

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

**File Number: ACS2026-PDB-RHU-0023**

**Report to Built Heritage Committee on 10 March 2026  
and Council 11 March 2026**

**Submitted on February 27, 2026 by Court Curry, Director, Right of Way, Heritage,  
and Urban Design Services, Planning, Development and Building Services**

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

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

**Dossier: ACS2026-PDB-RHU-0023**

**Rapport au Comité du patrimoine bâti**

**le 10 mars 2026**

**et au Conseil le 11 mars 2026**

**Soumis le 27 février 2026 par Court Curry, Directeur, 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: Gloucester-Southgate (10)**

## REPORT RECOMMENDATION(S)

That the Built Heritage Committee recommend that Council:

1. Not issue a Notice of Intention to Designate 2400 Bank Street under Part IV of the *Ontario Heritage Act* at this time;
2. Direct staff to undertake a geographic study of former Rideau Front of Gloucester Township using the themes identified in the Cultural Heritage Evaluation Report for 2400 Bank Street, attached as Document 1.

## RECOMMANDATIONS DU RAPPORT

Que le Comité du patrimoine bâti recommande au Conseil de :

1. Ne pas publier pour l'instant l'avis de l'intention de désigner le 2400, rue Bank, en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*;
2. Demander au personnel d'entreprendre une étude géographique de la façade Rideau de l'ancien canton géographique de Gloucester en utilisant les thèmes identifiés dans le Rapport d'évaluation du patrimoine culturel relatif au 2400, rue Bank, reproduit ci-joint dans le document 1.

## BACKGROUND

The Ellis House at 2400 Bank Street is a one-and-a-half storey red brick farmhouse built circa 1871. The Ellis house is a representative example of Ontario farmhouse architecture with Gothic Revival influences. The Ellis House is directly associated with the theme of Irish immigration and early rural settlement in Ottawa and specifically Gloucester Township. The building illustrates the typical residents and rural settlers of the area that later came to be known as the village of Ellwood.

At its meeting on October 6, 2025, the Built Heritage Committee recommended that Council issue a Notice of Intention to Designate the property at 2400 Bank Street under Part IV of the *Ontario Heritage Act*. At the Built Heritage Committee meeting and after, staff met with the property owner who provided some additional information about the property and comments on the staff report and analysis. As a result of this information, at the October 22, 2025, Council meeting, the item was referred back to Built Heritage Committee by end of Q1 2026 in order to provide staff with additional time to undertake further review and analysis.

This report has been prepared in response to the referral motion.

## DISCUSSION

Ontario Regulation 9/06 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.

In the original evaluation that was brought forward on October 6, 2025, staff determined that the property met three of the nine criteria for designation under Part IV of the *OHA*: for its design, associative and contextual values. Following discussions with the property owner, conducting further research and undertaking additional analysis, staff have determined that the building does not have contextual value. The surrounding context of the property at 2400 Bank Street has been significantly altered, since the Walkley railway yard construction and residential and commercial development in the third quarter of the twentieth century onwards. Staff had identified the location along Bank Street as contextually significant however, the route along Bank Street has existed since the early nineteenth century and the former Canadian Pacific Railway opened in 1854-55 running along the western edge of 2400 Bank Street's property. These main transportation routes were emerging and being built when the first building on the property was constructed, however they were established by the time the current circa 1871 farmhouse was built. As such, staff are of the opinion that this property does not have contextual value under Criterion 8 of Ontario Regulation 9/06.

As part of the review, based on current research and analysis, Heritage Planning staff have determined that the property at 2400 Bank Street meets two of the nine criteria for designation under Part IV of the *OHA* for its design and associative value. Detailed research and analysis are outlined in the updated Cultural Heritage Evaluation Report (Document 1), and a brief analysis of each of the applicable design and associative criteria are 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 an Ontario farmhouse with Gothic Revival influences with its "T" shaped form, gable ends, steeply pitched roofs, one-and-a-half storey massing, stone foundation, brick cladding with dichromatic brickwork, dormer, verandah, and a decorative bargeboard with finials.

**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 Ellis House has historical value because it is associated with the theme of Irish immigration and rural settlement in Gloucester Township. The first owner of the brick farmhouse at 2400 Bank Street, James Ellis, emigrated from Ireland in 1842, supporting pre-Famine Irish Protestant emigration and immigration patterns as the largest demographic of settlers in Canada and Upper Canada. The property illustrates the typical residents and lifestyles in Gloucester Township's Rideau Front of Irish immigrants who worked in agriculture. The Ellis's were general farmers and dairy farmers, working the land for three generations and part of the growing dairy industry in Gloucester Township in the late nineteenth to late twentieth century. The family were highly involved community members, including James contributing to the founding of the first English church in Gloucester Township and William co-founding the Ellwood post office, which was named after him and came to be the village name (1906-1950). The property at 2400 Bank Street is one of the handful of remaining nineteenth century farmsteads in the former Gloucester Township Rideau Front.

### **Recommendations**

Council may designate a property under Part IV of the *Ontario Heritage Act* if it meets two or more of the nine criteria in Ontario Regulation 9/06. Despite meeting two of the nine criteria under the *Ontario Heritage Act*, staff recommend that Committee and Council not issue a Notice of Intention to Designate 2400 Bank Street under Part IV of the *Ontario Heritage Act* at this time.

Instead, Staff believe it would be prudent to undertake a review and analysis of the properties in this area and better understand the architectural and historical themes identified in the CHER as they relate to Gloucester Township notably that of vernacular rural architecture and Irish settlement.

Staff propose to review the Listed and formerly Listed properties located within the former Rideau Front of Gloucester Township which includes within the Rideau River, Walkley Road, Ramsayville Road, and Mitch Owens Road. Staff anticipate this will involve the review of approximately 26 properties. When reviewing historic rural vernacular architecture, buildings may share typical themes, histories and architecture. This review would help ensure staff have a comprehensive understanding of the larger themes and can identify the strongest candidates for designation for consideration by Built Heritage Committee and Council. This will also allow staff to consider the property at 2400 Bank Street within the context of the larger area and the Cultural Heritage

Evaluation Report may be updated as a result. An approach like this is consistent with other recent thematic and geographic clusters recently completed by staff such as Britannia Village and Vanier.

In the interim, until the end of 2026, the property will remain on the City's municipal heritage register and 60 days' notice must be provided by the property owner in advance of demolition. Staff are not aware of any proposed demolition plans for the building at this time.

