Traffic. Good Corner Location — Zoned for Prof. or Bus. Offices and some Retail. \$275,000. Anita Stanford 745-4125.

Advertisement for 381 Montréal Road, Source: *The Ottawa Citizen*, November 14, 1987, page 69

<sup>18</sup> “Notice of the Passing of a Zoning By-Law By The Corporation of the City of Vanier,” *The Ottawa Citizen*, June 4, 1986, accessed July 17, 2024, <https://www.newspapers.com/image/464629096/>.

<sup>19</sup> “Notice of the Passing of a Zoning By-Law By The Corporation of the City of Vanier,” *The Ottawa Citizen*, February 27, 1992, accessed July 17, 2024, <https://www.newspapers.com/image/463876958/>.

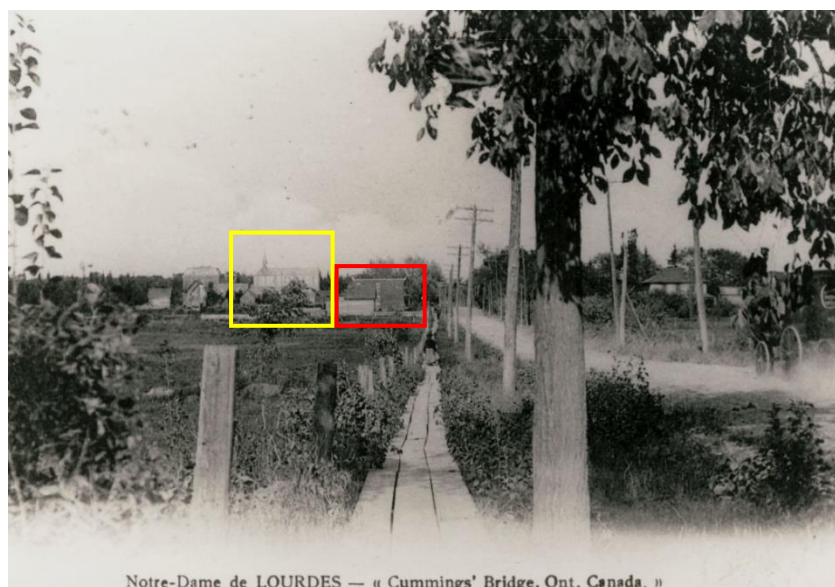
<sup>20</sup> Ned Lathrop, *ZONING - 381 MONTRÉAL ROAD (FILE NO. D02-02-04-0187)*, (Ottawa: City of Ottawa, 2005), <https://app06.ottawa.ca/calendar/ottawa/citycouncil/pec/2005/04-12/ACS2005-DEV-APR-0095%20.htm>.

<sup>21</sup> Lathrop, *ZONING - 381 MONTRÉAL ROAD (FILE NO. D02-02-04-0187)*.

Beginning in 1990, 381 Montréal Road’s main unit was used for commercial purposes.<sup>22</sup> In 2005, 381 Montréal Road operated as a flower shop when a zoning by-law amendment was approved to rezone the area to include food retail. The building has since been home to several food retail businesses, including a bakery until 2018, followed by two restaurants, and currently a cannabis dispensary, while retaining its rear apartments.<sup>23</sup> Therefore 381 Montréal Road supports and maintains the historic Eastview and current Vanier built character of mixed-use buildings especially on Montréal Road.

| <b>Criterion 9</b>  |           |
|---|-----------|
| The property has contextual value because it is a landmark  | <b>No</b> |
| <p><b>Response to Criterion</b></p> <p>381 Montréal Road does not have contextual value as a landmark. Its vernacular architectural features are seen throughout the historic neighbourhood of Eastview, with its rectangular shape and red brick cladding with some detailing by the retention of its decorative cornice. Although not a landmark, the building’s prominent location on Montréal Road, an important thoroughfare in historic Clandeboye to Vanier today, and its proximity to Notre Dame de Lourdes Church and the Notre Dame Cemetery, likely make 381 Montréal Road a well-known building to community members and locals traveling between Ottawa and its eastern suburbs and towards Montréal.</p> |           |

381 Montréal Road was constructed circa 1908 and it is appears to be present in a postcard of Montréal Road dated 1910.



Postcard of Montréal Road, 1910, Eastview, Vanier, Ottawa. Source: L1\_124. Archives-FDLS Canada/MAS. L\_o\_Paquette\_photo\_8. 381 Montréal Road (red) and Notre-Dame de Loudres (yellow).

<sup>22</sup> “P & A Systems,” *The Ottawa Citizen*, August 4, 1990, accessed July 17, 2024, <https://www.newspapers.com/image/463873420/>.

