

**Subject: Designation of the Lauzon House at 6654 Notre-Dame Street under
Part IV of the *Ontario Heritage Act***

File Number: ACS2025-PDB-RHU-0056

**Report to Built Heritage Committee on September 9, 2025
and Council September 24, 2025**

**Submitted on August 28, 2025 by Court Curry, Manager, Right of Way, Heritage,
and Urban Design Services, Planning, Development and Building Services**

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Ward: Orléans West-Innes (2)

**Objet : Désignation de la maison Lauzon au 6654, rue Notre-Dame en vertu
de la partie IV de la *Loi sur le patrimoine de l'Ontario***

Dossier : ACS2025-PDB-RHU-0056

Rapport au Comité du patrimoine bâti

le 9 septembre 2025

et au Conseil le 24 septembre 2025

**Soumis le 28 août 2025 par Court Curry, Gestionnaire, Services des emprises, du
patrimoine, et du design urbain, Direction générale des services de la
planification, de l'aménagement et du bâtiment**

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Quartier : Orléans-Ouest-Innes (2)

REPORT RECOMMENDATION

That the Built Heritage Committee recommend that Council issue a Notice of Intention to Designate the Lauzon House at 6654 Notre-Dame Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.

RECOMMANDATION DU RAPPORT

Que le Comité du patrimoine bâti recommande au Conseil de publier un avis d'intention de désigner la maison Lauzon située au 6654, rue Notre-Dame en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la déclaration de la valeur de patrimoine culturel faisant l'objet du document 5 ci-joint.

BACKGROUND

This report has been prepared because designation under Part IV of the *Ontario Heritage Act* (OHA) must be approved by City Council.

The property at 6654 Notre-Dame Street contains a detached house constructed of concrete block circa 1920, built for the Lauzon family. The Lauzon House is one- and one-half storeys with gable roofs over an L-shaped plan. An open veranda spans the front of the building facing Notre-Dame Street. The lot is located at the southeast corner of Notre-Dame Street at Henri-Lauzon Street, in the Orléans neighbourhood of Chapel Hill North.

The property at 6654 Notre-Dame Street was once part of a larger farm. Beginning in the 1970s, lands were gradually subdivided for residential development. Most recently, in 2015, the Committee of Adjustment gave consent for the creation of two new parcels of land on the southern part of the previous property, resulting in construction of new detached houses at 1381 and 1385 Henri Lauzon Street. Through the application process, the existing house was retained. Due to the reconfiguration of the parcel, the Committee authorized a minor variance to permit a reduced rear yard setback for the subject property, as the property is no longer in conformity with the Zoning By-law.

In 2018, City staff photographed and evaluated the property, including the Lauzon House, as part of the Heritage Inventory Project, a city-wide heritage inventory that resulted in the listing of approximately 2500 properties on the City's Heritage Register.

In 2019, Council listed 6654 Notre-Dame Street on the City of Ottawa's Heritage Register for its design and context, through a report related to the Heritage Inventory Project. Changes to the OHA through Bill-200 will result in the removal of this property

from the Heritage Register by January 1, 2027, if Council does not issue a Notice of Intention to Designate. Further, Council will be unable to re-list the property for five years after this date.

The current owner has owned the property since 2019. The property owner submitted “Notice of Intention to Demolish a Listed Building” in accordance with section 27 (9) of the OHA. The “Notice” was deemed complete on July 29, 2025 - commencing the statutory 60-day notice period. Since July 29, Heritage Planning staff conducted research, site visits and determined that the property merits designation under Part IV of the OHA, resulting in this report. Should the property be designated under Part IV of the OHA, any proposal to demolish would require the approval of City Council.

The statutory 60-day notice period for 6654 Notre-Dame Street expires on September 27, 2025.

DISCUSSION

The Official Plan, Provincial Policy Statement (PPS), and the OHA all provide policy direction related to the designation of individual properties under Part IV of the OHA.

Official Plan

The Official Plan has policies related to cultural heritage in Section 4.5, Cultural Heritage and Archaeology.

Section 4.5.1(3) states: “Individual buildings, structures, and sites shall be designated as properties of cultural heritage value under Part IV of the *Ontario Heritage Act*.”

Section 4.5.1 (10) states “The City shall immediately consider the designation of any resource of cultural heritage value under the *Ontario Heritage Act* if that resource is threatened with demolition.”

Provincial Planning Statement (2024)

Section 4.6 of the Provincial Planning Statement (2024) includes the following policy regarding the conservation of cultural heritage resources:

4. *Planning authorities are encouraged to develop and implement:*
 - b. *proactive strategies for conserving built heritage resources and cultural heritage landscapes.*

Policies within the City’s Official Plan, as set out above, direct the designation of significant properties and comply with this policy.

Should City Council designate the subject property it would be considered a “protected heritage property” for the purposes of the PPS 2024. The PPS includes the following policy related to protected heritage property:

1. *Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*

Ontario Heritage Act

Part IV of the OHA provides municipalities with the authority to designate properties of cultural heritage value. Section 29 of the OHA sets out the process for the designation of individual buildings. It requires:

- that Council consult with its municipal heritage committee, and
- that the official Notice of Intention to Designate served on the owner and the Ontario Heritage Trust contain a description of the property and its heritage attributes, as well as a statement explaining the cultural heritage value or interest of the property and a statement that a notice of objection may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper.

Per by-law 2002-522, as amended, the Notice of Intention to Designate will be published online on the City’s website in both official languages. Document 5 contains the Statement of Cultural Heritage Value for this property.

Ontario Regulation 09/06

Regulation 9/06 (see Document 3) establishes criteria to determine if a property is of cultural heritage value or interest. A property may be designated under Section 29 of the OHA if it meets two or more of the nine criteria set out in the regulation. Through research and evaluation, staff have determined that the property at 6654 Notre-Dame Street meets four of the nine criteria. Detailed research and analysis are outlined in the Cultural Heritage Evaluation Report (see Document 4), and a brief analysis of each of the applicable criteria is provided below:

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.

Constructed circa 1920, Lauzon House at 6654 Notre-Dame Street has design value as a rare remaining example of a 20th century farmhouse in the Orléans area of Gloucester Township. While its decorative concrete block construction is unusual and

perhaps unique, the Lauzon House also features typical elements of a 20th century vernacular farmhouse including its L-shaped plan, open veranda, gable roof, balanced openings and massing.

