



A SOCIAL AND LEGAL HISTORY OF 78 AND 80 WURTEMBERG STREET, OTTAWA

REVISED JANUARY 2015

David LaFranchise and Marc S Lowell

A Social and Legal History of 78 and 80 Wurtemburg Street, Ottawa

A Social and Legal History of 78-80 Wurtemburg Street, Ottawa

© Marc Lowell and David LaFranchise, 2015

New photographs (as credited) © Richard Guy Briggs, 2014

Marc Lowell

208-215 Wurtemburg Street

Ottawa, Ontario K1N 8T1

<bookbookmaggie@gmail.com>

David LaFranchise

3 Salisbury Place

Ottawa Ontario K2P 1G6

david.lafranchise@sympatico.ca

Cover photographs (both © Richard Guy Briggs)

Top No 78 Wurtemburg Street, June 2014

Bottom: No 80 Wurtemburg Street, June 2014

The authors would like to record their thanks to the following people for their help in preparing this document:

Harriette Fried and John Lund of the City of Ottawa Archives

Diana Hall of the Ottawa Room, Ottawa Public Library

Nancy Miller-Chenier of the Lowertown Community Association

Robert Smythe of the blog *Urbsite*.

Richard Briggs for photography

Origin of the Neighbourhood 1826-1918	3
Laying Out Lowertown 1826-1859	3
Consolidation: John Henry and John Davis 1875-1910	6
Riverview Property Limited	10
Building 78 and 80 Wurtemburg 1919-1921	11
John Burroughs and Caius Roy	11
The Housing Commission of the City of Ottawa	12
Roy and Burroughs Cooperate to Build their Houses	13
Life in the Neighbourhood, 1922-2015	15
The Roy and Burroughs Families	15
Macdonald Gardens, a Stable Neighbourhood	16
After Burroughs: turnover and renovation at no 78	17
After the Roys: turnover and renovations at no 80	19
Sources	24
Other Ottawa house histories by Marc Lowell and partners	27

A house history is a living document...it is always evolving – author unknown

Origin of the Neighbourhood 1826-1918

Laying Out Lowertown 1826-1859

Macdonald Gardens, the neighbourhood east of Cobourg Street and north of Rideau St, has always been a part of the larger quarter of Lowertown, but set slightly apart from the mix of residences, commerce and industry found throughout the rest of the area.

Anticipating that the site of Ottawa, commanding the portage of the Chaudière Falls and the mouth of the Rideau and Gatineau Rivers, would be of strategic commercial and military importance, Lord Dalhousie, Governor-General and Commander-in-Chief of British North America, arranged in 1823 for the Crown to purchase the land bounded today by Bronson Avenue, Wellington Street, Rideau Street, the Rideau River, Cathcart Street and the Ottawa River as the site for a future town (Elliot 1991 p 15).

When Lt-Col John By arrived in 1826 to begin construction of the Rideau Canal, he took control of the Crown land for the Board of Ordnance, the owners of military installations, and proceeded to lay out two townsites: Uppertown on the hill west of the Canal and Lowertown east of the Canal.

Within Lowertown, By planned the land east of King Street (today's King Edward Avenue) as a neighbourhood of grand homes for senior military officers and wealthy merchants. In place of the close grid of streets with small lots found further west, By laid out large blocks with lots of up to 1/3 acre surrounding a square for the grandest homes. He gave the streets suitably elegant names, including Wurtemberg for the King's sister Charlotte, Queen of Wurtemberg (the French spelling then in common use), and Franklin for Sir John Franklin, the admiral and arctic explorer. At the time, the

search for the Northwest Passage was a priority for the Royal Navy, and arctic explorers like Franklin and Parry were celebrities.

When in the 1870s the City began to number houses, post street signs and clean up the many duplicate street names in use, Franklin, Parry and Clarence Streets, which formed one continuous roadway, were renamed simply Clarence. (Parry was named for Sir William Parry, another arctic explorer, Clarence for the King's brother William, Duke of Clarence, later King William IV). St Patrick and Ottawa (the latter not one of By's original names) were renamed simply St Patrick.

