

**Subject: Designation of the former Ellis House at 2400 Bank Street under Part  
IV of the *Ontario Heritage Act***

**File Number: ACS2025-PDB-RHU-0030**

**Report to Built Heritage Committee on October 6, 2025  
and Council October 22, 2025**

**Submitted on September 24, 2025 by Court Curry, Manager, Right of Way,  
Heritage, and Urban Design Services, Planning, Development and Building  
Services**

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**Ward: Gloucester-Southgate (10)**

**Objet : Désignation de l'ancienne Maison Ellis, située au 2400, rue Bank, en  
vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario***

**Dossier : ACS2025-PDB-RHU-0030**

**Rapport au Comité du patrimoine bâti**

**le 6 octobre 2025**

**et au Conseil le 22 octobre 2025**

**Soumis le 24 septembre 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**

**Personne ressource : Sampoorna Bhattacharya, Planificatrice de patrimoine I,  
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**Quartier : Gloucester-Southgate (10)**

## **REPORT RECOMMENDATION**

**That the Built Heritage Committee recommend that Council issue a Notice of Intention to Designate 2400 Bank 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 propriété située au 2400, rue Bank 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 présentée en pièce jointe comme document 5.**

## **BACKGROUND**

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

The Ellis House at 2400 Bank Street is a two-and-a-half storey red brick vernacular farmhouse featuring elements of the Gothic Revival style. Built circa 1877 in former Gloucester Township, the property is associated with the theme of rural settlement in Ottawa and is one of the last remaining examples of a nineteenth century farmhouse in the area. Located on Bank Street, formerly Metcalfe Road, a historically significant thoroughfare connecting rural and urban parts of Ottawa, and adjacent to the former Canadian Pacific Railway (CPR) line which historically contributed to the growth of the area, the property is historically and physically linked to its surroundings.

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 OHA.

This property was listed on the City's Heritage Register in 2019. Changes to the OHA through Bill 23 (2023) and Bill 200 (2024) will result in the removal of this property from the City's Heritage Register if Council does not issue a Notice of Intention to Designate the property by January 1, 2027. Further, Council will not be able to relist the property for five years after this date. Heritage staff completed a review of all non-designated properties listed on the City's Heritage Register in response to Bill 23 in Spring of 2023 and this property was identified as a potential candidate for designation.

## **DISCUSSION**

The Official Plan, Provincial Planning Statement (PPS), and the *Ontario Heritage Act* (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*.”

## **Provincial Planning Statement (2024)**

The Provincial Planning Statement (PPS) replaces the former Provincial Policy Statement and came into effect on October 20, 2024. Section 4.6 of the PPS includes the following policy regarding the conservation of 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 described above, direct the designation of significant properties and comply with this policy.

Should City Council designate the property outlined in this report, it would be considered “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 Notices of Intention to Designate will be published online on the City’s website in both official languages. Document 5 contains

the Statements of Cultural Heritage Value for these properties.

### **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 2400 Bank Street meets three of the nine criteria. Detailed research and analysis are outlined in the Cultural Heritage Evaluation Reports (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.**

The Ellis House at 2400 Bank Street has design value as a representative example of a mid-to-late-nineteenth century vernacular farmhouse with Gothic Revival influences in rural Ontario. As a representative example of its type, it is characterized by its form and massing, dichromatic brickwork and stone foundation, full width veranda, and decorative features including bargeboard, finials and pendants.

**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.**

Built circa 1877, the Ellis House has historical value because it is directly associated with the theme of rural settlement in Ottawa. The property is located in former Gloucester Township. Typical of the area, it was settled by and farmed by four successive generations of the same family. As descendants of Irish immigrants to Canada, the Tompkins-Ellis family represent the immigrant farming families who cleared and settled the agricultural land in Gloucester Township. As the sole remaining building, the Ellis House is also associated with the former rural village of Ellwood which was formed in 1904 and named in part after William Ellis.

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

The Ellis House has contextual value because it is historically and physically linked to its surroundings through its lucrative location on Bank Street, formerly Metcalfe Road, a historically significant key transportation route connecting rural villages south of the city to the urban core, and its proximity to the former Canadian Pacific Railway (CPR) line

which runs at the rear of the property. The Ellis House is one of the only nineteenth century rural farmhouses remaining in this part of Ottawa.

### **Conclusion**

The property at 2400 Bank Street meets three 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 Notices of Intention to Designate the properties under Part IV of the OHA.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **LEGAL IMPLICATIONS**

There are no legal impediments associated with implementing the recommendation in this report. The required steps to be taken are set forth in the disposition.

### **COMMENTS BY THE WARD COUNCILLOR(S)**

The Ward Councillor is aware of the recommendation of this report.

### **CONSULTATION**

The property owner was mailed a letter regarding the upcoming staff report and the proposed designations of their properties under Part IV of the *Ontario Heritage Act* on September 3, 2024. Staff offered to meet with the property owner to address any questions or concerns and provided information on heritage designation. The letter also included details on how the owner could participate in the Built Heritage Committee meeting.

A second letter was sent via Registered Mail to the property owner on September 16, 2025.

### **ACCESSIBILITY IMPACTS**

The designation of this property under the *Ontario Heritage Act* does not impact physical fabric of the building. While alterations to designated properties, including renovations to remove barriers for people with disabilities, require a heritage permit, the fees for these permits are waived and staff work with property owners to allow for accessibility retrofits.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications for this report.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management 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**