The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

The Lauzon House has design value because it demonstrates a high degree of craftsmanship and artistic merit in its concrete block construction and ornamentation. While the concrete blocks were likely made in a standard block machine (or a homemade alternative) and were laid in regular courses, the Lauzon House showcases additional artistry and technical skill through the application of ornamental designs on the block face and in the variety of sizes of these custom blocks. The technique required practical and creative skill in the production of these concrete blocks.

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.

The Lauzon House at 6654 Notre-Dame Street has historical value for its direct association with 19th century settlement in former Gloucester Township, demonstrating the tradition of farms being owned and operated by family members, passed down for several generations. Directly associated with several French-speaking Roman Catholic families, the property reflects a larger historic trend of the arrival of French Catholic migrants to the Orléans area in the 19th and 20th centuries.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

The subject property is functionally and historically linked to its surroundings as it relates to the area's early settlement and agricultural character. Built as a residence to house the family farming the immediately surrounding lands, the house is linked to its environs through its residential function. The corner location of the property reflects its position on the northwest part of Lot 5 of Concession II, Ottawa Front, and the road allowances illustrated on the 19th century land survey of Gloucester Township.

Conclusion

The property at 6654 Notre-Dame Street meets four of the nine criteria for designation outlined in Ontario Regulation 9/06 for designation under Part IV of the OHA. Staff recommend that Council issue a Notice of Intention to Designate the property under Part IV of the OHA.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendation.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Dudas is aware of the proposed designation.

CONSULTATION

The property owner was notified of staff's recommendation to designate the property, in response to the owner's "Notice of Intention to Demolish a Listed Building". Heritage Planning staff had several phone conversations with the owner earlier in 2025 and met with the owner at the subject property on August 1, 2025.

Heritage Ottawa, the Gloucester Historical Society and the Société franco-ontarienne du patrimoine et de l'histoire d'Orléans were notified by email about the proposed designation. Please note that the Chapel Hill North Community Association is not currently active and could not be reached.

ACCESSIBILITY IMPACTS

There are no accessibility impacts.

ASSET MANAGEMENT IMPLICATIONS

The Lauzon House is not a City asset; there are no asset management implications.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

RURAL IMPLICATIONS

There are no rural implications.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Photos

Document 3 Ontario Regulation 9/06

Document 4 Cultural Heritage Evaluation Report

Document 5 Statement of Cultural Heritage Value

DISPOSITION

If Council does not carry the recommendation, no further steps are required. If Council proceeds with the issuance of a Notice of Intention to Designate for the property located at 6654 Notre-Dame Street, several actions must be taken:

- 1) Heritage Planning Branch, Planning, Development and Building Services Department, to prepare the Notice of Intention to Designate. Office of the City Clerk, Council and Committee Services to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision to issue a Notice of Intention to Designate the subject property under Part IV of the *Ontario Heritage Act*.
- 2) Heritage Planning Branch, Planning, Development and Building Services Department to ensure publication of the Notice of Intention to Designate according to the requirements of Section 29 the *Ontario Heritage Act*.
- 3) If the City Clerk receives a Notice of Objection under Section 29(5) of the *Ontario Heritage Act* within thirty days of the publication of the Notice of Intention to Designate, the Heritage Planning Branch, Planning, Development and Building Services Department is to prepare a report regarding the objection for consideration by Council within 90 days after conclusion of the objection period, according to Section 29 (6) of the *Ontario Heritage Act*.
- 4) If the City Clerk does not receive any Notice of Objection under Section 29 (5) of the *Ontario Heritage Act* within thirty days of the publication of the Notice of Intention to Designate, or if City Council decides not to withdraw the notice of intention to designate the property after an objection has been served, the Heritage Planning Branch, Planning, Development and Building Services Department, is to prepare the designation by-law, under the authority of the approval of this report and Legal Services to submit to City Council for enactment within 120 days of the publication of the Notice of Intention to Designate as prescribed in Section 29(8) of the *Ontario Heritage Act*.
- 5) Office of the City Clerk, Council and Committee Services to cause a copy of the by-law together with a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property, to be served on the owner of the property and on the Trust according to the requirements of the *Ontario Heritage Act*. Heritage Planning Branch, Planning,


Development and Building Services Department to ensure publication of the notice of the by-law in the newspaper according to the requirements Section 29(8)(4) of the *Ontario Heritage Act*.

Document 1



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| REVISION / RÉVISION - 2025 / 08 / 13 | |

LOCATION MAP / PLAN DE LOCALISATION
HERITAGE / PATRIMOINE

 6654, rue Notre-Dame St



Document 2



Above: 6654 Notre-Dame St. City of Ottawa, August 2025.



Above: View looking north on Henri-Lauzon St. City of Ottawa, August 2025.



Above: 6654 Notre-Dame St. City of Ottawa, Heritage Inventory Project, July 2018.



Above: Details of artistic blocks at 6654 Notre-Dame St. City of Ottawa, August 2025.

Document 3**ONTARIO REGULATION 9/06****CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST**

Consolidation period: January 1, 2023 - e-Laws currency date (August 13, 2025)

Last amendment: [569/22](#).

This is the English version of a bilingual regulation.

Criteria, s. 27 (3) (b) of the Act

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 27 (3) (b) of the Act. O. Reg. 569/22, s. 1.

(2) Property that has not been designated under Part IV of the Act may be included in the register referred to in subsection 27 (1) of the Act on and after January 1, 2023 if the property meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

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.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
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.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
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.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.

(3) For clarity, subsection (2) does not apply in respect of a property that has not been designated under Part IV but was included in the register as of January 1, 2023. O. Reg. 569/22, s. 1.

Criteria, s. 29 (1) (a) of the Act

2. (1) The criteria set out in subsections (2) and (3) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 569/22, s. 1.

(2) Section 1, as it read immediately before January 1, 2023, continues to apply in respect of a property for which a notice of intention to designate it was given under subsection 29 (1.1) of the Act after January 24, 2006 and before January 1, 2023. O. Reg. 569/22, s. 1.