The first flush of civic optimism passed quickly. By himself was recalled to England in 1831, and Ottawa did not become the military or commercial centre that he and others expected. The population actually shrank in size until the new trade in sawn lumber and the decision in 1855 to move the provincial capital from Quebec City caused the city to begin growing again (Taylor 1985 ch 2).

On the Edge of the City, 1842-1875

The growing town bypassed the Macdonald Gardens area: people preferred to live closer to the new mills at the Rideau Falls or the Chaudière, or on the higher and drier ground to the south and west. The land itself was swampy in the west, sandy and unstable in the east, watered by a number of streams - indeed as late as 1883 a deed for a lot just east of Clarence and Charlotte Streets specified that the sale included all rights to the water power (RO plan 43586 lot 13 North Franklin). Tenant farmers or squatters grew vegetables, cut the trees for timber or bark, or quarried sand (Elliot 1991, p 93).

The area did attract activities that Victorians felt should be at the edge of town for health reasons: cemeteries, hospitals and shooting ranges.

In 1844 or 1845 (Ross 1925 p 102, Brault 1946 p 308) four new cemeteries were opened in what is now Macdonald Gardens park to replace the older cemeteries on the land reserved for the citadel (roughly at Queen and Metcalfe Streets) and the newer Roman

Catholic cemetery on the south-east corner of Rideau and Cumberland Streets. The cemeteries were closed to new burials when Beechwood and Notre-Dame cemeteries were opened in 1872, but remained in use until 1897 (Nagy 1974 p 31). In 1910 the City bought the land and leased it to the Ottawa Improvement Commission, fore-runner of the NCC, to landscape as the present park (RO plan 43586 Cemetery Lots).¹

The County of Carleton Protestant General Hospital was opened to patients at Rideau and Wurtemburg Streets in 1852 (Brault 1946 p 230). A new building (the present Wallis House condominium) opened next door in 1872. During the 1879 smallpox epidemic the old building was converted to an isolation hospital for treatment of infectious diseases in the days before antibiotics. A maternity hospital, a nurses training institute and other medical facilities were built along Rideau Street towards the River.

The Grey Nuns had maintained a small isolation hospital behind the old General Hospital (the present Elisabeth-Bruyere Centre), but during the epidemic of 1879 the neighbours burnt it down to encourage a move to a more isolated location. The nuns opened the new Hôpital Ste-Anne at Heney and Charlotte Streets on the former Presbyterian cemetery that same year and operated it until 1895 (Brault 1946 p 228, 242, 308).² The nuns also opened an orphanage (the Asile de Bethléhem) at the corner of Chapel and Myrand at this time: it was expanded in 1882 and moved to Rideau Terrace (the site of the present Governor's Walk condominium) in 1895 (*Ste-Anne d'Ottawa*).

At some point in the 1860s Anglesea Square (approximately the current location of the playing fields behind the Patro Centre) was used as a rifle range for the militia, a big part of social life at that time (Brault 1946, p 308). Old timers reminiscing in the 1920s recalled the sandy hill at the east end serving as natural butts for the range – a cheap source of spent lead slugs to serve as sinkers for fishing in the Rideau. The hill also made a fun spot for rolling into the water in the summer and tobogganing in winter (Desjardins 1926).

¹ *Ste-Anne d'Ottawa* notes that Macdonald Gardens was usually known by the francophone community as “le parc Borden”.

² Ross provides conflicting information, but he seems to have confused Ste-Anne with its parent General Hospital.

Consolidation: John Henry and John Davis 1875-1910

In 1859 ownership of the unsold portions of the original townsite was transferred from the Board of Ordnance to the Province of Canada, and at Confederation in 1867 to the new Federal Government. The new owners made aggressive efforts to sell off the property, but it was only in the 1870s that landholders began to buy up the lots, and even then, development was slow.

Ste-Anne's church (on Old St Patrick Street, now used by St Clement's parish) was built in 1872, but most of the parish was in fact across the Rideau River in New Edinburgh and Clarkstown (now part of Vanier). A few houses were built, but most of the land was bought by investors who were prepared to wait for the opportune time to subdivide and sell. The two chief investors were John M. B. Henry and 'Citizen' John Davis.