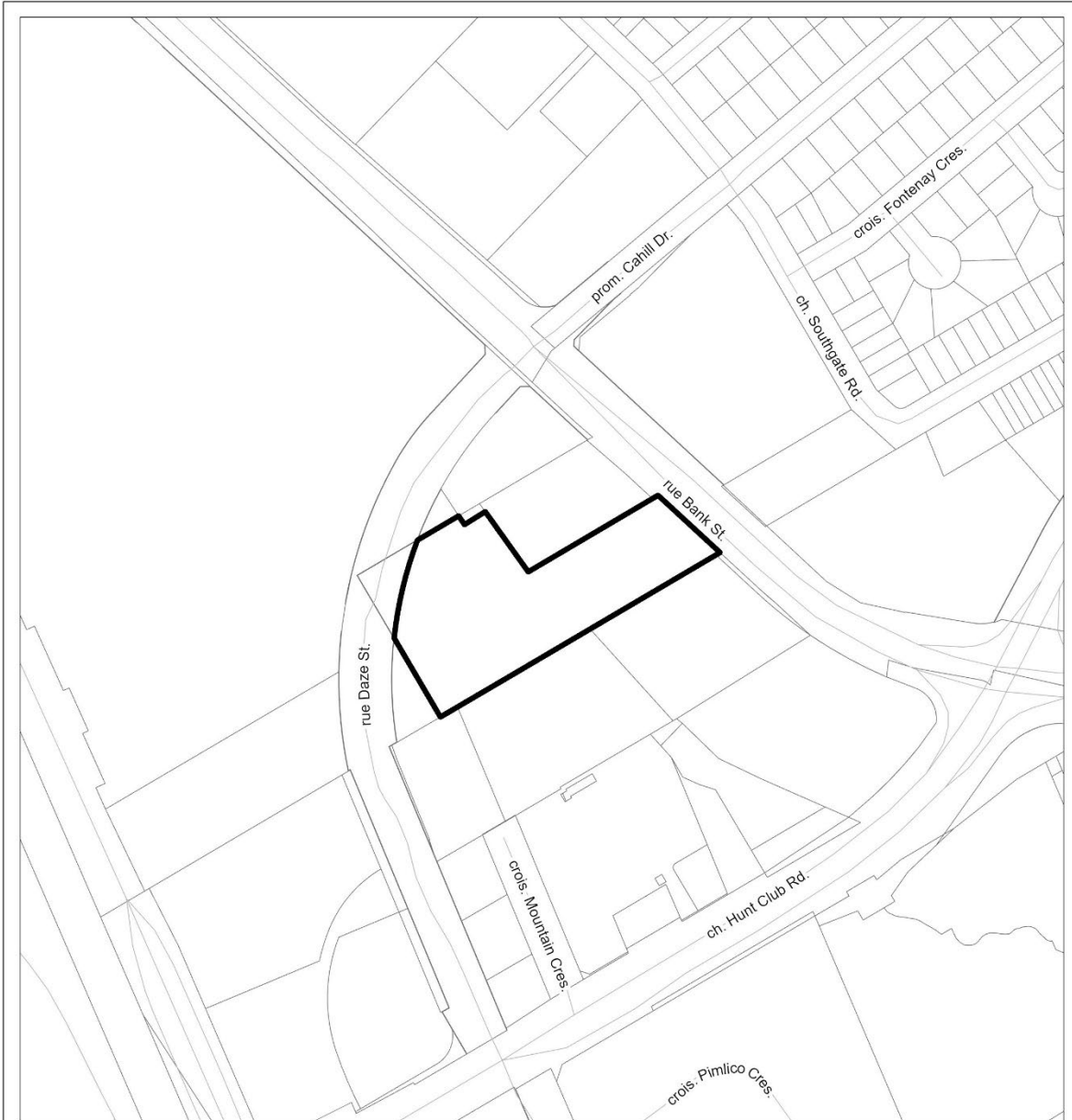
If Council does not carry the recommendations, no further steps are required. If Council proceeds with the issuance of a Notice of Intention to Designate for the properties located at 2400 Bank Street, several actions must be taken:

- 1) Heritage Planning Branch, Planning, Development and Buildings Services Department, to prepare the Notices of Intention to Designate. Office of the City Clerk, Council and Committee Services to notify the property owners and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision to issue the Notices of Intention to Designate the property at 2400 Bank Street under Part IV of the *Ontario Heritage Act*.
- 2) Heritage Planning Branch, Planning, Development and Building Services Department to ensure publication of the Notices 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 Notices 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 Notices of Objection under Section 29 (5) of the *Ontario Heritage Act* within thirty days of the publication of the Notices of

Intention to Designate, or if City Council decides not to withdraw the notices 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-laws, 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 Notices 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-laws together with a statement explaining the cultural heritage value or interest of the properties and a description of the heritage attributes of the properties, 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 notices of the by-laws in the newspaper according to the requirements Section 29(8)(4) of the *Ontario Heritage Act*.

Document 1 Location Map



LOCATION MAP / PLAN DE LOCALISATION  
HERITAGE / PATRIMOINE

D09-01-BANK2400

25-0473-G

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2400 rue Bank St.

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REVISION / RÉVISION - 2025 / 04 / 29



**Document 2 Photos**

All photos were taken by Heritage Planning staff with permission in April 2025



Front (east) elevation of property



South elevation of property



Rear (west) elevation of property



North and east elevation of property

**Document 3 Ontario Regulation 9/06****CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST**

**Consolidation Period:** From January 1, 2023 to the [e-Laws currency date](#).

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 the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force 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 the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force. 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 the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, 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 the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force. 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 the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, 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.

*Criteria, s. 41 (1) (b) of the Act*

3. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 41 (1) (b) of the *Act*. O. Reg. 569/22, s. 1.

(2) Subject to subsection (3), in the case of a by-law passed under subsection 41 (1) of the *Act* on or after the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, a municipality or any defined area or areas of it may be designated by such a by-law as a heritage conservation district under subsection 41 (1) of the *Act* if the municipality or the defined area or areas of it meets the following criteria:

1. At least 25 per cent of the properties within the municipality or defined area or areas satisfy two or more of the following:

- i. The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.
- ii. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.
- iii. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.
- iv. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.
- v. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
- vi. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- vii. The properties have contextual value because they define, maintain or support the character of the district.
- viii. The properties have contextual value because they are physically, functionally, visually or historically linked to each other.
- ix. The properties have contextual value because they are defined by, planned around or are themselves a landmark. O. Reg. 569/22, s. 1.

(3) Subsection (2) does not apply in respect of a by-law passed under subsection 41 (1) of the *Act* on or after the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force if a notice of a public meeting required to be held for the purposes of the by-law under subsection 41.1 (7) of the *Act* was given before the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force. O. Reg. 569/22, s. 1.

(4) For clarity, the requirement set out in subsection 41.1 (5.1) of the *Act*,

(a) does not apply in respect of a by-law under subsection 41 (1) of the *Act* that is passed before the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force; and

(b) does not apply in respect of a by-law under subsection 41.1 (2) of the *Act. O. Reg. 569/22, s. 1.*

## Document 4 Cultural Heritage Evaluation Report

### Ontario Regulation 9/06 Assessment

Address: 2400 Bank Street

Date: August 2025

Prepared by: Heritage Staff

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City of Ottawa Staff, 2025.

### Executive Summary

The Ellis House at 2400 Bank Street is a two-and-a-half storey red brick farmhouse built circa 1877. The property has design value as a representative example of a mid-to-late-nineteenth century vernacular farmhouse with Gothic Revival influences in rural Ontario. Located in former Gloucester Township, the Ellis House has historical value because it is directly associated with the theme of early rural settlement in Ottawa. The property was first owned by Peter Tompkins, a prominent early settler in the area, and owned successively by his son-in-law James Ellis, and two more generations of the Ellises, following typical patterns for early rural settlements in Ontario. The Ellis House stands as a sole remnant of the former rural village of Ellwood which was formed in 1904 through the efforts of William Ellis, owner of the Ellis House at the time. The Ellis House has contextual value because it is historically and physically linked to its surroundings due to its location on Bank Street, formerly Metcalfe Road, a prominent and historically significant thoroughfare connecting rural villages south of the city to the urban core, as well as its proximity to the former Canadian Pacific Railway (CPR) line which runs at the rear of the property with the former Ellwood Station located about three kilometers north of the property.