(3) In respect of a property for which a notice of intention to designate it is given under subsection 29 (1.1) of the Act on or after January 1, 2023, the property may be designated under section 29 of the Act if it meets two or more of the criteria for determining whether it is of cultural heritage value or interest set out in paragraphs 1 to 9 of subsection 1 (2). O. Reg. 569/22, s. 1.

Document 4

Ontario Regulation 9/06 Assessment

6654 Notre-Dame Street, Orléans, Ottawa, Ontario

August 2025

Prepared by Heritage Planning, City of Ottawa



6654 Notre-Dame Street, 2025. City of Ottawa.

Executive Summary

The property at 6654 Notre-Dame Street contains a detached house constructed of concrete block built by Joseph Lauzon circa 1920. The Lauzon House is one- and one-half storeys with gable roofs over an L-shaped plan. An open veranda spans the front of the building facing Notre-Dame Street. The lot is located at the southeast corner of Notre-Dame Street at Henri-Lauzon Street, in the Orléans neighbourhood of Chapel Hill North.

The Lauzon House has design value as a rare example of an early 20th century concrete block farmhouse in Ottawa. Further, it demonstrates a high degree of craftsmanship and artistic merit in its concrete block construction and ornamentation.

The Lauzon House at 6654 Notre-Dame Street has historical value for its direct association with 19th century settlement in former Gloucester Township. The house is

one of the last surviving farmhouses in the area and represents the agricultural roots of Orléans and its settlement by French-Canadians in the 19th and 20th centuries.

The subject property is functionally and historically linked to its surroundings as it relates to the area's early settlement and agricultural character. The corner location of the property reflects its position on the northwest part of Lot 5 of Concession II, Ottawa Front, and the road allowances illustrated on the 19th century land survey of Gloucester Township.

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*.

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| 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 | |
| <i>Constructed circa 1920 by Joseph Lauzon, the Lauzon House at 6654 Notre-Dame Street has design value as a rare example of an early 20th century concrete block farmhouse in Ottawa. In the twentieth century, farmhouse design in Ontario mixed practical, modern construction methods with stylistic influences from earlier architectural traditions. While its decorative concrete blocks are unusual and perhaps unique, the Lauzon House also features typical elements of a 20th century vernacular farmhouse including its L-shaped plan, open veranda, gable roof, balanced openings and massing.</i> | |

Supporting Details – Criterion 1

Description of Building

- The Lauzon House at 6654 Notre-Dame Street is a one-and-one-half storey farmhouse constructed circa 1920. It features typical elements of vernacular architecture.
- The building is constructed with artistic concrete blocks featuring various symbols including horseshoes, four-leafed clovers, circle medallions, anchors, leaves, and swords.
- L-shape plan with a front-gabled main block and a side-gabled wing.
- Medium pitched cross gable roof with wide overhanging eaves.

- The front facade is well-balanced, featuring evenly spaced openings for windows and entrance doors.
- The property retains its rural residential character, deeply set within a soft landscaped corner lot with mature vegetation, reflecting its historic farmhouse setting.

Architectural Analysis and Overview

The Lauzon House located at 6654 Notre-Dame Street is an example of a vernacular farmhouse. By the early 20th century, the farmhouse in Ontario had evolved from ornate Neoclassical or Gothic Revival styles to more simple, functional forms that can be classified as vernacular.¹

Vernacular elements are represented in this building by its simple form, concrete block construction in its cladding, foundation, lintels and sills. 6654 Notre-Dame Street is an example of the vernacular style in rural domestic architecture in Orléans due to its balanced arrangement with a cross-gable roofline, giving the structure its characteristic “L-shape” as opposed to a sole front gable as well as its massing and height at one and half storeys.

Description of Architectural Style

Vernacular architecture can be applied to a wide range of buildings that are constructed using locally available materials and incorporate design forms that are appropriate for the climate.² Vernacular architecture does not replicate architectural styles; however, they may often reference old and familiar forms and may interpret high styles and local design characteristics which was up to the discretion of the architect or builder.³

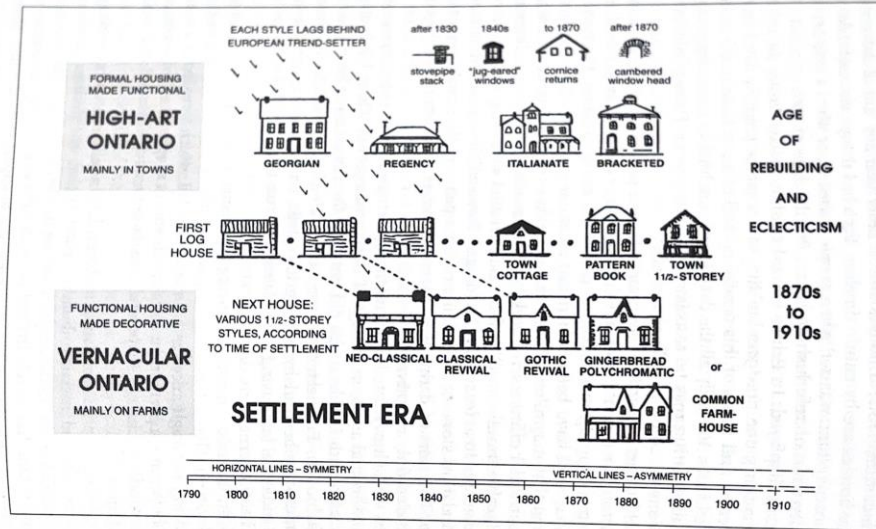
Canada’s early architecture was informed by the styles that had been popular in the United Kingdom, France, as well as the United States of America. Early domestic architecture in Ontario demonstrates a clear progression from the influences of neoclassical traditions toward vernacular forms that were reflective of their functional requirements. In the 19th century, many rural dwellings adopted Neoclassical elements during Ontario’s High-Art period (see figure below).⁴

¹ McIlwraith, Thomas F. *Looking for Old Ontario*. Toronto, Ontario: University of Toronto Press, 1997, page 104.

² Shannon Kyles, “Vernacular,” Ontario Architecture, accessed August 15, 2025, <http://www.ontarioarchitecture.com/vernacular.htm>.

³ “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-CentreArchitectural-Styles-Guide.pdf>, 28

⁴ McIlwraith, Thomas F. *Looking for Old Ontario*. Toronto, Ontario: University of Toronto Press, 1997, page 106.