John Maxwell Barry Henry was born in Ireland in 1828, and joined the civil service of the Province of Canada, or perhaps another province, as a collector of customs, transferring with his function to the new Federal Government in 1867³. He and his wife, the former Mary Maccob, seem to have established themselves in Ottawa by the 1870s, raising a small family and moving at an early date to 478 Clarence Street. By 1891 he was listed in the annual Civil Service Directory as Chief Collector of Customs, earning \$1,200 a year - comfortable, but by no means rich.

Starting in 1876 Henry began to buy up and lease out vacant land near his house, either from the Crown or from other owners - a reminder that in the days when financial markets were unregulated and bank deposits uninsured, many people preferred to put their savings into land and mortgages. By 1898 Henry and Davis owned between them all of the land east of Charlotte Street and north of Clarence Street. In 1903 Henry, then 75 years old, sold his land to Davis for \$6,500 (City Directories, Canada Civil Service List, 1891, RO abstract records for plan 43586).

³ The Ottawa Geneological Society suggest that he may have been related to the Henrys of Nepean, whose land now lies under Algonquin College and the Henry Farm and Craig Henry subdivisions. This is not confirmed.

John and Mary Henry continued to live on Clarence Street until 1908, when he died of pneumonia and she had a stroke a few months later. The executor was Mrs G. F. Guy, a sister (whether of Henry or Mary is not known). Their son Robert Eric Henry was already an alcoholic, and died in a rooming house on James Street in 1917 at the age of 43 (City Directories, Beechwood interment records).

By contrast, “Citizen” John Davis was a prominent resident of Ottawa and Lowertown. He liked to boast that he had been born on the estates of the Duke of Bedford. Whether



his family were servants or tenant farmers at Woburn or another of the ducal seats, the experiences of his youth may be behind his later membership in the Workmen’s Association, his reputation as “friend of the working man” and prominence in the City-wide Associated Charities (Journal 1888-03-09, 1888-04-18, 1892-08-23, 1896-10-28).

Born in England in 1850, Davis immigrated to Ottawa in 1879 with his wife and family and set up as a coachman. Within a few years he owned commercial property, ran a livery stable and sold firewood. By the 1890s he was a comfortable and substantial citizen, not rich enough to summer on the Lower St Lawrence or the coast of Maine, but with a cottage at the Cascades on the Gatineau

River. He was prominent in city-wide efforts to build a public library, seek federal support for construction of the Interprovincial Bridge, and organize winter carnivals and sporting events. He hosted big civic dinners for the Mayor and Council and other worthies at his home at 494 Clarence Street. The house survived three fires and a tornado, in 1892, 1895 and 1906 and still stands (Journal 1893-10-14, 1895-04-26, Montreal Gazette 1906-08-06).

Although English in origin, an Orangeman, a member of the old St John's Anglican Church on Sussex Street (now the site of the north wing of the Château Laurier) and a supporter of the Anglican Mission on Anglesea Square⁴, Davis was politic enough that he was regarded by his largely Catholic and francophone neighbours as a community leader and spokesman (Journal 1881 01-26).

He organized efforts to landscape Anglesea Square as a park, and convinced his skeptical neighbours to support construction of special drains in Lowertown as a health measure (in this case John Henry was one of his leading opponents). As late as 1911 he was the chosen spokesman, along with Father Myrand of Ste-Anne's Church, for the Lowertown community in their opposition to the proposed construction of an isolation hospital on Porter's Island (Journal 1895-08-05, 1895-12-21, 1895-12-31, 1896-10-31, 1896-12-04, Citizen 1911-03-21).

Davis and his family were noted musicians and Davis himself sought out as a singer and organist to entertain at banquets and other events. A man of strong will, he sued the Ottawa Electric Railway because he had been ejected from a streetcar for refusing to take his feet off the seat. About the same time he was hauled before City Council accused of digging up Charlotte Street for sand to re-sell to the City (Journal 1895-12-16, 1897-04-06, 1898-09-06).