This recommendation is consistent with the Official Plan, Provincial Planning Statement (PPS), and the *Ontario Heritage Act (OHA)*, which all provide policy direction related to the designation of individual properties under Part IV of the *OHA*. Notably, this approach is consistent with Section 4.6 of the PPS, which 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

Heritage Planning staff believe this is a proactive approach to the conservation of vernacular rural architecture in this area of the city.

Additionally, this rural initiative is consistent with policy 4.5.1 (12) of the City's Official Plan which states that:

- 12) Because Ottawa has a large and varied geography, the heritage conservation program shall reflect properties in all areas of the city to ensure that the histories of the urban, suburban and rural areas are recognized, honoured and protected.

## **Conclusion**

Staff have determined that the property at 2400 Bank Street currently meets two of the nine criteria for designation outlined in Ontario Regulation 9/06 for designation under Part IV of the *OHA*. However, staff recommend that Council not issue a Notice of Intention to Designate the property at 2400 Bank Street under Part IV of the *OHA* at this time and direct staff to undertake a review and analysis of the themes identified in the Cultural Heritage Evaluation Report for 2400 Bank Street attached as Document 1, to determine the strongest candidates for designation within the former Rideau Front of Gloucester Township.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications. The study will be done from within existing resources.

## **LEGAL IMPLICATIONS**

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

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

Councillor Bradley, Ward Councillor for the property at 2400 Bank Street is aware of the recommendations in this report. In addition, staff have advised Councillor Skalski and Councillor Desroches of the recommendation for further study as several of the identified properties fall within Wards 20 and 22.

## **CONSULTATION**

No public consultation was undertaken as part of this application. The property owner is aware of the recommendations in this report.

## **ACCESSIBILITY IMPACTS**

There are no accessibility impacts.

## **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications.

## **RURAL IMPLICATIONS**

The thematic study of Irish settlement in Gloucester Township and historic farmhouses will contribute to an understanding of the rural and agricultural history of former Gloucester Township.

## **TERM OF COUNCIL PRIORITIES**

There are no impacts on Term of Council Priorities.

## **SUPPORTING DOCUMENTATION**

Document 1 Cultural Heritage Evaluation Report

## DISPOSITION

If Council carries 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 2400 Bank Street, several actions must be taken:

- 1) Heritage Planning Branch, Planning Real Estate and Economic Development 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 property at 2400 Bank Street Avenue under Part IV of the *Ontario Heritage Act*.
- 2) Heritage Planning Branch, Planning Real Estate and Economic Development 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, Real Estate and Economic Development 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, Real Estate and Economic Development 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, Real Estate and Economic Development 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*.

\* **Note: A Minor correction was made to this report further to the City Clerk's Delegated Authority, as set out in Schedule C, Section 8 of Delegation of Authority By-Law 2024-265 to update *Comments by the Ward Councillor(s)* on page 6 of this report.**

## Document 1 Cultural Heritage Evaluation Report

### Ontario Regulation 9/06 Assessment

Address: 2400 Bank Street

Date: February 2026

By: Heritage Staff



2400 Bank Street, front façade, Source: City of Ottawa Staff, 2025

### Executive Summary

The Ellis House at 2400 Bank Street is a one-and-a-half storey red brick farmhouse built circa 1871. The property has design value as a representative Ontario farmhouse with Gothic Revival influences. Located in the former Gloucester Township, the Ellis House has historical value because it is directly associated with the theme of Irish immigration and early rural settlement in Ottawa and specifically Gloucester Township. The building at 2400 Bank Street was built by James Ellis, an Irish immigrant who worked as a farmer. The building was owned by the Ellis' for a century, successively by James' son, William and his son Harry, who were dairy farmers. The building illustrates the typical residents and rural settlers of the area that later came to be known as the village of Ellwood.

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

<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 an Ontario farmhouse with Gothic Revival influences. Characteristics of this style typically include either a “L” or “T” shaped form, gable ends, steeply pitched roofs, one-and-a-half storey massing or taller, stone foundation, stone, brick, or board and batten cladding, dormers, verandah, decorative woodworking such as bargeboard, and often dichromatic or polychromatic brickwork, and the farmhouse at 2400 Bank Street demonstrates all of these architectural features.	

### Supporting Details – Criterion 1

#### Architectural Analysis and Overview

The Ellis House at 2400 Bank Street was constructed circa 1871 and has design value as a representative example of an Ontario farmhouse with Gothic Revival influences. Typical characteristics of this type feature a “L” or “T” shaped form, gable ends, steeply pitched roofs, one-and-a-half storey massing or taller, stone foundation, stone, brick, or board and batten cladding, dormers, verandah, decorative woodworking such as bargeboard, and often dichromatic or polychromatic brickwork. The building at 2400 Bank Street displays all of these features with its “T” shaped floorplan, front and side gables, a steeply pitched roof, one-and-a-half storey massing, stone foundation, red brick cladding with brick detailing including shaped voussoirs, a gabled dormer, a verandah on the front façade, bargeboard with finials, and dichromatic brickwork through the use of buff brick quoins.



Front street facing/east façade, Source: City of Ottawa, 2025

#### Architectural Style Description and Canadian Context

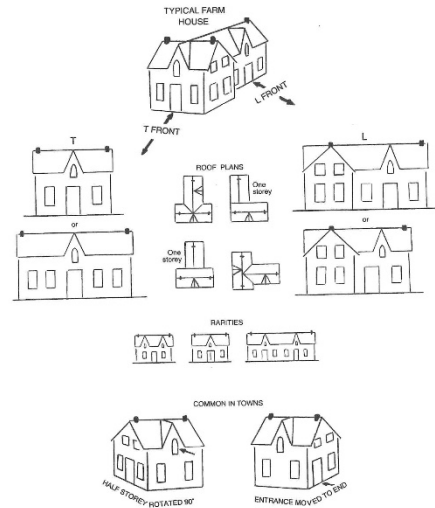
Early farmhouses in Canada derived from building styles used in the Thirteen Colonies along the United States of America’s eastern coast brought by United Empire Loyalists settling north of the border.<sup>1</sup> Inspired by Colonial styles, they often

<sup>1</sup> Shannon Kyles, *The Story of Ontario Architecture: What We built and Why We Built It*, (Shannon Kyles, 2025), 89.

had a low roof, symmetrical façades, sash windows, and central chimneys.<sup>2</sup> The first half of the nineteenth century saw the addition of central gables giving more height with a central plan and entrance, and the typical storey-and-a-half slowly rose to two or two-and-a-half in height, and became more asymmetrical, angular, and more decoration.<sup>3</sup> Across the country, the vernacular farm house was evolving with contemporary technology, available materials, owner needs, budget, and design preference of the homeowner. By the mid-nineteenth century, a general floorplan, form, and massing developed, of a typical farmhouse locally.