A Classification of Dwellings in Ontario, Source: McIlwraith, Thomas F. Looking for Old Ontario. Toronto, Ontario: University of Toronto Press, 1997, page 106.

This period of domestic rural architecture can be classified by its symmetry, central hall plans, and balanced façades that were ornamented in an effort convey the status and wealth or “pedigree” of their inhabitants.⁵ As rural settlements expanded, there was a shift towards minimal architectural expression as access to local materials, climate, and an overall economic decline took precedence. Elements of Gothic and Victorian architectural styles still were incorporated in gradually simplified forms over time.⁶ By the end of the 19th and early 20th centuries the vernacular farmhouse or “Common Farmhouse” had become a dominant building type in Ontario.⁷ The common farmhouse commonly features either an L-shaped, T-shaped, or alternatively H-shaped (see figure below), and the Ontario style often was constructed at a height of one-and-a-half storeys.⁸ This shift marked a transition from architecture driven by imported styles and ideals to one rooted in the lived realities of the rural agricultural communities of Ontario.

⁵ McIlwraith, Thomas F. *Looking for Old Ontario*. Toronto, Ontario: University of Toronto Press, 1997, page 105.

⁶ McIlwraith, Thomas F. *Looking for Old Ontario*. Toronto, Ontario: University of Toronto Press, 1997, page 105.

⁷ McIlwraith, Thomas F. *Looking for Old Ontario*. Toronto, Ontario: University of Toronto Press, 1997, page 112.

⁸ McIlwraith, Thomas F. *Looking for Old Ontario*. Toronto, Ontario: University of Toronto Press, 1997, page 112-113.

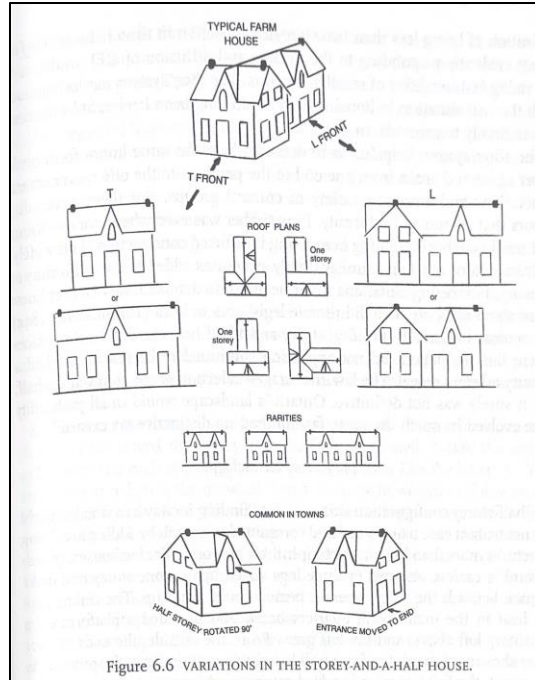


Figure 6.6 VARIATIONS IN THE STOREY-AND-A-HALF HOUSE.

Variations in the Storey-and-a-half style, Source: McIlwraith, Thomas F. Looking for Old Ontario. Toronto, Ontario: University of Toronto Press, 1997, page 113.

Architectural Style Locally

L-shaped farmhouses with a cross gabled roofline are a common building form in the Ottawa area, reflecting both agricultural land use and vernacular building traditions. This configuration allowed for a practical division of living and service spaces, while also accommodating expansions as farm families grew or needs changed. Examples of this farmhouse type can still be found in urban, suburban and rural Ottawa, representing their enduring presence in the region's changing landscape. Staff analysis found a mix of cladding materials were employed on L-shaped farmhouses in Ottawa, including brick, stone, wood and concrete.



Top row: 2539 Market Street, 2561 Old Montreal Road and 7350 Franktown Road. Bottom row: 3206 Vance Street, 2408 Stagecoach Road and 6654 Notre-Dame Street. All photos City of Ottawa.

Only three examples of L-shaped farmhouses clad in concrete were identified in Ottawa: 3206 Vance Street, 2408 Stagecoach Road and 6654 Notre-Dame Street (subject property). The concrete block farmhouses on Vance Street and Stagecoach Road are over two storeys in height, reflecting a further variation on this vernacular type.

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| 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 | |
| <p><i>The Lauzon House has design value because it demonstrates a high degree of craftsmanship and artistic merit in its concrete block construction and ornamentation. While the concrete blocks were made by Joseph Lauzon in wooden moulds, and were laid in regular courses, the Lauzon House showcases additional artistry and technical skill through the application of ornamental designs on the block face and in the variety of sizes of these custom blocks. This technique required practical and creative skill in the production of these concrete blocks.</i></p> | |

Supporting Details – Criterion 2

Considering the quality of the result of the assembly of the blocks, the construction method, and materials utilized, the Lauzon House demonstrates a high degree of craftsmanship and artistic merit through its use of decorative ornamentation of symbols including horseshoes, leaves, four leafed clovers, medallions, swords, crosses, and anchors.

Concrete Block in Canada

Popularized in the 1890's in North America, concrete blocks became popular as a fire-proof option and cheaper construction material for new structures. Machines such as the Ideal Block Machine were heavily advertised to the public at exhibitions and fairs as well as in mail order catalogues such as Sears, Roebuck and Company – by the 1910's it was an accessible method for individuals looking to construct a reliable and long-lasting structure spanning from residential to commercial uses.⁹ Local entrepreneurs took advantage of this opportunity such as the Boyd Brothers from Osgoode Ontario, who at their peak could produce up to 800 concrete blocks a day with their Ideal Block Machines.¹⁰ This was possible to accomplish as the method to produce concrete blocks did not require a kiln to set the material differing from the popular pressed brick material.¹¹ However, companies such as Boyd Bros focused on producing simple concrete blocks either smooth or rock faced as those styles offered more universal applications and in turn more clientele.¹² Stylized concrete blocks were rare and not widely available to the public, Sears, Roebuck and Co. offered limited artistic face plates for their Triumph Wizard and Knox Block Machines (see below).¹³