In 1894 Davis opened the first indoor swimming pool in Ottawa "just above St Patrick Street bridge, end of Wurtemberg Street", almost certainly on lot 1 West Wurtemberg Street, which ran from what is now 80-84 Wurtemberg west through to the current 21 and 23 Rockwood Avenue. At the time John Henry owned all of the other land on Wurtemberg from St Patrick through to Clarence Street. This odd location on the hillside is confirmed by the Fire Insurance Map of 1901, where a piece of tape has been used to cover up the site of this building, and also explains a letter to the editor of July 1894 wondering why both the inflow and outflow of water to the pool were at the east end

⁴ St John's Church on Sussex Street burnt in 1912, when the congregation merged with Grace Church at Elgin and Somerset to form the existing parish of St John the Evangelist. The mission at Anglesea Square, called St Augustine's, closed in 1921. According to the website of St John the Evangelist, the building burnt and was not replaced. According to *Ste-Anne d'Ottawa* the building remained into the 1950s, serving as an upholstery factory.

Davis did not rebuild (Journal 1894-06-01, 1895-03-01, 1895-07-02, 1896-04-06, 1897-04-23).

Davis used the remainder of his land to store firewood - the fire insurance map of 1901 notes stacks of cordwood 5' to 10' high on the present site of no 507-509 Clarence.

With his purchase in 1903 of John Henry's lots, Davis became sole owner of the land east of Charlotte and north of Clarence, selling in 1910 to the Riverview Property Limited, a syndicate of investors, for \$45,000. As was common at the time, the buyers mortgaged the property back to Davis for the selling price. Davis may indeed have been one of the shareholders in Riverview (RO abstracts for plan 45586).

Riverview Property Limited

Riverview was a local Ottawa company, but had some relationship with a number of other land companies active in Ottawa, Toronto and elsewhere (Calvert 2013). In 1910 and 1911 they extended Wurtemberg Street along the Rideau to St Patrick Street, created a new street (Rockwood Avenue - one of the other associated companies was Rockwood Realty Ltd)⁵ and divided the 13 lots of By's original survey into 49 lots, which they proposed to sell at \$1,100 to \$1,500 each.

These were premium prices for the day - a suburban lot in a "better" neighbourhood like Hampton Park could be bought for \$300 to \$500 (Elliott 1991). To protect its investment, Riverview required buyers to build no closer than 10 feet from the street line, to lay a stone foundation, to build a house of a minimum of 2 1/2 storeys, and to face the outside with stone, brick or stucco.

Initially, sales went well, and 23 of the 49 lots had been sold by the summer of 1914. With the political crisis in Europe in July 1914 and the subsequent outbreak of war, credit froze and sales stopped completely. Riverview Property faced continuing interest payments on their no-money-down mortgage, as well as taxes and frontage charges for

⁵ On plan 106707 of 1911, subdividing the block east of Rockwood, Rockwood Avenue had first been labelled Montrose Street. This must have been an error, as plan 102148 of 1910 for the block west of Rockwood lists it as Rockwood.

the unsold lots. (As was the practice until the 1950s, the City and private utilities built the streets and installed services *after* the first houses were built, and charged at least part of the installation cost to the landowner based on the length of the street frontage of the lot). In 1918 Davis foreclosed on the mortgage and regained ownership of the remaining unsold lots.

Initially, Davis does not seem to have been sanguine about his property. In April 1919 he offered to sell all his remaining lots to the City of Ottawa Housing Commission, but the Commission judged it too expensive (OHC minutes 1919-05-13). Davis reduced prices and dropped the building restrictions. With the return of peace, he managed to sell all but two of the remaining 23 lots by 1924. Most of the lots were bought by other investors for resale, so that it was well into the 1930s before the area built up.

Building 78 and 80 Wurtemberg 1919-1921

John Burroughs and Caius Roy

Caius Roy bought lot 41 (site of no 80 Wurtemberg) in July 1919 for \$900, and John Burroughs bought the neighbouring lot 42 (site of no 78 Wurtemberg) in October 1919, also for \$900.

Joseph Aime Caius Roy was a clerk in the Money Order Department of the Post Office at a salary of \$1300 a year – a stable but modest income for 1919. 36 years old, he lived with his wife Albertine Cliche, at 195 Bolton Street. From the records remaining, Roy seems to have been rather dramatic for a civil servant: his response to a form asking how much he could afford to pay on a mortgage was in effect “whatever it takes”; Over the course of three years he had two substantial run-ins with the Housing Commission (not without cause), with long letters and threats of lawsuits.