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**



GeoOttawa, 2019

The Ellis house is located on Bank Street, south of Daze Street and north of Hunt Club Road, in the South Keys neighbourhood.

<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>	
The Ellis House at 2400 Bank Street has design value as a representative example of a mid-to-late-nineteenth century vernacular farmhouse with Gothic Revival influences in rural Ontario. As a representative example of its type, it is characterized by its form and massing, dichromatic brickwork and stone foundation, full width veranda, and decorative features including bargeboard, finials and pendants.	

**Supporting Details – Criterion 1**

Architectural Analysis and Overview

The Ellis House was constructed circa 1877 and has design value as a representative example of a mid-to-late-nineteenth century vernacular farmhouse with Gothic Revival influences in rural Ontario. The vernacular farmhouse style is exemplified by the intersecting front and side gable roofs, red brick cladding and buff brick quoins,

two-and-a-half storey massing, stone foundation, full width veranda with wood posts and large front yard setback. The Ellis House features elements of the Gothic Revival style including two brick chimneys with corbelling, a round arched window under the front gable, a dormer window, bargeboard detailing framed by a finial and three pendants on front and side gables, and a pendant which hangs from the roof on the west elevation.



Aerial view of the property at 2400 Bank Street. Source: Google Maps (2021)



Front façade – east elevation



South elevation



Rear – west elevation



North elevation

### Architectural Style Description and Canadian Context

Vernacular architecture refers to the design and construction of buildings using locally available material and reflecting the local climate and building practices.<sup>1</sup> Vernacular architecture can be applied to a range of building functions and types, and their design may reference influences from a variety of architectural styles.<sup>2</sup> Although nineteenth century domestic architecture in Canada was influenced by styles that emerged in England and France, buildings reflected vernacular expressions of these styles due to limitations of local resources.<sup>3</sup> Brick in particular became one of the most popular materials used for domestic buildings by the late nineteenth century in Ontario.<sup>4</sup> The image below is an example of a typical nineteenth century vernacular farmhouse, featuring characteristics visible on the Ellis House, including brick cladding, two-and-a-half storey height, multiple gables, a veranda, brick chimney, quoins, and a small round arched window under the gable roof.



Illustration of “Ontario Vernacular - a brick farmhouse with gables and a commodious porch”, from Humphreys, B. and Skyes, M. *The Buildings of Canada: A guide to pre-20<sup>th</sup>-century styles in houses, churches and other structures*.

The Ellis House reflects trends in farm settlement and house building in Ontario in the mid-nineteenth century. The 1861 census indicates the existence of a log house on the property. It was common for pioneers to establish the log houses on the property first, and later, as financial resources permitted, replace them with more substantial houses

<sup>1</sup> Kyles, S. (n.d.) “Vernacular,” Ontario Architecture, <http://www.ontarioarchitecture.com/vernacular.htm>

<sup>2</sup> “Ontario Architectural Style Guide,” University of Waterloo Heritage Resources Centre, last modified January 2009, <https://www.therealtydeal.com/wp-content/uploads/2018/06/Heritage-Resource-Centre-Achitectural-StylesGuide.pdf>, 28

<sup>3</sup> Humphreys, B. and Skyes, M. *The Buildings of Canada: A guide to pre-20th-century styles in houses, churches and other structures*.

<sup>4</sup> Ibid.

constructed of stone or brick with decorative elements.<sup>5</sup> Although the exact date of construction of the Ellis House is unknown, its architecture and stylistic elements reflect mid-to-late-nineteenth century domestic and farm dwellings in Ontario.

The date of construction of the Ellis House can be inferred to be circa 1877 due to a significant increase in the value of the property between 1876 and 1877 as noted in the annual historical tax records for Gloucester Township. The 1891 census for Gloucester Township confirms the existence of a brick building at the property.

Vernacular farmhouses in rural Ontario in the mid-to-late-nineteenth century drew inspirations from widely publicized pattern books, designs and plans for rural farmhouses. For example, in 1864, 'The Globe' newspaper, today known as the Globe and Mail, began a bi-weekly publication known as 'The Canada Farmer' which presented drawings, plans, materials and construction methods under its "Rural Architecture" column. The publication had a large rural readership and was influential in directing rural domestic architecture. The images below show two designs printed in the column in 1864 titled "Suburban Villa or Farm House" (left) and in 1868 titled "Cheap Country House" (right). While more elaborate than Ellis House, both designs feature characteristics visible on the Ellis House, including multiple gable roofs, a two-and-a-half storey height, brick chimneys, a veranda and decorative elements such as gable trims, pendants and finials.<sup>6</sup>



The Canada Farmer. (1864). Vol. 1(9) McGill University, McLennan Library, Montreal. Canadiana.



The Canada Farmer. (1868). Vol. 5(16) McGill University, McLennan Library, Montreal. Canadiana.

<sup>5</sup> McIlwraith (1997) Looking for Old Ontario: Two Centuries of Landscape Change.

<sup>6</sup> Mace, J. (2013). Beautifying the Countryside: Rural and Vernacular Gothic in Late Nineteenth Century Ontario. JSSAC/JSEAC 38, (1).

### Architectural Style Locally

The Ellis House is one of only two nineteenth century vernacular farmhouses which remain in the South Keys neighbourhood. Although lacking in decorative Gothic Revival elements, the property at 3560 Albion Road (circa 1860) features a two-and-a-half storey height, a veranda and multiple gables, similar to the Ellis House and typical of rural domestic architecture of the mid-to-late-nineteenth century.



3560 Albion Road, South Keys (circa 1860)

The properties below represent mid-to-late-nineteenth century vernacular farmhouses built across rural parts of Ottawa. Dichromatic brickwork comprised of red brick cladding with contrasting buff brick quoins and other architectural details such as banding or voussoirs are common elements of the Gothic Revival style evident in Ottawa's rural farmhouses. In addition to the Ellis House, these features are evident at the Bradley Craig farmhouse at 590 Hazeldean Road (1873), 2659 Roger Stevens Drive (1876), the Bryan House at 6700 Rideau Valley Drive S. (circa 1870) and the Beggs House at 2323 Roger Stevens Drive, North Gower (circa 1896).



The Bradley-Craig farmhouse, 590 Hazeldean Road, March Township (1873)



Bryan House, 6700 Rideau Valley Drive S., Kars (circa 1870)



2659 Roger Stevens Drive, North Gower (1876)



The Beggs House, 2323 Roger Stevens Drive, North Gower (circa 1896)

Alterations/condition

The property maintains its architectural integrity through its original footprint, two-and-a-half storey height and retention of decorative elements. Although large verandas were a common feature of vernacular farmhouses built throughout Ontario in the nineteenth century, the current veranda may not be original to the property but is compatible with the architectural character of the building. The window openings for the two-by-two sash windows, the dormer window and the round arch window are likely original. Some of the window openings on the first storey have been altered over time, particularly the horizontally oriented windows on the east and south elevations.