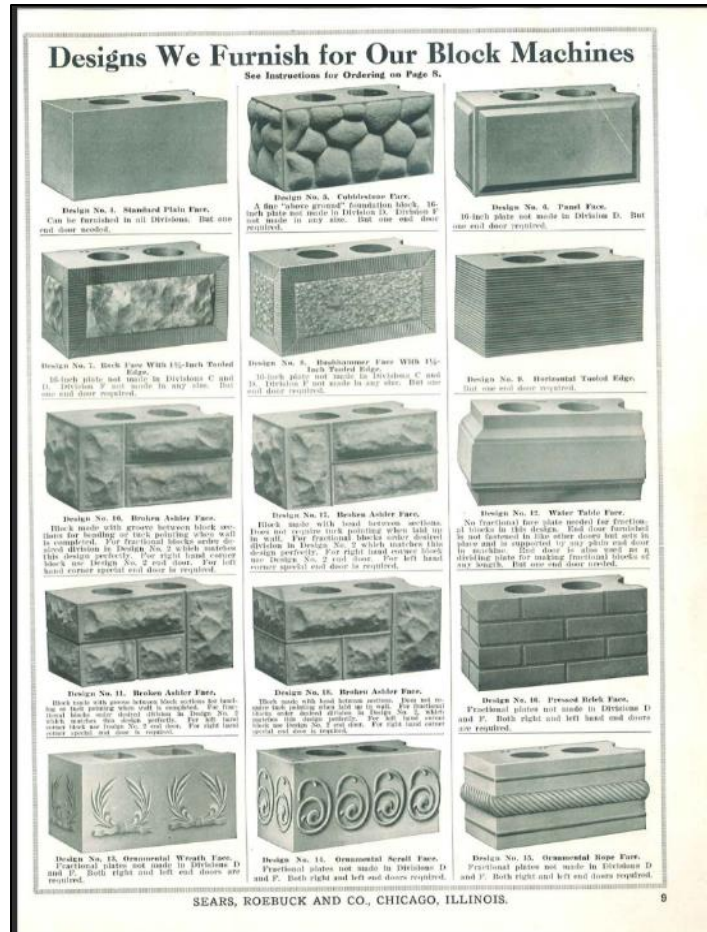
⁹ Sears, Roebuck and Company. "Concrete machinery, Triumph, Wizard and Knox Block Machines, Sears, Roebuck and Co., Chicago, Illinois." Ephemera. 1910–1920. *Historic New England*, <https://gusn.us/284402> (accessed August 18, 2025).

¹⁰ City of Ottawa, *Davidson Heights/Boyd Ranch Tour* (Ottawa: City of Ottawa, 2022), https://documents.ottawa.ca/sites/default/files/boydd_tour_en.pdf.

¹¹ *Ideal Concrete Block Machine Catalogue*. 1910. [London, Ontario, Canada/South Bend, Indiana, USA]: Ideal Concrete Machinery Company, (accessed August 18, 2025), page 8.

¹² City of Ottawa, *Davidson Heights/Boyd Ranch Tour* (Ottawa: City of Ottawa, 2022), https://documents.ottawa.ca/sites/default/files/boydd_tour_en.pdf.

¹³ Sears, Roebuck and Company. "Concrete machinery, Triumph, Wizard and Knox Block Machines, Sears, Roebuck and Co., Chicago, Illinois." Ephemera. 1910–1920. *Historic New England*, <https://gusn.us/284402> (accessed August 18, 2025), page 9.



Sears and Roebuck's selection of stylized face plates from 1910, Source: Sears, Roebuck and Company. "Concrete machinery, Triumph, Wizard and Knox Block Machines, Sears, Roebuck and Co., Chicago, Illinois." (accessed August 18, 2025), page 9.

Artistic Concrete Blocks

All facades of the Lauzon House feature concrete blocks with various designs cast directly on the block face. This style of ornamentation would have likely been produced by using a face-down block machine. At least eight distinct designs include symbols that may reference hooks, anchors, leaves, horseshoes, nails, medallions and a variety of other motifs. To achieve these designs, the block maker likely first pressed the chosen design into a sheet of metal for the "face" plate of the machine. To produce these plates, suspected to be made of cast iron, the block maker would likely have individually designed each motif in a mould (made of sand, metal, or an alternative) to create a negative impression and then poured molten iron on top to create each face plate.¹⁴ The precision of the original pattern determined the sharpness of the final block texture, showcasing the craftsmanship and artistic skill of the block maker. These plates are placed at the bottom of the machine and a thin layer of "rich facing" material was poured against the face of

¹⁴ Cast iron explained: How's it made, casting methods, types and its benefits - openex. Accessed August 19, 2025. <https://www.cncmetalworking.com/cast-iron-explained-hows-it-made-casting-methods-types-and-its-benefits/>.

the mould.¹⁵ The remaining mould would be filled with a more coarse, stronger, and cheaper material to reduce the costs and increase the structural integrity of the structure.¹⁶ The Ideal Concrete Block Machine Company's 1910 catalogue featured statements that the face down method could use less expensive coarser material as the back was fully hidden by the design on the exterior facing side of the block.¹⁷ This process would have to be completed for each individual block for each of the motifs used until the desired quantity of each block had been produced.¹⁸

This technique was completed by the owner, Joseph Lauzon, using wooden moulds, with the use of a metal face plate in the base to achieve a similar style of block without having access to a concrete block machine.¹⁹²⁰

Given the variety of block sizes, with some elongated rectangular blocks and some square blocks, and slight differences in the mix and colour, several different block moulds and ingredients were likely employed during production.

Examples of motifs on concrete blocks at 6654 Notre-Dame St



Anchors/Hooks



Stars



Medallions



Leaves



Crosses



Swords



Four Leafed Clovers



Horseshoes/Nails

¹⁵ *Ideal Concrete Block Machine Catalogue*. 1910. [London, Ontario, Canada/South Bend, Indiana, USA]: Ideal Concrete Machinery Company, (accessed August 18, 2025).

¹⁶ *Ideal Concrete Block Machine Catalogue*. 1910. [London, Ontario, Canada/South Bend, Indiana, USA]: Ideal Concrete Machinery Company, (accessed August 18, 2025), page 6 and 9.

¹⁷ *Ideal Concrete Block Machine Catalogue*. 1910. [London, Ontario, Canada/South Bend, Indiana, USA]: Ideal Concrete Machinery Company, (accessed August 18, 2025), page 9.