Burroughs was a clerk in the Department of Customs and Inland Revenue, 38 years old, with a salary of \$1400 a year, single (but possibly engaged) and living at 195 Waller Street. Whether or not the two knew each other before, they seem to have gained each

other's trust after they bought neighbouring lots. Both applied to the new City of Ottawa Housing Commission to finance construction of their houses.

The Housing Commission of the City of Ottawa

In the face of a returning army, a housing shortage and a post-war economic depression, the Federal government launched in 1919 a "better housing scheme", loaning the provinces \$25 million for 20 years at 5% interest (commercial mortgage rates were then 7%). Ontario then added \$2 million to its share of \$8 million and gave it to municipalities for distribution.

As well as ensuring affordable housing, particularly for veterans, the scheme was also to promote good modern housing and encourage municipalities to introduce town planning: at the time there was no mortgage insurance, no building code, no site plan controls and no advance planning for installation of services such as water, sewers, parks, etc. Only in 1919 did the Province of Ontario give municipalities the authority to establish plans and set building standards (Elloit 1991). Municipalities were to use their share of the money to lay out model neighbourhoods, support cooperatives or limited-dividend housing companies and provide low-cost loans to potential owner-occupiers.

The scheme lasted roughly three years (1919-1922). Approximately two thirds of the housing units funded across Canada were built by municipalities and co-ops or companies, and one third directly by owner/occupants. Historians in general do not consider the program a success, and brand Ottawa's experience in particular as a "spectacular failure to achieve the stated goals of the program" (Sendbuehler and Gilliland 1998).

The City of Ottawa established its Housing Commission in April 1919. After reviewing a number of sites (including the Davis estate) the Commission focused on developing three model subdivisions: Lindenlea, the Reid farm (Civic Hospital area) and the Parkdale Estate (possibly the area around the Royal Ottawa hospital) (OHC minutes Apr-May 1919).

Part of the funding, however, went in loans (mortgages in all but name) to individuals who intended to build and occupy their own house. Owners had to be residents of Ottawa (this requirement was waived for veterans), to own a lot outright (free of mortgages and other charges) and to have their site plans and building plans approved by the Commission's own architect, W. E. Belfry, and for loans over \$3000, by the Provincial architect as well. In the neighbourhood, the Commission financed the building of 503 and 505 Clarence as well as 78 and 80 Wurtemberg. (RO abstracts for plan 102148, lot 20)

To promote "modern housing design", the Commission offered a number of standard housing designs, some developed by Belfry for Ottawa, some developed for the Province, and maintained a list of available contractors (OHC minutes 1919). The designs were available for sale to anyone, and also used by speculative builders like W.H. Lett, the builder of 507 and 509 Clarence Street.

Roy and Burroughs Cooperate to Build their Houses

Roy applied in June 1919, supplying his own plans. Belfry was willing to accept them with modifications, but the Provincial architect was not: the house was too big for the lot, the rafters were too far apart, the stairs too steep, and "the cost of the house appears to us rather excessive". Roy withdrew his plans and did not respond to repeated requests over the summer to re-file (OHC Roy file).

Burroughs applied in October 1919. He and Roy must have talked at this point, as Roy re-applied as well. Both chose Belfry's standard plan "L" (later called "style 15") though Burroughs had the plan turned sideways on the lot, and both requested additional windows, changes to the porch, etc. Both chose the same contractor from the Commission's list, Cardinal and Brunet (OHC Burroughs and Roy files).

The Provincial architect had some concerns about the siting of the houses, notably the limited space between 78 and 80, and with the proposed use of 2x3" lumber for internal partitions, but with reassurance from Belfry, in November 1919 Roy and Burroughs



St Joseph's Church, Sandy Hill: the second building 1898-1930.

were granted loans of \$4000, the maximum amount allowed for a solid brick house, payable in installments as building progressed.

Belfry inspected the completed house at no 78 on 22 April 1920. Burroughs moved in that spring, and in October wrote to confirm that all work had been done to his satisfaction. With that assurance, the Commission released the final installment of the loan for payment to the contractor.