### Architectural Style Description and Ontario Context

Most Ontario farmhouses date from the late eighteenth to early twentieth century<sup>4</sup> thereby suggesting a wide architectural range. However, after the log house and its progression to the one-and-a-half storey to two storey farmhouses became prominent and widespread vernacular form across Ontario. The form was prolific in the late nineteenth century construction boom and appeared in both rural and urban environments but was strongly promoted in rural settings.<sup>5</sup> The storey-and-a-half farmhouse represented “the typical Ontario house” and its peak construction was from the 1870s to 1910s.<sup>6</sup>



Variations in the Storey-And-A-Half House, Source: McIlwraith, *Looking for Old Ontario: Two Centuries of Landscape Change*, 113

In the second half of the nineteenth century, homeowners and builders drew inspirations from widely publicized pattern books, designs, and plans for rural farmhouses. **The Canadian Farmer**, a journal issued twice weekly between 1864 and 1876 published information on “agriculture, horticulture, and rural affairs,”<sup>7</sup> including the Rural Architecture column that aimed at “improving the style of rural architecture in Canada.”<sup>8</sup> They provided exterior sketches, cross-sections, floorplans, recommended materials, construction methods, and cost estimates for

<sup>2</sup> Kyles, *The Story of Ontario Architecture: What We built and Why We Built It*, 89-90.

<sup>3</sup> Kyles, *The Story of Ontario Architecture: What We built and Why We Built It*, 90-92.

<sup>4</sup> Kyles, *The Story of Ontario Architecture: What We built and Why We Built It*, 89.

<sup>5</sup> Thomas F. McIlwraith, *Looking for Old Ontario: Two Centuries of Landscape Change*, (University of Toronto Press, 1997), 121.

<sup>6</sup> McIlwraith, *Looking for Old Ontario: Two Centuries of Landscape Change*, 106.

<sup>7</sup> “The Canadian Farmer,” *Canadiana*, accessed January 21, 2026,

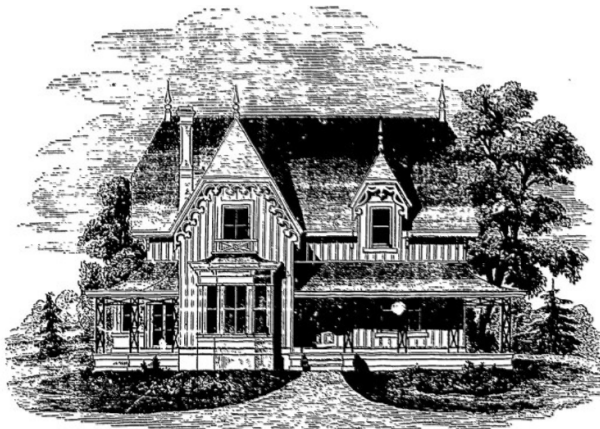
[https://www.canadiana.ca/view/oocihm.8\\_04206](https://www.canadiana.ca/view/oocihm.8_04206).

<sup>8</sup> “Canadian Farm Architecture,” *The Canadian Farmer*, January 15, 1864, vol. 1, no. 1, 7, [https://www.canadiana.ca/view/oocihm.8\\_04206\\_1/16](https://www.canadiana.ca/view/oocihm.8_04206_1/16).

contemporary popular farmhouse styles. Enough detail was provided that builders could copy design plans and easily make modifications based on local materials, family needs, and interested levels of decoration without needing an architect, making the designs accessible and widespread.<sup>9</sup> They described the perfect “cheap farmhouse” as having being functional and picturesque, having a human scale, good proportions, and tasteful ornamentation. The Ontario farmhouse had common features across the province including an “L” or “T” shaped form, steeply pitched roofs, stone, brick, or timber cladding, a peaked gable or gable end, Gothic influences, verandahs, dormers, and polychromatic bricks.<sup>10</sup>



Ontario Vernacular...a brick farmhouse with gables and a commodious porch”, Source: Humphreys and Wood, *The Buildings of Canada*, 12.



The Canadian Farmer, August 15, 1868, vol. 5, no. 16, 244, Source: McGill University, McLennan Library, Montreal, [https://www.canadiana.ca/view/oocihm.8\\_04206\\_111/5](https://www.canadiana.ca/view/oocihm.8_04206_111/5).



The Canadian Farmer, May 16, 1864, vol. 1, no. 9., 132. Source: McGill University, McLennan Library, Montreal, [https://www.canadiana.ca/view/oocihm.8\\_04206\\_9/5](https://www.canadiana.ca/view/oocihm.8_04206_9/5)

Before the mid nineteenth century, the one-and-a-half storey cottages often had Palladian architectural features, but by the second half of the century, Gothic Revival influences or more eclectic Victorian elements were incorporated including Italianate, Gothic, and Queen Anne Revival. These varied levels of ornamentation or stronger high style influences resulted from individual architecture preferences or an interest in displaying their wealth.

<sup>9</sup> Jessica Mace, “A Cheap Farm House” (c. 1864—),” Open Library, accessed January 20, 2026, <https://ecampusontario.pressbooks.pub/canadarthistories/chapter/a-cheap-farm-house-c-1864/>.

<sup>10</sup> McIlwraith, *Looking for Old Ontario: Two Centuries of Landscape Change*, 123.

However, Gothic Revival is most commonly expressed, and it is argued that this is due to the widespread proliferation of The Canadian Farmer in rural Ontario and their Gothic Revival cottage and farmhouse designs.<sup>11</sup>

The common Gothic Revival influences include pointed arch or arched windows and doorways especially arched windows under peaked gables, carved bargeboards in gable ends, carved or turned finials at the gable end terminus,<sup>12</sup> and quoins highlighted by polychromatic or biochromatic brickwork.<sup>13</sup>

### Architectural Style Locally

Like the rest of Ontario, Ottawa is home to numerous Ontario cottages and vernacular farmhouses, most located in rural communities and built between 1826 and 1920 according to the municipal Heritage Register of Listed properties. Local examples demonstrate both the one-and-a-half story and two storey versions of the Ontario farmhouse. The following two properties are Part IV designated properties in Wards 6 and 21 illustrating other Ontario farmhouses built in the 1870s with Gothic Revival influences in their front gables, red brick cladding, dichromatic brickwork with buff brick quoins and window detailing, arched window in the gable end or dormer, brick vousoirs, verandahs, and bargeboard.