<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>	

The Ellis House displays a moderate degree of craftsmanship through its bargeboard, decorative elements such as quoins and dichromic brickwork. However, the craftsmanship displayed was prevalent in the time period when the house was built. The property does not meet this criterion.

**Criterion 3**

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

The Ellis House does not demonstrate a high degree of technical or scientific achievement in its construction method which is typical of the time period. The property does not meet this criterion.

**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.	<b>Yes</b>
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**Response to Criterion**

Built circa 1877 the Ellis House has historical value because it is directly associated with the theme of rural settlement in Ottawa. The property is located in former Gloucester Township. Typical of the area, it was settled by and farmed by four successive generations of the same family. As descendants of Irish immigrants to Canada, the Tompkins-Ellis family represent the immigrant farming families who cleared and settled the agricultural land in Gloucester Township. As the sole remaining building, the Ellis House is also associated with the former rural village of Ellwood which was formed in 1904 and named in part after William Ellis.

**Supporting Details – Criterion 4**

The Ellis House is associated with the theme of early rural settlement in the nineteenth century in Ottawa. The property is located in the former Gloucester Township, which was surveyed and named in 1792-93 and incorporated in 1850.<sup>7</sup> The first settler to

<sup>7</sup> Clark, G. (2023). A Historical Timeline for the Township of Gloucester, Eastview and Rockcliffe Park. <http://www.gloucesterhistory.com/history.html>

Gloucester Township was Braddish Billings in 1812, who established his settlement in the area known today as Billings Bridge, located approximately five kilometers north of the property. Although Gloucester's assessment rolls showed the names of only four early settlers in 1823, there were already 156 families residing in the township by 1834.<sup>8</sup> Many of those who settled in the Rideau Front area in Gloucester Township had arrived in Canada from England and Ireland to work on the construction of the Rideau Canal and decided to settle in the area.<sup>9</sup> The map below shows the concession boundaries for Gloucester Township including the Rideau Front.



Map of Gloucester Township with concession boundaries drawn. Gloucester Historical Society. Modified to black and white with red star indicating location of 2400 Bank Street.

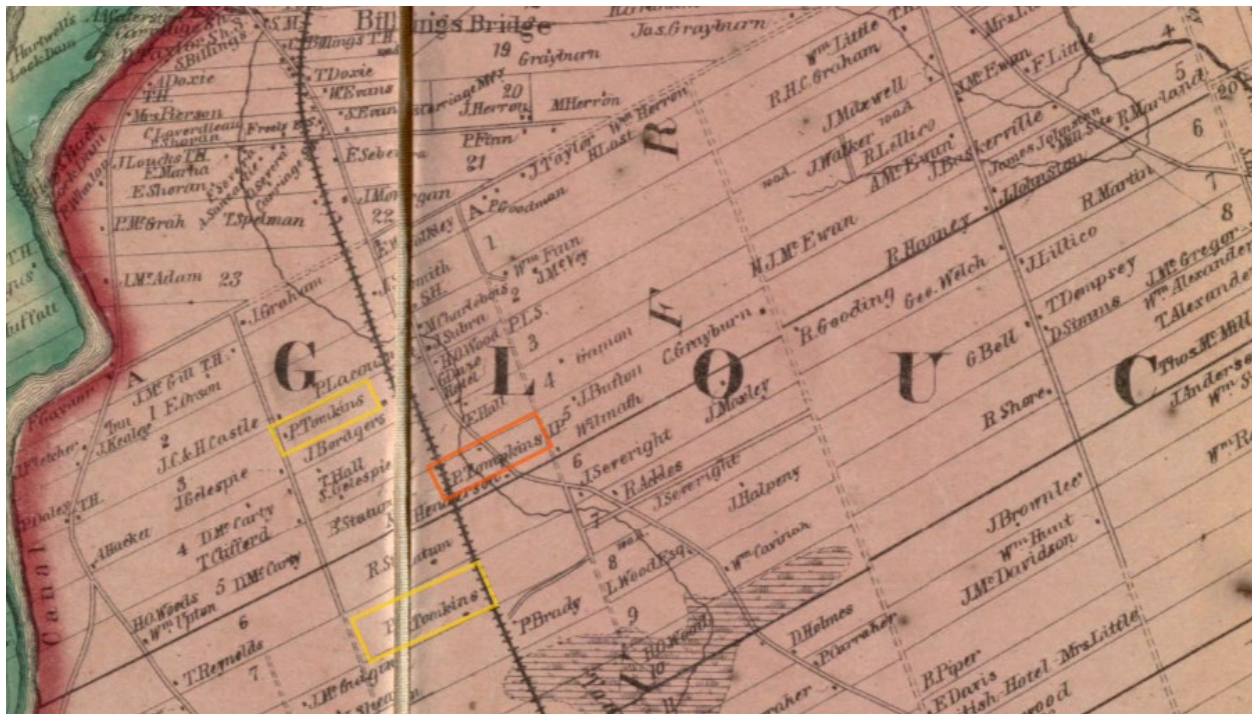
<https://www.gloucesterhistory.com/Gloucester%20Township%20Map%20with%20place%20names.jpg>

Prior to the construction of the house, the property at 2400 Bank Street was first owned by one such early settler, Peter Tompkins, who emigrated to Canada from County

<sup>8</sup> Kemp, L. (1991). Gloucester Roots. Eloquent Enterprises.

<sup>9</sup> Ibid.

Wicklow, Ireland in 1830 and acquired vast amounts of land.<sup>10</sup> Land records confirm that he owned a total of around 942 acres of land in Gloucester Township, most of which he transferred to his sons Henry and John, as well as additional lots in Osgoode and Clarence Townships.<sup>11</sup> The image below shows the 1863 Walling Map, with the name “Peter Tompkins” marked in red at the location of the property at 2400 Bank Street, and with two other lots in the vicinity with his name marked in yellow. Like other early settlers to the area, Peter Tompkins became a prominent member of the local community and a leader in the politics and governance of the region, exemplified through his election as the fourth Reeve of Gloucester Township, the rural equivalent of Mayor.<sup>12</sup> Tompkins served on Gloucester Council in 1851, 1852, and 1866 and was elected Reeve twice from 1852 to 1858 and again in 1867.<sup>13</sup>



Source: Map of the county of Carleton, Canada West: from surveys under the direction of H.F. Walling. (1863). Norman B. Leventhal Map & Education Center Collection. Boston Public Library. <https://collections.leventhalmap.org/search/commonwealth:4m90fh53p>

<sup>10</sup> Serre, R. (2012). Who Was Who in Gloucester, Eastview/Vanier and Rockcliffe Park (now part of Ottawa).

<sup>11</sup> Gloucester Historical Society. Tompkins Family Files acquired by City of Ottawa Archives; The Ontario Historical County Maps. University of Toronto.