¹⁸ *Ideal Concrete Block Machine Catalogue*. 1910. [London, Ontario, Canada/South Bend, Indiana, USA]: Ideal Concrete Machinery Company, (accessed August 18, 2025), page 10.

¹⁹ Sears, Roebuck and Company. "Concrete machinery, Triumph, Wizard and Knox Block Machines, Sears, Roebuck and Co., Chicago, Illinois." *Ephemera*. 1910–1920. *Historic New England*, <https://gusn.us/284402> (accessed August 18, 2025), page 4.

²⁰ Société franco-ontarienne du patrimoine et de l'histoire d'Orléans. *Rapport ND01 6654 Notre-Dame Maison Victoria Lauzon*. Ottawa: 2018.

Above: Symbols on the facades of 6654 Notre-Dame Street, interpreted by staff. Source: City of Ottawa, 2025.

Each stylized motif presents a balanced composition carefully arranged to fill the block face. The chosen designs are largely symmetrical with a central feature. The meaning or theme of these motifs is unknown.

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| 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 | |
| <i>Heritage staff reviewed concrete block structures across Ottawa and concluded that the construction method employed at the Lauzon House appears to be typical for the period. As such, the property does not display a high degree of technical or scientific achievement.</i> | |

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| 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 | |
| <i>The Lauzon House at 6654 Notre-Dame Street has historical value for its direct association with 19th century settlement in former Gloucester Township, demonstrating the tradition of farms being owned and operated by family members, passed down for several generations. Directly associated with several French-speaking Roman Catholic families, the property reflects a larger historic trend of the arrival of French Catholic migrants to the Orléans area in the 19th and 20th centuries. Typical of pioneering families, the Vézinas, Roys and Lauzons were parishioners of St-Joseph's Church and were involved in Gloucester's Franco-Ontarian farming community. The house is one of the last surviving farmhouses in the area and represents the agricultural roots of Orléans and its settlement by French-Canadians in the 19th and 20th centuries.</i> | |

Supporting Details – Criterion 4

The farmhouse at 6654 Notre-Dame Street was built by Joseph Lauzon in the 1920s²¹²² as a family home for he and his spouse Marie-Louise Roy (d. 1970²³). The house

²¹ Société franco-ontarienne du patrimoine et de l'histoire d'Orléans. *Rapport ND01 6654 Notre-Dame Maison Victoria Lauzon*. Ottawa: 2018.

²² Gloucester Historical Society. Gloucester Street Names.

²³ *Lauzon*. Le droit, 28 avril 1970.

originally had an innovative central heating system from a coal furnace and the kitchen was equipped with drinking water through a pump connected to a well.²⁴ The Lauzon farm was reported to have a barn and stable, as well as animals including calves, cows and chickens.²⁵ The Lauzons sold their produce at the ByWard Market in Lowertown. Eggs and poultry were sold at the farm, and during maple syrup season, they sold maple syrup, as they owned a sugar bush near the stream that ran through their land.²⁶ Joseph Lauzon, Orléans R.R.#1 is listed as a milk/cream producer in the Township.²⁷ A parishioner of St. Joseph's Church, Joseph Lauzon was a member of the Sacred Heart League.²⁸ Married in 1925²⁹³⁰, the Lauzons had a son, Henri.

Henri Lauzon (1927-1979) married Délisca Robinson (1934-2013)³¹ and they resided nearby, at what is now 1401 Henri Lauzon Street in Orléans.³² The Lauzon house, at 6654 Notre-Dame Street, remained in the Lauzon family until the 1970s when the lands were subdivided for residential development.³³ The road along the western limit of the property is named Henri Lauzon Street after the family who farmed the land.

The village of St-Joseph d'Orléans was founded in the northeastern portion of Gloucester Township, lying in part of the western section of Cumberland Township (Ottawa).³⁴ François Dupuis is considered to be the founder of the village of St-Joseph as he settled in the area in the 1830s.³⁵ In the 1840s missionaries would stop at the small wooden church on his property, for a mission known as Saint-Joseph.³⁶ The first road connecting the village with Ottawa was completed in 1850. Early settler Luc Major is credited with registering the first official plan of the village of St-Joseph in 1858, at the request of the Archbishop Guigues of Bytown.³⁷ The idea was to establish lots along the "Postal Road," on what was known as Ottawa Road or Montréal Road, today St-Joseph Boulevard, in the hopes that settlers would purchase land along the main thoroughfare,

²⁴ Société franco-ontarienne du patrimoine et de l'histoire d'Orléans. *Rapport ND01 6654 Notre-Dame Maison Victoria Lauzon*. Ottawa: 2018.

²⁵ *Grange détruite par la foudre à Orléans*, Le droit, 16 juin 1941.

²⁶ Société franco-ontarienne du patrimoine et de l'histoire d'Orléans. *Rapport ND01 6654 Notre-Dame Maison Victoria Lauzon*. Ottawa: 2018.

²⁷ Johnston, Grace, ed. *Milk/Cream Producer-Distributors in Gloucester: 1892-1975*.

²⁸ *M. J. Lauzon*, Le droit, 5 mai 1950.

²⁹ *M. J. Lauzon*, Le droit, 5 mai 1950.

³⁰ Province of Ontario marriage certificate is dated 3 Jan 1942.

³¹ *Avis de décès*, Le droit, 14 déc 2013.

³² Gloucester Historical Society. Gloucester Street Names.

³³ Land Registry Office: Ottawa-Carleton (04). Gloucester, Book 5, Concession 2; Ottawa Front, Lot 1 to 5.