Residence of H. O. Wood, P. L. Surveyor, Con 3, Lot 3, Rideau Front, Gloucester Township, Source: 1879 County of Carleton Atlas, 24. Note: two lots north of

<sup>11</sup> Jessica Mace, "Beautifying the Country: Rural and Vernacular Gothic in Late Nineteenth-Century Ontario," in *Society for the Study of Architecture in Canada*, vol 38, no. 1, (2013): 29, <https://dalspaceb.library.dal.ca/server/api/core/bitstreams/b900119c-be85-484f-a71b-3a24a24123bf/content>.

<sup>12</sup> Lynne D. DiSefano and Dan Schneider, *The Ontario Cottage: Perfect of Its Kind*, (Figure 1 Publishing Inc., 2025), 50, 51.

<sup>13</sup> DiSefano and Schneider, *The Ontario Cottage: Perfect of Its Kind*, 52-53.



Bradley-Craig farmhouse, 590 Hazeldean Road, built 1873, Ward 6, Source: Google Streetview, 2024



2659 Roger Stevens Drive, built 1876, Ward 21, Source: City of Ottawa, 2014

Other rural farmhouses, specifically in the former Gloucester Township and on Bank Street or its neighbouring main streets including the following properties:



3560 Albion Road, built circa 1860, Ward 10, Source: Google Streetview, 2021



4538 High Road, built circa 1855, Ward 22, Source: Google Streetview, 2024

These demonstrate more modest or altered in some instances one-and-a-half story and two storey versions of the Ontario farmhouse within proximity to 2400 Bank Street with some similar characteristics.



4570 Bank Street, built circa 1900, Ward 22, Source: Google Streetview, 2024

### Relation of the Building to the Style

The building at 2400 Bank Street is representative of an Ontario farmhouse with Gothic Revival influences with its "T" shaped floorplan, front and side gables, a steeply pitched roof, two-and-a-half storey massing, stone foundation, red brick cladding with dichromatic brickwork through the use of buff brick quoins and brick detailing including shaped voussoirs,

a gabled dormer, a verandah on the front façade, and bargeboard with finials. Constructed circa 1871, the building also fits within the time frame from the 1870s to 1910s when the common Ontario farmhouses were most popular.



“Former home of Harry Ellis. circa 1981”. Source: Gloucester Historical Society, 80.186.1



Wine Station at 2400 Bank Street has more than 325 different styles of wine to make on-premises.

Wine Station advertisement, Source: Ottawa Citizen, September 29, 2009, 31

The building at 2400 Bank Street maintains its architectural integrity through its original footprint, T-shaped form with a front and side gable ends, massing, brick cladding, retention of decorative elements, some window openings, and the presence of a verandah. The entire verandah is not original, however, given the presence of what appears to be two original doorways, and the architectural style typically covering doorways, it is believed a verandah would have originally also extended across the front façade. Alternatively, a verandah was likely at minimum over the recessed portion of the street facing façade, like 3560 Albion Road. It is also unknown if the two columns closest to the building may be original or a later alteration. As for the windows openings, the two-by-two sash windows, the dormer window, and the round arch window are likely original, while there are sills with different materials suggesting some replacement over time. The horizontally oriented windows on the first storey with vertical brick voussoirs are new modifications, however the remaining windows with angled brick voussoirs appear to be from the time of construction. Therefore, although there have been some modifications, overall, the house is reminiscent of its original appearance.



Front street facing/east façade, Source: City of Ottawa, 2025



South façade, Source: City of Ottawa, 2025



West façade, Source: City of Ottawa, 2025



North façade, Source: City of Ottawa, 2025

<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 dichromatic brickwork. However, the craftsmanship displayed was prevalent in the time period when the house was built. The property therefore does not meet this criterion.	

<b>Criterion 3</b>	
The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	<b>No</b>

**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.

**Yes****Response to Criterion**

The Ellis House has historical value because it is associated with the theme of Irish immigration and rural settlement in Gloucester Township. Even before The Great Famine, Irish immigrants were the largest demographic of settlers in Canada and Upper Canada. Tempted by the prospect of affordable land, the western and southern portions of Gloucester Township was largely settled by Irish immigrants. The property at 2400 Bank Street illustrates the typical residents and lifestyles in Gloucester Township's Rideau Front. The Ellis family and their descendants were general farmers and dairy farmers, working the land for three generations. As dairy farmers, William and Harry Ellis were part of the growing dairy industry in Gloucester Township in the 20<sup>th</sup> century. The family was also highly involved community members who helped found local establishments through the creation of the first English church in Gloucester Township., and The Ellis family also co-founded the Ellwood post office which that prompted the village of Ellwood, which centred at Bank Street and Ledbury Avenue, which existed for the first half of the twentieth century.

**Supporting Details – Criterion 4**Irish Migration to Canada and Upper Canada

The building at 2400 Bank Street was built by James Ellis, who immigrated from Ireland to Canada in 1842, and represents the larger theme of Irish migration and early rural settlement in the nineteenth century in Gloucester Township. There was some Irish immigration to Canada in the seventeenth and eighteenth century, however due to religious and economic unrest in the United Kingdom, there was significant emigration of Irish to Canada beginning in 1815 onwards.<sup>14</sup> In the following three decades, between 800,000 and one million people immigrated to Canada, representing the largest migrant group to arrive in the nineteenth century.<sup>15</sup> At first, Irish immigrants tended to remain on the east coast of Canada and at port cities, but by the 1830s,

<sup>14</sup> Jan Raska, "Hunger and Hope: Irish Famine Migration to Canada," Pier 21, accessed January 26, 2026, <https://pier21.ca/immigration-history/hunger-and-hope-irish-famine-migration-canada>.

<sup>15</sup> Raska, "Hunger and Hope: Irish Famine Migration to Canada."

there were substantial Irish populations in Upper and Lower Canada.<sup>16</sup>

In Upper Canada, approximately 60 per cent of emigrants were Irish Protestants from Ulster (formerly Ireland's four northernmost provinces) or more generally from north-central Ireland, most arriving in this early wave before 1840.<sup>17</sup> Typically textile workers or farmers back home, they were adaptable to colonial settler life of land clearing, had economic means, and their religion facilitated their integration and acceptance in existing Ulster settlements or in new communities further into south-central and eastern Ontario.<sup>18</sup> There were also counties in the southern half of Ireland that had Protestant minorities who worked in the weaving industry that also had strong emigration from Limerick, King's, Queen's, Wicklow, and Cork to Upper Canada.<sup>19</sup>

In this short span of time between 1815 and 1840, Irish Protestants established small towns and Presbyterian and Anglican (Church of England/Ireland) churches across what became Ontario creating settlement and kinship networks, and prompted future chain migrations.<sup>20</sup> During the Great Famine period (1845-52), there was significant immigration to British North America, with approximately 60,000 to 70,000 arriving in Ontario.<sup>21</sup> However it's indicated that this was actually a decline in immigration in Canada compared to the United States, and overall this short period of mass migration did not drastically change pre-existing settlement patterns.<sup>22</sup>

Locally, Irish men were drawn to Upper Canada for employment prospects related to the construction of the Well and Rideau canals, the lumber industry in the Ottawa Valley, and agricultural opportunities with the availability of recently surveyed ceded and unceded Indigenous lands offered as cheap farmland.<sup>23</sup> Generally, Catholic labourers tended to remain in urban settings or on city/town outskirts, compared to Ulster Protestants who took up agricultural work and settled in rural areas.<sup>24</sup> These

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<sup>16</sup> Raska, "Hunger and Hope: Irish Famine Migration to Canada."