<https://utoronto.maps.arcgis.com/apps/webappviewer/index.html?id=8cc6be34f6b54992b27da17467492d2f>

<sup>12</sup> Gloucester Historical Society. (n.d.) Reeves, Mayors, Police Chiefs, Fire Chiefs and Township Clerks of Gloucester and Wardens. <https://www.gloucesterhistory.com/reeves.html>

<sup>13</sup> Kemp, L. (1991). Gloucester Roots. Eloken Enterprises.; Gloucester Historical Society. (n.d.) Reeves, Mayors, Police Chiefs, Fire Chiefs and Township Clerks of Gloucester and Wardens. <https://www.gloucesterhistory.com/reeves.html>

While still in Ireland, Peter Tompkins married Sarah Carter in 1822.<sup>14</sup> They had several children including Mary Ann Tompkins, who married James Ellis. The ownership of the property at 2400 Bank Street transferred to his son-in-law James Ellis in 1870 following Peter Tompkins' passing, and subsequently passed through the hands of two more generations of the Ellises.<sup>15</sup> Like Peter Tompkins, Mary Ann and James Ellis were active in the local community, exemplified by their role as founding members of the English Church, today known as St. James Anglican Church Leitrim, located approximately three kilometers south of the Ellis House.<sup>16</sup>

In 1888, the ownership for the property at 2400 Bank Street shifted from James and Mary Ann Ellis to their son, William Ellis.<sup>17</sup> Historical newspapers shed light on the various activities and events that took place at the time at the Ellis House which speak to property's significance as a space for gathering of rural residents and the farming community. In 1922, a meeting for the Bowesville and Leitrim Women's Institute was held at the Ellis House property with over one hundred people in attendance, and in 1932, William Ellis hosted a plowing demonstration as part of the International Plowing Match.<sup>18</sup> Similar to his father and grandfather, William Ellis was a well-known local dairy farmer and prominent community member, demonstrated through his participation in various local activities in the 1920s and 1930s.<sup>19</sup> Historical newspapers recount his election to serve as one of five directors of the Russell United Farmers' Co-Operative Stores in 1921, and his deliverance of a passionate speech to the farming community, urging farmers to become more politically involved during elections in Russell County in 1922.<sup>20</sup> William Ellis' obituary printed upon his passing in 1932 remembered him as "one of Carleton county's most respected citizens... well-known to young and old", and a prominent member of the community.<sup>21</sup>

Most notably, William Ellis was a key figure in the establishment of Ellwood along with Charles Wood, a member of another early settler family in the area. In 1904, following the death of Timothy Cutts, owner of the local general store, there was an increased demand in the community for local mail delivery.<sup>22</sup> The only way to receive mail at this time was by walking to Billings Bridge, which was a lengthy distance and often

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<sup>14</sup> Serre, R. (2012). Who Was Who in Gloucester, Eastview/Vanier and Rockcliffe Park (now part of Ottawa).; Census (1871). Gloucester Township.

<sup>15</sup> ON Land Register. OTTAWA-CARLETON (04), GLOUCESTER, Book 23; Serre, R. (2012). Who Was Who in Gloucester, Eastview/Vanier and Rockcliffe Park (now part of Ottawa)

<sup>16</sup> Clark, G. (2006). St. James' Leitrim the Story of the First English Church of Gloucester Township

<sup>17</sup> ON Land Register. OTTAWA-CARLETON (04), GLOUCESTER, Book 23

<sup>18</sup> The Ottawa Citizen, 1922; The Ottawa Citizen, 1932

<sup>19</sup> The Ottawa Citizen, 1907

<sup>20</sup> The Ottawa Citizen, 1921; The Ottawa Citizen, 1922

<sup>21</sup> The Ottawa Journal, 1933

<sup>22</sup> Ottawa Citizen, 1931

difficult.<sup>23</sup> William Ellis and Charles Wood initiated the establishment of a post office at the late Timothy Cutt's general store, with his widow, Jane, as the first postmaster. Residents of the area suggested to name this post office Ellwood, with "Ell" honouring William Ellis, and "wood" honouring Charles Wood. Ellwood developed into a small rural village centred at Ledbury Avenue and Metcalfe Road, today known as Bank Street, with a population of 30 in 1913.<sup>24</sup> Aside from residences the general store and post office, the cluster of buildings which made up Ellwood included St. Thomas the Apostle Anglican Church (built circa 1927, demolished 1957), Gloucester Presbyterian Church (built 1927, demolished 1990), S.S. No. 3 Gloucester Ellwood School (built 1856, demolished 1980s), a dance hall and restaurant called the Right Spot Inn, (built circa 1940, demolished in the 1960s), a police station that operated out of a residence at 1663 Bank Street between circa 1948 and circa 1960, and the Chaudière Junction railway station, renamed Ellwood Station in 1921 (demolished).<sup>25</sup> The community of Ellwood ceased to exist in 1950 when residents and properties were expropriated due to the relocation of urban freight yards to the south end of the city, although the name "Ellwood" lingered on as a reference to the area.<sup>26</sup>



Ellwood Post Office at Cutts General Store



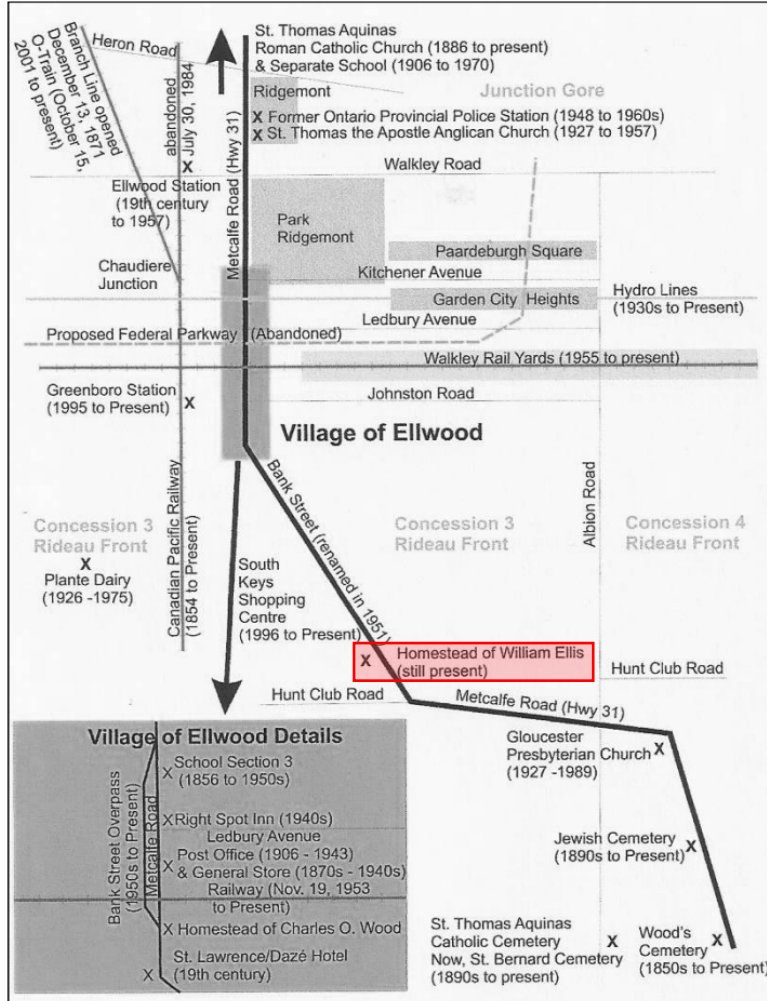
Ellwood School, Gloucester S.S.#3

<sup>23</sup> Gloucester Historical Society. (2013). Historic Gloucester. Newsletter of the Gloucester Township Historical Society. Vol. 14, No. 4; Ottawa Citizen, 1931