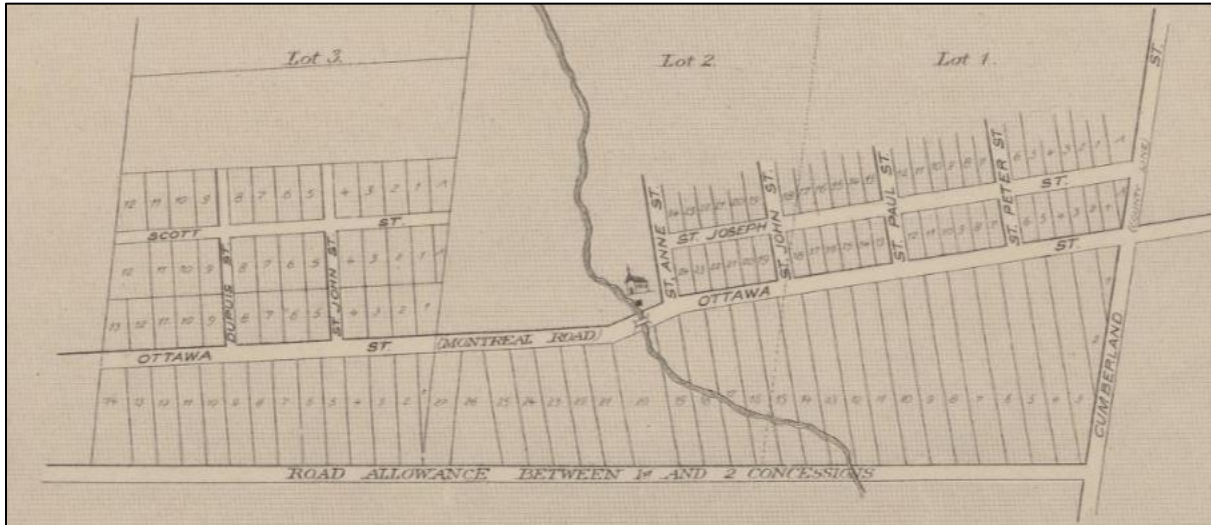
³⁴ Serré, Robert. *Pioneer Families of St. Joseph (Orléans) in Eastern Ontario*, page 3.

³⁵ Société franco-ontarienne du patrimoine et de l'histoire d'Orléans. *A Brief History of Orléans, Ontario and its French Toponymy*, page 15.

³⁶ Société franco-ontarienne du patrimoine et de l'histoire d'Orléans. *A Brief History of Orléans, Ontario and its French Toponymy*, page 15.

³⁷ Société franco-ontarienne du patrimoine et de l'histoire d'Orléans. *A Brief History of Orléans, Ontario and its French Toponymy*, page 17.

and near the church. In addition to the village lots, lands outside of the village boundary began to be cleared and farmed. These lots were more rural in character and had capacity for larger agricultural operations.



Village of St Joseph, Source: H. Belden & Co., *Illustrated Historical Atlas of the County of Carleton*, 1879.

Dupuis donated land to be used for the construction of the first parish building in 1860.³⁸ And that same year, Théodore Besserer, son of Louis Théodore Besserer (notary public, soldier in the War of 1812 and landowner in Sandy Hill) opened the first post office. He is said to have named the village Saint-Joseph d'Orléans after his place of birth, Île d'Orléans, near Quebec City.³⁹ The village would later be known simply as Orléans. The 1861 register shows that there were approximately 200 families living in the region, with about half of them being Roman Catholic, and most of them 'Canadian'.⁴⁰ These early settlers included many French-speaking farmers originating from Quebec and the Maritimes.⁴¹

Pioneers may have built a temporary residence until the lot could be cleared and a permanent house built. In the area of St-Joseph d'Orléans, early farms typically had a woodlot that provided families with firewood for heating and a vegetable garden that fed the family. Some farms also contained an orchard, chicken coop, small pigsty, barn for milk cows and work horses, and a barn for storing hay and grain.⁴²

³⁸ Société franco-ontarienne du patrimoine et de l'histoire d'Orléans. *A Brief History of Orléans, Ontario and its French Toponymy*, page 15.

³⁹ Louis Théodore Besserer. *Sandy Hill History*.

⁴⁰ Comité de l'album-souvenir du 125e anniversaire de la paroisse St-Joseph d'Orléans. *Paroisse St-Joseph D'Orléans. 1860-1985 125e anniversaire*. Ottawa: 1985, page 87.

⁴¹ *Orléans: 150 ans d'histoire*, page 107.

⁴² *Orléans: 150 ans d'histoire*, page 92.

Directly associated with several French-speaking Roman Catholic families, the property reflects a larger historic trend of the arrival of French Catholic migrants to the Orléans area in the 19th and 20th centuries. Typical of pioneering families, the Vézinas, Roys and Lauzons were parishioners of St-Joseph's Church and were involved in Gloucester's Franco-Ontarian farming community. The house is one of the last surviving farmhouses in the area and represents the agricultural roots of Orléans and its settlement by French-Canadians in the 19th and 20th centuries.

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| 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 | |
| <i>Based on staff research, the property at 6654 Notre-Dame does not appear to yield information that contributes to the understanding of a community or culture.</i> | |

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| 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 | |
| <i>The house was built by Joseph Lauzon, a local farmer and parishioner at St-Joseph's Church who handmade the concrete blocks.</i> | |

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| 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 | |
| <i>The residential areas of Orléans have a diverse character with relatively new building stock (post 1970). They include low and medium density house forms, typically detached, semi-detached and townhouses. While the subject property is detached, it</i> | |

does not define, maintain or support the neighbourhood character beyond this element.

Criterion 8

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

Yes

Response to Criterion

The subject property is functionally and historically linked to its surroundings as it relates to the area’s early settlement and agricultural character. Built as a residence to house the family farming the immediately surrounding lands, the house is linked to its environs through its residential function. The corner location of the property reflects its position on the northwest part of Lot 5 of Concession II, Ottawa Front, and the road allowances illustrated on the 19th century land survey of Gloucester Township.

Supporting Details – Criterion 8



*Aerial images of 6654 Notre-Dame Street and surrounding lands. Source: geoOttawa.
Top row: 1958, 1965, 1976. Bottom row: 1991, 2008, 2022.*

The sloped lot at 6654 Notre-Dame Street is located at the southeast corner of Notre-Dame Street at Henri-Lauzon Street, in the Orléans neighbourhood of Chapel Hill North.

The house is generously set back from both Notre-Dame Street and Henri Lauzon Street, facing north. Its deep yards set the house with in a soft green landscape. While the surrounding area has significantly changed through development, this corner site harkens back to the community's agricultural roots.



Corner condition, 6654 Notre-Dame Street, 2025, City of Ottawa.