<sup>17</sup> Raska, "Hunger and Hope: Irish Famine Migration to Canada;" Edward Mills, *Early Settlement in Ontario*, (Parks Canada, 1971-2), 142, 143, 150, <https://www.rideaufriends.com/manuscript%20reports/mrs182-early-settlement.pdf>; Donald Harman Akenson, *The Irish In Ontario: A Study in Rural History*, Second Edition, (McGill-Queen's University Press, 1984), 33.

<sup>18</sup> Mills, *Early Settlement in Ontario*, 146-7.

<sup>19</sup> Akenson, *The Irish In Ontario: A Study in Rural History*, 22.

<sup>20</sup> Mark G. McGowan, "Overview: Irish Migration and Settlement in Canada," Embassy of Ireland, July 31, 2023, <https://www.ireland.ie/en/canada/ottawa/news-and-events/news-archive/overview-irish-migration-and-settlement-in-canada/>.

<sup>21</sup> Mills, *Early Settlement in Ontario*, 152.

<sup>22</sup> Raska, "Hunger and Hope: Irish Famine Migration to Canada."

<sup>23</sup> McGowan, "Overview: Irish Migration and Settlement in Canada."

<sup>24</sup> Raska, "Hunger and Hope: Irish Famine Migration to Canada."

immigration patterns correspond to early settlement of Gloucester Township.

The Crawford Purchase was made between the Mississauga's and the Crown in 1783 resulting in the opening of settlement between the Ottawa, Rideau, and St. Lawrence Rivers.<sup>25</sup> Surveys for Gloucester Township began in 1793 and were completed by the 1820s.<sup>26</sup> It was originally sparsely settled by United Empire Loyalists and/or their children, or by military claimants,<sup>27</sup> with the first permanent settlement at Billings Bridge established in 1812-1813.<sup>28</sup> Gloucester and Osgoode settlement began in the 1830s, followed by eastern Gloucester between the 1840s and 1860s, and the western part was predominately settled by Irish Protestants (from other parts of Carleton County) whereas the eastern part of Gloucester became home to predominantly French Canadians.<sup>29</sup> Especially Billings Bridge south into Osgoode Township, there was a high percentage of Irish immigrants settling in this area.

Several pre-Famine Irish Protestant migrants settled in Gloucester Township and some areas had enough settlement that they grew into villages and remain communities today such as Ramsayville established by the Baskerville's,<sup>30</sup> Leitrim by the Cowan's<sup>31</sup> and Fenton's,<sup>32</sup> Johnson's Corners by the Johnson's,<sup>33</sup> and Glen Ogilvie by Ogilvie and Phair.<sup>34</sup> They established churches, local institutions, and contributed to the network of Irish communities around the township, city, and province. This concentration is illustrated by the 1851, 1861, 1871 censuses where after those born in Canada, most heads of house were born in Ireland in the area of 2400 Bank Street.

It should be acknowledged that Gloucester Township was not homogenous and there were also Scottish settlements nearby such as Bowesville<sup>35</sup> and Sievright's Hill,<sup>36</sup> along with English settlers, French Canadians, or families who relocated from other parts of Upper Canada. However, research has shown a concentration of Irish

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<sup>25</sup> John Boileau, "Crawford Purchase," The Canadian Encyclopedia, published October 19, 2020, <https://thecanadianencyclopedia.ca/en/article/crawford-purchase>.

<sup>26</sup> Kemp, Gloucester Roots, 7.

<sup>27</sup> Kemp, Gloucester Roots, 7, 8.

<sup>28</sup> Kemp, Gloucester Roots, 8.

<sup>29</sup> Bruce E. Elliot, Irish Migrants in the Canadas: A New Approach, (McGill-Queens University Press, 1988), 163.

<sup>30</sup> Leitrim Tweedsmuir, vol 1, Historical Sketch of the County of Carleton, 2, City of Ottawa Archives, Ottawa.

<sup>31</sup> Leitrim Tweedsmuir, vol 1, Historical Sketch of the County of Carleton, 4.

<sup>32</sup> Leitrim Tweedsmuir, vol 1, Historical Sketch of the County of Carleton, 4.

<sup>33</sup> Leitrim Tweedsmuir, vol 4, The Johnson's of Johnson's Corners, 1.

<sup>34</sup> "Gloucester Place Names Project," The Gloucester Historical Society, last modified February 23, 2011, <https://www.gloucesterhistory.com/placenames.html>.

<sup>35</sup> Tanya Wackley et al, Gloucester, the proud legacy of our communities, (2000), 12.

<sup>36</sup> Leitrim Tweedsmuir, vol 1, Historical Sketch of the County of Carleton, 2, City of Ottawa Archives, Ottawa.

settlement in the western and southern portions of the township.

### 2400 Bank Street as Typical Irish Protestant Settlers in Gloucester Township

The early owners of lot five (5) concession three (3) in Gloucester Township where 2400 Bank Street is located, illustrates this trend of Irish Protestant migrants settling in Gloucester and working in agriculture. Peter Tompkins who emigrated from County Wicklow, Ireland to Canada in 1830<sup>37</sup> purchased the land in 1845<sup>38</sup> and by latest 1851<sup>39</sup> had built a log house for his family and he was a farmer.<sup>40</sup> Following Peter's death in 1870, the land was sold to his son-in-law, James Ellis.<sup>41</sup> James also emigrated to Canada from County Fermanagh, Ireland in 1842<sup>42</sup> and settled in Gloucester Township.<sup>43</sup> County Fermanagh is in Ulster, Northern Ireland, which had the highest level of emigration to Upper Canada, and Wicklow was one of the southern counties known for emigration to Ontario as well, with their religion enumerated as Church of England and later Methodist (Protestant),<sup>44</sup> and they both emigrated before 1845, demonstrating the early owners of 2400 Bank Street's property represent the typical individuals who emigrated from Ireland before The Famine and settled in Upper Canada and specifically Gloucester Township.