<sup>24</sup> Gloucester Historical Society. (2013). Historic Gloucester. Newsletter of the Gloucester Township Historical Society. Vol. 14, No. 4

<sup>25</sup> Gloucester Historical Society. (2014). Historic Gloucester. Newsletter of the Gloucester Township Historical Society. Vol. 15, No. 1; Gloucester Historical Society. (2014). Historic Gloucester. Newsletter of the Gloucester Township Historical Society. Vol. 15, No. 3

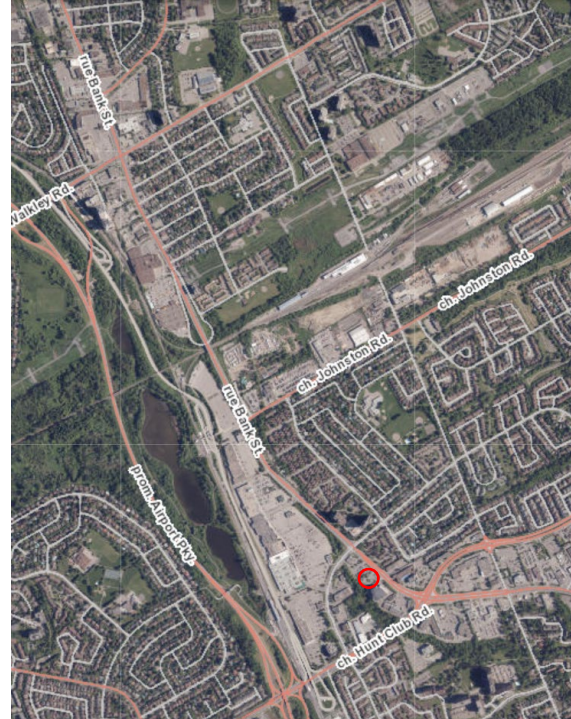
<sup>26</sup> Gloucester Historical Society. (2014). Historic Gloucester. Newsletter of the Gloucester Township Historical Society. Vol. 15, No. 1



Map of Ellwood Village. Historic Gloucester. Newsletter of the Gloucester Township Historical Society. (2014). Vol 15, No. 3. Retrieved from <https://www.gloucesterhistory.com/Historic%20Gloucester%20Volume%2015%20No%203.pdf> Modified to black and white with "Homestead of William Ellis" highlighted in red.



1945 Aerial Image of the Ellwood/South Keys neighbourhood. Ellis House outlined in red. Retrieved from uOttawa Library Air Photo Application, [https://gsg.uottawa.ca/geo/airphotos/1945/A9618/A9618\\_90.jpg](https://gsg.uottawa.ca/geo/airphotos/1945/A9618/A9618_90.jpg)



2022 Aerial Image of the Ellwood/South Keys neighbourhood with road names. Ellis House outlined in red. GeoOttawa.

William Ellis' son Harry Ellis was the last member of the Ellis family to live in the house, who received ownership of the property in 1925 and continued farming on the property until 1945<sup>27</sup>. Following his death, the property was sold between 1971 and 1973, marking over one hundred years as the Tompkins-Ellis family's property.<sup>28</sup> Since its early settlement by Peter Tompkins, a prominent pioneer to Gloucester Township in the 1830s, the property has followed a typical pattern of rural development through its function as the farmlands and homestead of his descendants, the Ellises. The property has witnessed the evolution of former Gloucester Township from vast farmlands to the formation of the community of Ellwood, and the owners of the property helped shape the political and cultural landscape of these surrounding areas. Today, the Ellis House stands as a sole remnant of the historic rural village of Ellwood.

The neighbourhood where the Ellis House is located retained its rural character until the 1960s when developer Campeau Homes constructed new residential properties and

<sup>27</sup> The Ottawa Journal, 1952

<sup>28</sup> ON Land Register. OTTAWA-CARLETON (04), GLOUCESTER, Book 23

renamed the area South Keys Village.<sup>29</sup> Since the 1980s, the property has served several commercial functions.<sup>30</sup>



Below: Gloucester Historical Society. "Former home of Harry Ellis. circa 1981".

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<sup>29</sup> Gloucester Historical Society. (2013). Historic Gloucester. Newsletter of the Gloucester Township Historical Society. Vol. 14, No. 4

<sup>30</sup> The Ottawa Citizen, 1988; The Ottawa Citizen, 2010

<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> Based on research conducted by Heritage Staff, the property does not yield information that contributes to the understanding of a community or culture. The property does not meet this criterion.	

<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> Typical of vernacular farmhouses, there is no known builder or architect associated with the construction of the building. The property does not meet this criterion.	

<b>Criterion 7</b>	
The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	<b>No</b>
<b>Response to Criterion</b> The property is unique in its age and architectural style in the context of surrounding development and therefore does not support the character of the South Keys neighbourhood. The neighbourhood where the Ellis House is located was named South Keys Village by developer Campeau Homes where new homes were first advertised for sale in February 1968. Since then, many historic properties were demolished and the character of the area shifted from rural to suburban. The Ellis House is a remnant of the former rural character of the area. The property does not meet this criterion.	

<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>	
The Ellis House has contextual value because it is historically and physically linked to its surroundings through its lucrative location on Bank Street, formerly Metcalfe Road, a historically significant key transportation route connecting rural villages south of the city to the urban core, and its proximity to the former Canadian Pacific Railway (CPR) line which runs at the rear of the property. The Ellis House is one of the only nineteenth century rural farmhouses remaining in this part of Ottawa.	