Early photos indicate a winding road once connected the farm with St-Joseph Boulevard, providing convenient access to a key transportation route. Informal farm roads led south, uphill, to the barns and fields. Overtime, these road networks were formalized and extended, resulting in the existing layout of Notre-Dame Street and Henri Lauzon Street.

Development along what is now St. Joseph Boulevard, contributes to Orléans' development from a small village to large eastern suburb.

In the late 19th century and early 20th century St. Joseph Boulevard would become the central hub for the community, with the establishment of more institutions along the route. The road would include schools, a post office, general stores and a bank, forming the heart of the Orléans village.⁵¹

In 1909, the construction of the first train station in Orléans ended the use of the Ottawa River as the main transportation route via Besserer's Landing.⁵² The station was constructed north of St. Joseph Boulevard, however, was closed in 1939, and the land used for the rail line was replaced with Highway 17 (now Regional Road 174) in 1945.⁵³

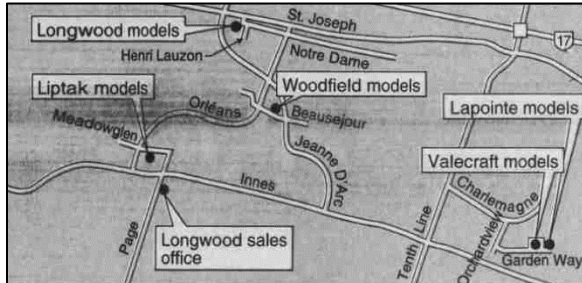
⁵¹ Société franco-ontarienne du patrimoine et de l'histoire d'Orléans. *Chroniques historiques*.

⁵² Société franco-ontarienne du patrimoine et de l'histoire d'Orléans. *A Brief History of Orléans, Ontario and its French Toponymy*, page 25.

⁵³ Société franco-ontarienne du patrimoine et de l'histoire d'Orléans. *A Brief History of Orléans, Ontario and its French Toponymy*, page 25.

By 1922, the area was incorporated as a police village, then known as St. Joseph d'Orléans.

Orléans experienced rapid growth in the 1960s and 1970s. Today, the area is a predominantly residential suburban area, which consists of the former municipalities of Cumberland and Gloucester that together form Ottawa's largest eastern suburban district. The area is comprised of many properties that were once part of larger farms.



Graphic originally published in The Ottawa Citizen: O'Brien, Melanie. Orléans offers affordable housing, variety, 30 Jun 1995.

Beginning in 1974, lands of the Lauzon farm were gradually subdivided for residential development.⁵⁴ Most recently, in 2015, the Committee of Adjustment gave consent for the creation of two new parcels of land on the southern part of the previous property, resulting in construction of new detached houses at 1381 and 1385 Henri Lauzon Street. Through the application process, the existing house was retained. Due to the reconfiguration of the parcel, the Committee authorized a minor variance to permit a reduced rear yard setback for the subject property, as the property is no longer in conformity with the Zoning By-law.⁵⁵



Looking north on Henri Lauzon Street. The right side of this image shows developments on the former Lauzon farmland.

⁵⁴ Plans of survey of part of lot 5 include 5R-1324 (1974); 5R-1511 (1974); 5R-3532 (1977); 4R-19358 (2004); 4R-29111 (2015).

⁵⁵ City of Ottawa. Committee of Adjustment Decision D08-02-14/A-00416, Sep 25, 2015.

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| Criterion 9 | |
| The property has contextual value because it is a landmark | No |
| Response to Criterion | |
| <p><i>6654 Notre-Dame Street does not have contextual value as a landmark. Although it sits at a somewhat visible corner location, it is a modest house well screened by trees and greenery. Its artistic features are difficult to discern from the road.</i></p> | |

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Document 5

Statement of Cultural Heritage Value

Description of Property

6654 Notre-Dame Street contains a one- and one-half storey farmhouse constructed of concrete block. The property is located at the southeast corner of Notre-Dame Street at Henri-Lauzon Street in the Orléans neighbourhood of Chapel Hill North.

Statement of Cultural Heritage Value or Interest

Constructed circa 1920 by Joseph Lauzon, the Lauzon House at 6654 Notre-Dame Street has design value as a rare example of an early 20th century concrete block farmhouse in Ottawa. In the twentieth century, farmhouse design in Ontario mixed practical, modern construction methods with stylistic influences from earlier architectural traditions. While its decorative concrete blocks are unusual and perhaps unique, the Lauzon House also features typical elements of a 20th century vernacular farmhouse including its L-shaped plan, open veranda, gable roof, balanced openings and massing. The Lauzon House showcases artistry and technical skill through the application of ornamental designs on the block face and in the variety of sizes of these custom blocks.

The Lauzon House at 6654 Notre-Dame Street has historical value for its direct association with 19th century settlement in former Gloucester Township, demonstrating the tradition of farms being owned and operated by family members, passed down for several generations. Directly associated with several French-speaking Roman Catholic families, the property reflects a larger historic trend of the arrival of French Catholic migrants to the Orléans area in the 19th and 20th centuries. Typical of pioneering families, the Vézinas, Roys and Lauzons were parishioners of St-Joseph's Church and were involved in Gloucester's Franco-Ontarian farming community. The house is one of the last surviving farmhouses in the area and represents the agricultural roots of Orléans and its settlement by French-Canadians in the 19th and 20th centuries.

Built as a residence to house the family farming the immediately surrounding lands, the Lauzon House is functionally and historically linked to its surroundings as it relates to the area's early settlement and agricultural character. The corner location of the property reflects its position on the northwest part of Lot 5 of Concession II, Ottawa Front, and the road allowances illustrated on the 19th century land survey of Gloucester Township.

Description of Heritage Attributes

Key attributes that reflect an early 20th century concrete block farmhouse include:

- One-and-one-half storey height
- Cross-gable roof
- L-shaped plan
- Rectangular openings with concrete lintels and sills
- Concrete block construction featuring a variety of block sizes and artistic motifs including horseshoes, medallions, leaves, anchors, stars and clovers
- Presence of an open veranda along the primary facade

Key attributes that reflect the agricultural context of 6654 Notre-Dame Street include:

- Its front and side yard setback, approximately 12 metres from the property line on Notre-Dame Street and on Henri Lauzon Street
- Its setting within a green landscape

The interior of the building and the rear addition are not included in this designation.