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<sup>37</sup> Robert Serré, *Who Was Who In Gloucester, Eastview/Vanier and Rockcliffe Park* (now part of Ottawa), (Gloucester Historical Society, 2012), 46.

<sup>38</sup> "OTTAWA-CARLETON (04), GLOUCESTER, Book 23, CONCESSION 3 RIDEAU FRONT; LOT A TO 6," OnLand, accessed January 28, 2026, <https://www.onland.ca/ui/4/books/80340/viewer/285911553?page=164>.

<sup>39</sup> "1851 Census, Canada West, Carleton County, Gloucester Township," Ancestry.ca, accessed January 23, 2026, <https://www.ancestry.ca/search/collections/1061/records/1156092?tid=&pid=&queryId=609d806dabbbc98fba3d35f1d61cd080&phsrc=gnB1378&phstart=successSource>.

<sup>40</sup> Note: Peter Tompkins also owned lot 7 concession 3 at this time ("OTTAWA-CARLETON (04), GLOUCESTER, Book 24, CONCESSION 3; RIDEAU FRONT; LOT 7 TO 30," OnLand, accessed January 28, 2026, <https://www.onland.ca/ui/4/books/80401/viewer/287868963?page=3>), however the Peter Tompkins is documented living in Gloucester Township, Rideau Front, Con 3 Lot 5 in Ottawa City Directory, 1864-5, 231, [https://vitacollections.ca/ottawalibrary/3566631/page/259?q=\(\(tompkins\)\)&docid=OOI.3566631](https://vitacollections.ca/ottawalibrary/3566631/page/259?q=((tompkins))&docid=OOI.3566631).

<sup>41</sup> "OTTAWA-CARLETON (04), GLOUCESTER, Book 23, CONCESSION 3 RIDEAU FRONT; LOT A TO 6."

<sup>42</sup> "1901 Census of Canada, Ontario, Carleton, Nepean," Ancestry.ca, accessed January 28, 2026, <https://www.ancestry.ca/search/collections/8826/records/14943183>; "Death Register: Carleton County, 1903," Ancestry.ca, accessed January 28, 2026, [https://www.ancestry.ca/imageviewer/collections/8946/images/ONMS935\\_109-0766?pld=947154](https://www.ancestry.ca/imageviewer/collections/8946/images/ONMS935_109-0766?pld=947154).

<sup>43</sup> Ottawa City Directory, 1866-67, 224, <https://vitacollections.ca/ottawalibrary/3566632/page/261?n=>.

<sup>44</sup> "1851 Census, Canada West, Carleton County, Gloucester Township," Ancestry.ca, accessed January 28, 2026, <https://www.ancestry.ca/search/collections/1061/records/1156092?tid=&pid=&queryId=609d806dabbbc98fba3d35f1d61cd080&phsrc=gnB1378&phstart=successSource>; "1851 Census, Canada West, Carleton County, Gloucester Township," Ancestry.ca, accessed January 28, 2026, <https://www.ancestry.ca/search/collections/1061/records/1156006>; "1891 Census of Canada, Ontario, Russell, Gloucester," Ancestry.ca, accessed January 28, 2026, <https://www.ancestry.ca/search/collections/1274/records/4523942>.

The building at 2400 Bank Street was constructed circa 1871 as the land was sold to James Ellis in 1871, and as per tax roll assessments, an additional acre was cleared between 1870 and 1871 and the total value of real property increased.<sup>45</sup> The 1871 tax roll assessments dated March 20, 1871 also documented three cattle, seven sheep, five hogs, and three horses on the property, suggesting residency on the property. In 1866-67 and 1870-71 city directories, James Ellis is documented living in Gloucester Township Rideau Front concession four (4) lot 13, and in the 1876 directory, James Ellis is documented living at Billings Bridge.<sup>46</sup> Additionally given the family's large size of 11 in 1871, the Ellis' would've required a new building on the property and would have required more room than the one-storey two room wood house already on the property.<sup>47</sup> The 1891 census for Gloucester Township specifically documents the family living in a two-storey brick building with nine rooms.<sup>48</sup>

### Settler Construction Patterns

The property at 2400 Bank Street also follows the typical rural building progression. The typical progression of land development began with the construction of a log house as the first permanent structure, with changes over time using new materials or methods such as recladding or reuse of the foundation of the log house. Following, the construction of a farmhouse for both the family and farm labourers when they outgrew their current accommodations and could afford it, again making alterations over time to suite the family's needs,<sup>49</sup> and often constructing more substantial and contemporary buildings of stone or brick with decorative elements reflecting popular architectural trends.<sup>50</sup> The first building on lot five (5) concession three (3) was a log house built circa 1845-1851 followed by the current one-and-a-half storey brick building circa 1871 around the arrival of the Ellis household. The building location is also typical on a carefully selected portion of the lot near the main road, a water source, with a good

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<sup>45</sup> "Gloucester, Carleton, Ontario, Canada records," images, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QHV-F3CV-VWYD?view=index> : Aug 25, 2025), image 313 of 399; Gloucester Township (Ontario). Assessor, Gloucester Township (Ontario). Collector. Image Group Number: 008660868; "Gloucester, Carleton, Ontario, Canada records," images, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QHV-F3CV-VWV1?view=index> : Aug 25, 2025),

image 375 of 399; Gloucester Township (Ontario). Assessor, Gloucester Township (Ontario). Collector. Image Group Number: 008660868.

<sup>46</sup> Ottawa City Directory, 1866-67, 224, <https://vitacollections.ca/ottawalibrary/3566632/page/261?n=>; Ottawa City Directory, 1870-1871, 246, <https://vitacollections.ca/ottawalibrary/3566633/page/312?q=ellis&docid=OOI.3566633>; Ottawa City Directory, 1876, 271, <https://vitacollections.ca/ottawalibrary/3566637/page/303?n=>.

<sup>47</sup> "1891 Census of Canada, Ontario, Russell, Gloucester."

<sup>48</sup> "1891 Census of Canada, Ontario, Russell, Gloucester."

<sup>49</sup> Kyles, *The Story of Ontario Architecture: What We built and Why We Built It*, 89.

<sup>50</sup> McIlwraith, *Looking for Old Ontario: Two Centuries of Landscape Change*, 106.

vantage point,<sup>51</sup> demonstrated by 2400 Bank Street's accessibility to Bank Street, proximity to a former creek that ran behind the house, and before severance, located in the middle of the lot.