### **Supporting Details – Criterion 8**

The Ellis House is located on Bank Street, a prominent and historically significant street that runs the full length of Ottawa from north to south. This section of Bank Street, running south from Billings Bridge, was formerly known as the Bytown and Prescott Carriage Road or the Prescott Road in the early 1800s. It was originally a winter road, eventually becoming an all-weather corduroy road, which is a road made of logs. The road was renamed several times and was known as Ottawa and Gloucester Road in the 1870s and Metcalfe Stone Road or Metcalfe Road for short in the 1900s, until it became Bank Street in 1951.<sup>31</sup>

In 1867, Bank Street, which ran north of Billings Bridge was connected to Metcalfe Road, and in the mid-1870s, the road's condition was improved; crushed stone was applied to the road allowing it to be smoother, toll gates were installed at Billings Bridge and Conroy Road. Around this time, the road was heavily used by farmers and merchants travelling from as far as Winchester, Finch, Matilda, Osgoode, Russell and St. Lawrence, buying and selling a variety of goods, most notably hay as it was scarce in the Ottawa region.<sup>32</sup> Hotels and shops were opened up along Metcalfe Road to accommodate the many travellers. Built during this period of significant development associated with road improvements, the Ellis House is historically connected to Bank Street and its function as a main throughfare.

The Ellis House also has contextual value because it is historically linked to the railway line which runs at the rear of the property. These tracks date back to 1854, when the first railway into Ottawa, the Bytown and Prescott Railway began service. Initially established for transporting lumber and farm products to northeastern United States and Montreal, the railway began passenger service shortly after.<sup>33</sup> The railway station in this

<sup>31</sup> Gloucester Historical Society. (2018). Newsletter of the Gloucester Historical Society, Vol. 19, No.2

<sup>32</sup> The Ottawa Citizen, 1925

<sup>33</sup> Plaque. "Bytown and Prescott Railway Company 1850, The". Ontario Heritage Trust.  
<https://www.heritagetrust.on.ca/plaques/bytown-and-prescott-railway-company-1850>

area, known as Chaudière Junction, was located approximately three kilometres north of the Ellis House, where Walkley Station is located today. Although the business operating out of the Ellis House today is called Wine Station, the building is not situated at the historical location of the railway station.

The establishment of the Bytown and Prescott Railway was greatly beneficial for residents along the route, as those with properties along the tracks like Peter Tompkins, were paid a sum,<sup>34</sup> and farmers and their sons were recruited to work on the construction of the railway.<sup>35</sup> In 1855, farmers and other rural residents in the south end of Gloucester Township were invited by the superintendent of the Bytown and Prescott Railway on an excursion to Bytown which had recently become Ottawa.<sup>36</sup> The Bytown and Prescott Railway is also recognized in its contribution to building the nation's capital as it was used for transporting the Trenton limestone for the construction of the parliament buildings from Cleveland in the 1860s.<sup>37</sup> The railway and its stations were beneficial for dairy farmers like the Ellises who were contracted by Ottawa Dairy, to transport and distribute milk cans.<sup>38</sup>

The name of the railway was changed to Ottawa and Prescott Railway in 1856 and the St. Lawrence & Ottawa Railway in 1871, and the railway was eventually acquired by the Canadian Pacific Railway (CPR) in 1884.<sup>39</sup> Villages were established along the tracks in the 1870s, including Janeville (today part of Vanier) and Gateville.<sup>40</sup> Around 400 to 500 people made up the population for these villages, according to a newspaper article printed in 1887.<sup>41</sup> Station names appearing in the Gloucester Township map in the 1879 Belden Atlas include Janeville, Billings Bridge, and Gateville to the north of Chaudière Junction, and Gloucester Station to the south. In 1921, 'Chaudière Junction' was renamed 'Ellwood', owing to the success of the village of Ellwood, and remained under this name until passenger service ended in 1957.<sup>42</sup> The railway line today is operated by the City of Ottawa as OC Transpo Line 2.

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<sup>34</sup> ON Land Register. OTTAWA-CARLETON (04), GLOUCESTER, Book 23

<sup>35</sup> The Ottawa Citizen, Feb 23, 1929.

<sup>36</sup> Ottawa Daily Citizen, Jan 20, 1855

<sup>37</sup> The Ottawa Citizen, Feb 23, 1929.

<sup>38</sup> Osgoode Township Historical Society & Museum at the Old Vernon School Newsletter. (1994). Vol 21, No. 3. [https://osgoodemuseum.ca/\\_uploads/h0fccsgd.pdf](https://osgoodemuseum.ca/_uploads/h0fccsgd.pdf)

<sup>39</sup> Ballantyne, K. (n.d.). Ottawa's Railway Through the Years. <https://www.kballantyne.ca/geomatics/maps/ottawa-railways/>

<sup>40</sup> Gloucester Historical Society (n.d.). A Historical Timeline for the Township of Gloucester, Eastview and Rockcliffe Park. <https://www.gloucesterhistory.com/history.html>

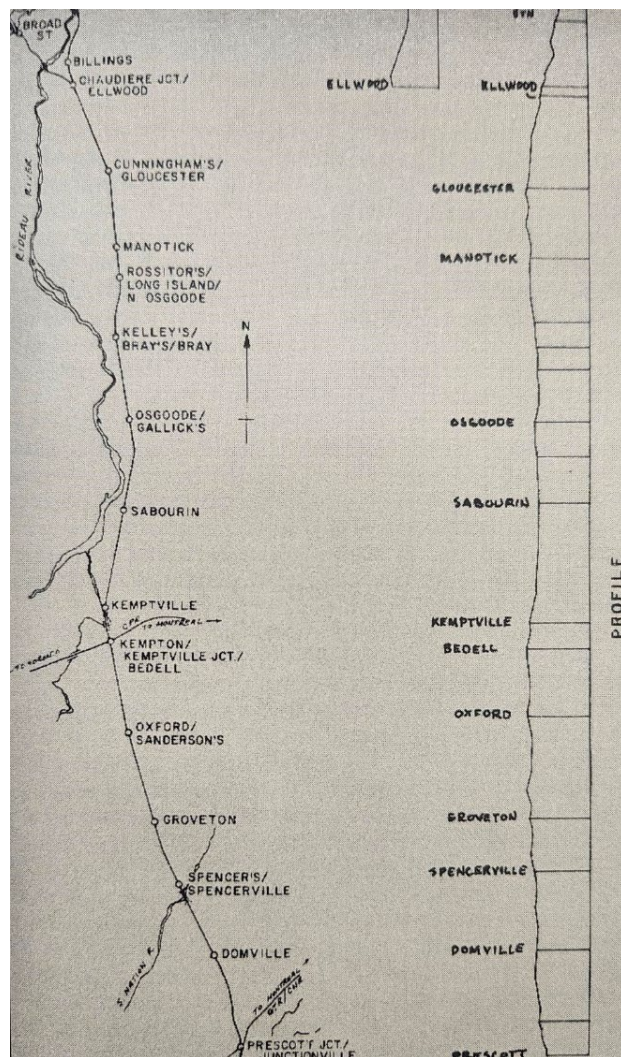
<sup>41</sup> Ottawa Daily Citizen, 1887;

<sup>42</sup> Gloucester Historical Society. (2014). Historic Gloucester. Newsletter of the Gloucester Township Historical Society. Vol. 15, No. 3



1879 Belden Atlas showing Chaudiere Junction/Ellwood Station outlined in red, and Gloucester Station to the south, and Billings Bridge and Janeville Stations to the north outlined in blue.