<sup>23</sup> Lathrop, *ZONING - 381 MONTRÉAL ROAD (FILE NO. D02-02-04-0187)*.

## Sources

- "Apartments." *The Ottawa Journal*. January 9, 1961. Accessed July 2, 2024. <https://newspapers.com/image/41533983/>.
- Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present*. Canada: Fitzhenry & Whiteside, 1990.
- City of Vanier, Planning and Development Department. *Design Guidelines For The French Quarter – Commercial Sector*. Ottawa: City of Vanier, 1993.
- Google Maps. "381 Montréal Road, Street View 2020." Accessed July 3, 2024. [https://www.google.com/maps/@45.4386365,-75.6542425,3a,75y,310.75h,91.74t/data=!3m8!1e1!3m6!1svgM3QRB8oxb9gkCkrjug8w!2e0!5s20201001T000000!6shhttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fpanoid%3DvgM3QRB8oxb9gkCkrjug8w%26cb\\_client%3Dmaps\\_sv.share%26w%3D900%26h%3D600%26yaw%3D310.7526873352549%26pitch%3D-1.7354011472082504%26thumbfov%3D90!7i16384!8i8192?coh=205410&entry=ttu](https://www.google.com/maps/@45.4386365,-75.6542425,3a,75y,310.75h,91.74t/data=!3m8!1e1!3m6!1svgM3QRB8oxb9gkCkrjug8w!2e0!5s20201001T000000!6shhttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fpanoid%3DvgM3QRB8oxb9gkCkrjug8w%26cb_client%3Dmaps_sv.share%26w%3D900%26h%3D600%26yaw%3D310.7526873352549%26pitch%3D-1.7354011472082504%26thumbfov%3D90!7i16384!8i8192?coh=205410&entry=ttu).
- Hossack, Andrea and Dorota Grudniewicz. *The Janeville Heritage Study*. Canadian Studies Heritage Conservation. April 27, 1996. 13058GL. City of Ottawa Archives, Ottawa.
- Kyles, Shannon. "Edwardian (1890-1916)." Ontario Architecture. Accessed April 30, 2024. <http://www.ontarioarchitecture.com/Edwardian.html>
- Lathrop, Ned. *ZONING - 381 MONTRÉAL ROAD (FILE NO. D02-02-04-0187)*. Ottawa: City of Ottawa, 2005. <https://app06.ottawa.ca/calendar/ottawa/citycouncil/pec/2005/04-12/ACS2005-DEV-APR-0095%20.htm>.
- "Lumber." *The Ottawa Journal*. December 24, 1940. Accessed July 9, 2024. <https://newspapers.com/image/44480250/>.
- National Air Photo Library. Aerial photo, 1933, A4571\_70. [https://gsg.uottawa.ca/geo/airphotos/1933/A4571/A4571\\_70.jpg](https://gsg.uottawa.ca/geo/airphotos/1933/A4571/A4571_70.jpg).
- "Notice of the Passing of a Zoning By-Law By The Corporation of the City of Vanier." *The Ottawa Citizen*. June 4, 1986. Accessed July 17, 2024. <https://www.newspapers.com/image/464629096/>.
- "Notice of the Passing of a Zoning By-Law By The Corporation of the City of Vanier." *The Ottawa Citizen*. February 27, 1992. Accessed July 17, 2024. <https://www.newspapers.com/image/463876958/>.
- "OTTAWA-CARLETON (04), OTTAWA-CARLETON, Book 155, PLAN 225," Ontario Land Registry Access, accessed July 2, 2024, 26, <https://www.onland.ca/ui/4/books/80772/viewer/723004080?page=26>.
- Ontario Heritage Trust. "Architectural Style: Edwardian Classicism." Accessed April 30, 2024. <https://www.heritagetrust.on.ca/places-of-worship/places-of-worship-database/architecture/architectural-style>.
- Ottawa City Directory*. 1908; 1909; 1910; 1911; 1912; 1913; 1914; 1915; 1916; 1917; 1918; 1920; 1921; 1922; 1923; 1924; 1926; 1927; 1930; 1932; 1933; 1934; 1935; 1936; 1937; 1938.
- Ottawa Fire Insurance Plans*. 1948; 1965.

“P & A Systems.” *The Ottawa Citizen*. August 4, 1990. Accessed July 17, 2024.  
<https://www.newspapers.com/image/463873420/>.

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

Shea, Philip. *History of Eastview*. Ottawa: The Historical Society of Ottawa, 1964.

University of Waterloo Heritage Resources Centre. “Ontario Architectural Style Guide.” Last modified January 2009. <https://www.therealtydeal.com/wp-content/uploads/2018/06/Heritage-Resource-Centre-Achitectural-Styles-Guide.pdf>.