### Inheritance

The land at 2400 Bank Street also followed typical Irish rural settlement patterns with the family as the primary unit, agricultural production for self-sufficiency and economic means, and the intergenerational transfer of land to descendants to provide means for one's children future.<sup>52</sup> While still living at the property, James deeded and leased the property to his son, William Frederick Howard Ellis in 1888, and following, William, who also continued to live and work with his son, Harry (Henry Potter) Ellis, when he granted him the property and assets in 1928, who then owned the property until his death in 1971.<sup>53</sup> Thereby 2400 Bank Street was owned by one family for three generations for a century, demonstrating typical rural inheritance practices.

### Agriculture

The three Ellis generations were all also farmers, the most common occupation of Irish rural immigrants. James Ellis farmed a variety of wheat<sup>54</sup> and potatoes,<sup>55</sup> onions,<sup>56</sup> and red mangel wurzel (beets),<sup>57</sup> was known by for winning many prizes at the annual Township fair. Corn and potatoes were common crops grown in Gloucester Township, suggesting James grew a typical but wide variety of crops for the area.<sup>58</sup> William and Harry also worked in agriculture as dairy farmers,<sup>59</sup> contributing to the important local industry of milk and cream producers and distributors in Gloucester Township from the 1890s to 1970s specifically during its boom between the late 1920s and 1950s.<sup>60</sup> Given its location immediately north of 2400 Bank Street, it's likely the Ellis' worked with Plante Dairy, which was one of the successful dairy producers in Gloucester Township from 1926 to 1975.<sup>61</sup> William Ellis was passionately involved in his field, serving as the

<sup>51</sup> Kyles, *The Story of Ontario Architecture: What We built and Why We Built It*, 89.

<sup>52</sup> Elliot, *Irish Migrants in the Canadas: A New Approach*, 195-196.

<sup>53</sup> "OTTAWA-CARLETON (04), GLOUCESTER, Book 23, CONCESSION 3 RIDEAU FRONT; LOT A TO 6;" "Ellis, Harry P.," *The Ottawa Citizen*, August 27, 1979, 30, <https://www.newspapers.com/image/460398997/?article=f374be01-f013-4454-b74e-d7351ebc73fb>.

<sup>54</sup> "Russell Exhibition," *Ottawa Daily Citizen*, October 7, 1881, 4, <https://www.newspapers.com/image/455889297/>.

<sup>55</sup> "The Exhibition," *Ottawa Daily Citizen*, September 27, 1884, 4, <https://www.newspapers.com/image/455912522/>.

<sup>56</sup> "Local News," *Ottawa Daily Citizen*, October 7, 1880, 4, <https://www.newspapers.com/image/456140069/>.

<sup>57</sup> "The Exhibition."

<sup>58</sup> Kemp, *Gloucester Roots*, 66.

<sup>59</sup> 1931 Census of Canada, <https://www.ancestry.ca/search/collections/62640/records/2209180>

<sup>60</sup> Kemp, *Gloucester Roots*, 74.

<sup>61</sup> Grace Johnson, *Milk/Cream Producer-Distributors in Gloucester 1892-1975*, (Gloucester Historical Society, No.2, June 1986), 26.

secretary of the Milk Producers' Association for the Ottawa district among other roles,<sup>62</sup> Harry continued his father's dairy operations until 1945.<sup>63</sup> Therefore the three generations of Ellis' living at the 2400 Bank Street homestead, demonstrate the typical occupation of Irish Protestant immigrants in Gloucester Township.



Aerial view, 1938, 2400 Bank Street bottom centre, Source: National Air Photo Library, A4413\_009

### Community

Early Irish Protestant settlers also strongly contributed to local community affairs, often establishing churches, organizations, and building community, which is illustrated by the Ellis'. James Ellis was one of the founders of the first English Church in Gloucester

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<sup>62</sup> "Memory of W. Ellis Is Honored at Fun..." The Ottawa Journal, January 6, 1933, 14, <https://www.newspapers.com/image/46223426/>.

<sup>63</sup> "Protest Green Belt: Soaring Land Values, Housing Lively Issues at Conference," The Ottawa Journal, January 31, 1952, 32, <https://www.newspapers.com/image/50036563/>.

Township, St. James' Church in Leitrim (4540 Bank Street).<sup>64</sup> The parish was established with other Irish Protestant families who settled in the area before 1840s including the Halpenny's, Cowan's, Langstaff's, and Moxley's.<sup>65</sup> It's believed the church opened in 1860 and James served as one of the first Wardens.<sup>66</sup>

James' son William Ellis is also attributed co-founding with Charles Wood the local post office at the former general store on Bank Street just south of Ledbury Avenue in 1906.<sup>67</sup> Local residents chose the name "Ellwood" of the new post office, combining the names of Ellis and Wood to honour the two prominent and long-term community members, which would also become the village name.<sup>68</sup> The early twentieth century village remained small but had a hotel, police office, two churches, and two schools.<sup>69</sup> The local train station formerly known as Chaudière Junction located where 1980 Bank Street today, was also renamed Ellwood station from 1921 to 1957.<sup>70</sup> Although 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, the name "Ellwood" lingered on as a reference to the area.<sup>26</sup>

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<sup>64</sup> Glenn Clark, *St. James' Leitrim: The Story of The First English Church of Gloucester Township*, (2006), 24.

<sup>65</sup> Clark, *St. James' Leitrim: The Story of The First English Church of Gloucester Township*, 17; "1861/Canada West (Ontario)/Carleton/Gloucester (4)," Library and Archives Canada, accessed January 29, 2026, [https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=44000591&ecopy=4107388\\_00238](https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=census&IdNumber=44000591&ecopy=4107388_00238); "1861 Census of Canada, Canada West, Carleton, Gloucester, 8," Ancestry.ca, accessed January 29, 2026, <https://www.ancestry.ca/search/collections/1570/records/784562107>.