Source: H. Belden & Co. (1879). Illustrated historical atlas of the county of Carleton (including city of Ottawa) Ont.

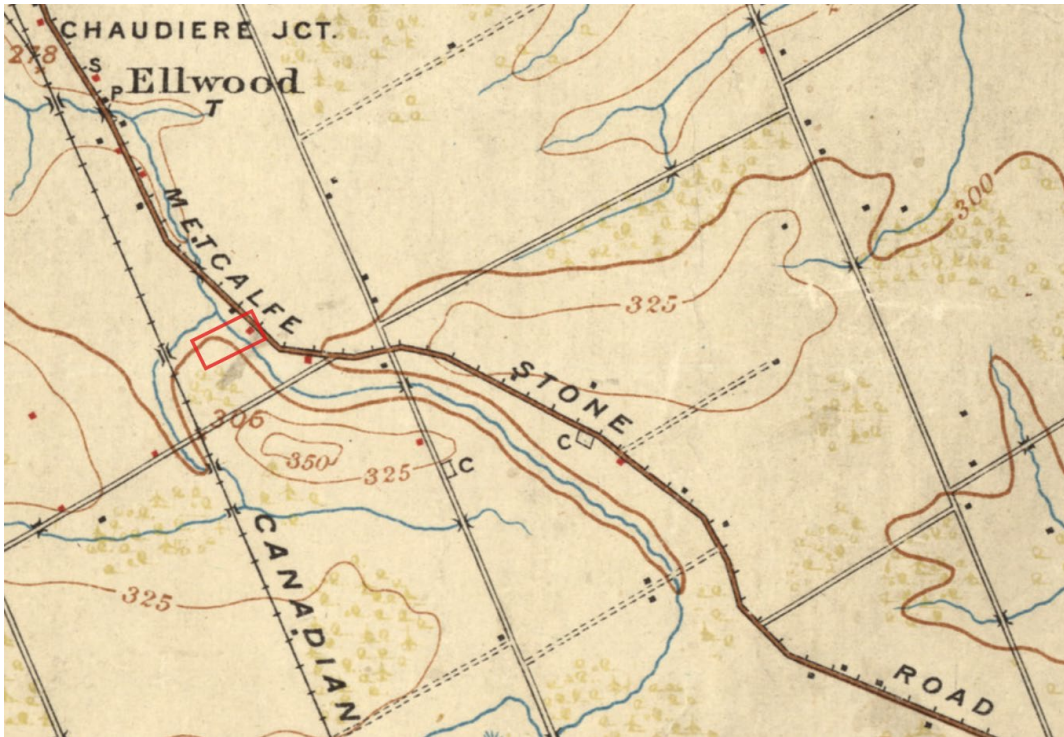


Map showing the stations and villages connected by the Bytown and Prescott railway line.

Source: The Osgoode Village Story. "An 1871 grade profile and route of the Bytown and Prescott." Map drawn by A. Craig. From the Bytown Railway Society book, S. R. Elliot.

When the Ellis House was built in the 1870s, the Bytown and Prescott Railway, which became the CPR, was well established, dating back to 1854, and Metcalfe Road was heavily travelled by farmers and merchants. The Ellis House's lucrative location near these two major transportation routes which connected urban and rural regions in and around Ottawa, enhanced the farming operations at the property. Historical newspapers recount several farmhouses which were built near Ellwood along Metcalfe Road, including the Smith family log house (circa 1844), O'Neill's hotel and farm built (1871), and the farmhouse of barrister George McLaurin, all of which have since been

demolished.<sup>43</sup> The Ellis House today remains a well-preserved example of a nineteenth century rural farmhouse in this part of Ottawa.



The Ellis House's location (marked in red boundary) on Metcalfe Stone Road and adjacent to the CPR Railway line and in relation to Chaudiere Junction Station, later Ellwood. Source: Department of Militia and Defence. (1906). Topographical Map Ontario – Quebec, Ottawa Sheet. Ontario Council of University Libraries.

<b>Criterion 9</b>	
The property has contextual value because it is a landmark	<b>No</b>
<b>Response to Criterion</b>	
Due to its small massing and its large setback from the street, the Ellis House is not highly noticeable from Bank Street and therefore it is not considered a landmark. The property does not meet this criterion.	

<sup>43</sup> Ottawa Citizen, 1931; Ottawa Citizen 1925, Ottawa Journal, 1926

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## **Document 5 Statement of Cultural Heritage Value**

### **Description of Property**

The Ellis House at 2400 Bank Street is a two-and-a-half storey red brick building constructed circa 1877. The property is located on Bank Street, south of Daze Street and north of Hunt Club Road, in the South Keys neighbourhood.

### **Statement of Cultural Heritage Value or Interest**

The Ellis House at 2400 Bank Street has design value as a representative example of a mid-to-late-nineteenth century vernacular farmhouse with Gothic Revival influences in rural Ontario. As a representative example of its type, it is characterized by its form and massing, dichromatic brickwork and stone foundation, full width veranda and decorative features including bargeboard, finials and pendants.

Built circa 1877, the Ellis House has historical value because it is directly associated with the theme of rural settlement in Ottawa. The property is located in former Gloucester Township. Typical of the area, the property was settled and farmed by four successive generations of the same family. As descendants of Irish immigrants to Canada, the Tompkins-Ellis family represent the immigrant farming families who cleared and settled the agricultural land in Gloucester Township in the late-nineteenth century. As the sole remaining building, the Ellis House is also associated with the former rural village of Ellwood, which was formed in 1904 and named in part after William Ellis.

The Ellis House has contextual value because it is historically and physically linked to its surroundings through its lucrative location on Bank Street, formerly Metcalfe Road, a historically significant key transportation route connecting rural villages south of the city to the urban core, and its proximity to the former Canadian Pacific Railway (CPR) line which runs at the rear of the property. The Ellis House is one of the only nineteenth century rural farmhouses remaining in this part of Ottawa.

### **Description of Heritage Attributes**

Key exterior attributes that contribute to the heritage value of the Ellis House at 2400 Bank Street as a representative example of a mid-to-late-nineteenth century vernacular farmhouse with Gothic Revival influences in Ontario include:

- Two-and-a-half storey massing
- Intersecting gable roofs
- Stone foundation
- Red brick cladding with buff brick quoins
- Decorative woodwork including bargeboard, finials and pendants

- Arched attic window on front (east) façade
- Window openings with stone sills
- Dormer window on front (east) façade
- Two brick chimneys with corbelling
- Large veranda with wood posts spanning front (east) façade

Key attributes that reflect the contextual value of the Ellis House include:

- Its orientation facing Bank Street

This designation is limited to the footprint of the building and does not include surrounding property. The interior of the building is excluded in this designation.