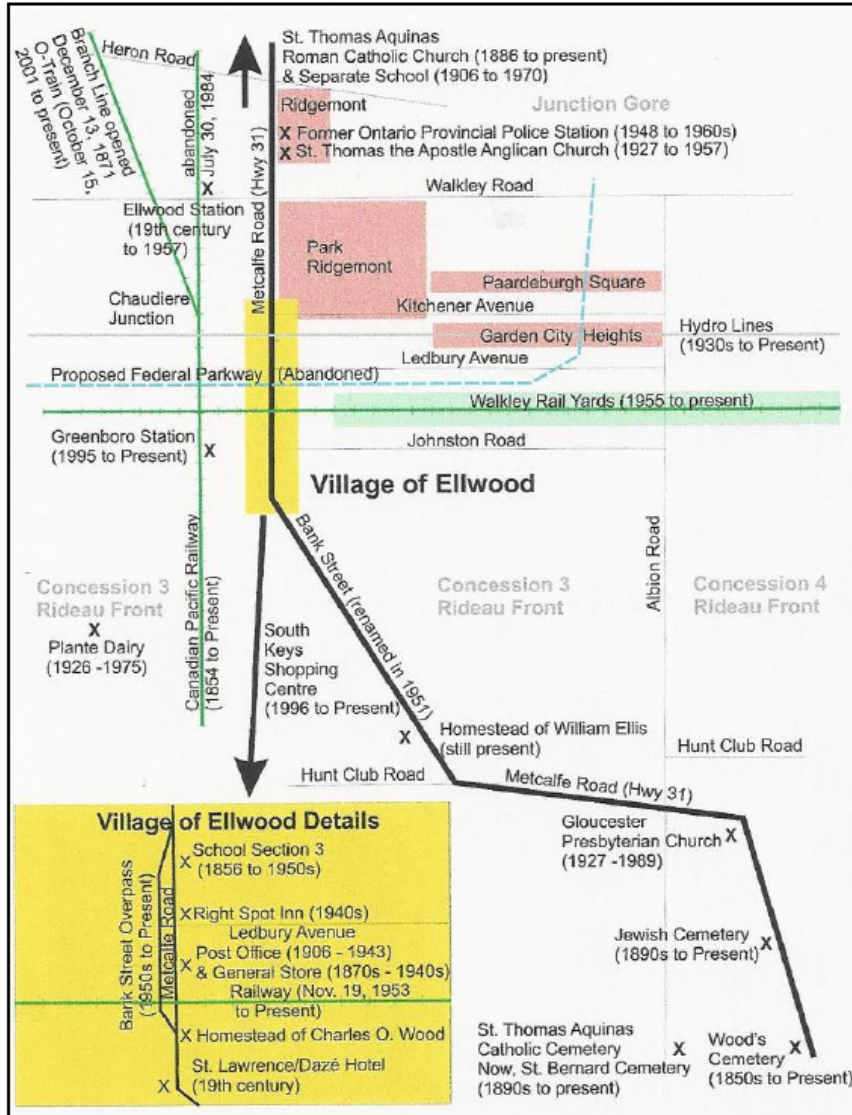
<sup>66</sup> Clark, *St. James' Leitrim: The Story of The First English Church of Gloucester Township*, 22.

<sup>67</sup> "How the Name Ellwood Came Post Office Metcalfe Road," *The Ottawa Citizen*, April 18, 1931, 2, <https://www.newspapers.com/image/456443617/>.

<sup>68</sup> "How the Name Ellwood Came Post Office Metcalfe Road."

<sup>69</sup> Glenn Clark, "The Village of Ellwood Lost to The Gréber Plan," *Historic Gloucester*, winter 2013, vol. 14, no. 4, 7-9, <https://www.gloucesterhistory.com/Historic%20Gloucester%20Volume%202014%20No%204.pdf>.

<sup>70</sup> Clark, "The Village of Ellwood Lost to The Gréber Plan," *Historic Gloucester*, winter 2013, vol. 14, no. 4, 9.



Former Village of Ellwood map, Source: *Historic Gloucester*, fall 2014, vol. 15, no. 3

Finally, James and William Ellis were also prominent Orangemen part of the Billings Bridge lodge,<sup>71</sup> participating and contributing to local Irish Protestant societies. The family also opened their house as a gathering space for rural residents for example hosting Tweedsmuir Women's Institute meetings for Bowesville and Leitrim in 1922,<sup>72</sup> the International Plowing Match in 1932,<sup>18</sup> and Wood's cemetery board meetings in 1940,<sup>73</sup> demonstrating a strong connection to the local community in many facets over their 100 year ownership.

<sup>71</sup> "The funeral of the late James Ellis," *The Ottawa Citizen*, February 16, 1903, 9, <https://www.newspapers.com/image/456039221/>; "Billings Bridge Orange News," *The Ottawa Journal*, January 16, 1893, 1, <https://www.newspapers.com/image/44407547/>.

<sup>72</sup> "Reason New Party Needed in Canada," *The Ottawa Citizen*, June 19, 1922, 8, <https://www.newspapers.com/image/456402377/>.

<sup>73</sup> "Report Improvements at Wood's Cemetery," *The Ottawa Journal*, June 5, 1940, 17, <https://newspapers.com/image/48093714/>.

Overall, the Ellis family who owned 2400 Bank Street for three generations for a century were characteristic of typical Irish Protestant families who emigrated to Canada pre 1845 and settled in Upper Canada, and specifically Gloucester through their agricultural occupations, in the creation and contribution to Irish protestant institutions, and generally in rural society.

<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> As one of the few remaining nineteenth century buildings compared to its surrounding development from the mid twentieth century onwards, 2400 Bank Street does not support the character of the South Keys neighbourhood. With the creation of the Walkley railway yards through the expropriation and demolition of surrounding lands, followed by significant suburban development and community housing built in the 1960s, <sup>74</sup> the rural character of scattered farmhouses along this section of Bank Street is no longer present as the current character is commercial and/or residential. The property does not meet this criterion.	

<sup>74</sup> Glenn Clark, "The Village of Ellwood Lost to The Gréber Plan," *Historic Gloucester*, spring 2014, vol.

<b>Criterion 8</b>	
The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	<b>No</b>
<p><b>Response to Criterion</b></p> <p>The Ellis House does not have contextual value as most of the building's original context existed before the construction of the house, or the surrounding context has been significantly altered. The route along Bank Street has existed since the early nineteenth century and the former Canadian Pacific Railway opened in 1854-55 running along the western edge of 2400 Bank Street's property. Peter Tompkins purchased 2400 Bank Street's lot in 1845 and by 1851 had a log house on the property, and the current building was constructed circa 1871. Tompkins likely chose this lot to settle instead of his other two lots nearby given its location fronting Bank Street and proximity to Billings Bridge and later the Chaudière Junction railway station was likely selected for its convenience and more accessible transportation options. These main transportation routes were emerging and being built when the first building on the property was constructed, however were established by the time the current circa 1871 farmhouse was built.</p>	

<b>Criterion 9</b>	
The property has contextual value because it is a landmark	<b>No</b>
<p><b>Response to Criterion</b></p> <p>Due to its typical massing and its deep setback, 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.</p>	

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