Roy's experience at no 80 was not so positive. While using the same design and the same contractors, he had real problems, perhaps exaggerated by his temperament. As late as July 1920, when Burroughs had already moved into his house, Roy wrote at length to Belfry to complain that he could not move in: the roof and the foundation leaked, mouldings remained unfinished, window pulleys did not work, the wash basins were broken, and so on.

Belfry inspected the house in October 1920 and noted that most of the problems had been resolved, and that the plans had been carried out as contracted, with a few minor changes (e.g. addition of basement and attic windows). While he was concerned about the stability of the hot water tank and the size of the bay window (it was 4" deeper than designed) he advised Roy to accept the house and move in. Roy wrote again to Belfry in January 1921 to complain of leaks in the basement. By this point the contractor was des-

perate to be paid, and Belfry recommended that he sue Roy. Cardinal went to see Roy, and apparently they came to an agreement, as there was no lawsuit.

Although the contractors had tendered to deliver the houses as planned for \$4000, both Burroughs and Roy had spent an additional \$900 on their houses, and in November 1920 the Commission agreed to increase their loans to \$4200. There seem to have been no further problems, and the loans were paid off at \$28 each month, the discharge for both properties being registered in 1942.

Writing the Provincial Architect in 1919, Belfry commented that it was unlikely that there would be any development around 78-80 “in the immediate future” (Roy file, letter of 1919-08-02). Indeed, the houses immediately south of no 80 were not built until 1933, and those north of no 78 until 1928.

Life in the Neighbourhood, 1922-2015

The Roy and Burroughs Families

Both Burroughs at no 78 and Roy at no 80 owned their houses for over 50 years, both dying in 1972.

John Burroughs had met Alice Dumouchel of Aylmer at St Joseph’s Church in Sandy Hill, where he was a parishioner and she the organist. They married in 1920, just after the new house was completed, and had four children: John, Charles, Henriette (married John Hudson), and Cecile (married Louis-Philippe Landreville). Alice became organist of Ste-Anne, and both John and Alice were noted as active members of the parish. Alice died unexpectedly at home in 1954 aged 62 (Citizen 1954-11-11). John Burroughs continued to live in the house until his death 18 years later.

Caius and Albertine Roy lived in no 80 until 1961. Also members of Ste-Anne parish, they had no children of their own. In 1961 they moved away from Ottawa (possibly to Florida) and rented the house to John and Henriette Hudson, the daughter and son-in-

law of the Burroughs. Mrs Roy died in 1969 at the Residence St-Louis, a nursing home at Hiawatha Park (now part of Orleans), and Mr Roy himself in Fort Lauderdale, Fla. in 1972. Both funerals were held at Ste-Anne, and they were buried in Notre-Dame cemetery (obituaries in the Journal 1969-05-20 and 1973-01-02).

Macdonald Gardens, a Stable Neighbourhood

Macdonald Gardens held its place as a well-maintained residential neighbourhood throughout the years between the wars. A study of income levels across the City in 1941 showed that Macdonald Gardens was in the highest of the three income bands used (\$1700 and over) (Taylor 1985 map 9 p. 180). The many hospitals gradually closed during the 1920s as newer facilities opened, including the Civic Hospital (1924). In a dying gasp of the City Beautiful movement, a Federal District Commission (FDC) plan of 1937 proposed to drive a new street diagonally from the St Patrick Street bridge to Laurier Avenue and the Rideau Canal, but this idea died with the decision to move Union Station out of downtown.

The 1950s were generally difficult years for older neighbourhoods. Houses were run down after the tight money of the Depression and the war years. The new, planned postwar suburbs offered quality housing at cheaper prices and with easier financing than established neighbourhoods. More cars and suburban growth put more pressure on existing streets, so that Charlotte Street, for example, became a major traffic route between the eastern suburbs and downtown.

However The City's 1958 survey of housing stock rated the area east of Cobourg Street as mostly "fair" – the best rating it would give to any area more than 20-25 years old (Ottawa 1962 map 14 "Housing Survey"). As Canada exchanged diplomats with more countries after World War II, the FDC's policy of encouraging diplomatic missions to reuse old houses and institutional buildings certainly helped the area, attracting among other the Turkish Embassy and the Soviet Trade Mission.

The City's first comprehensive zoning by-law was passed in 1964, and assumed that older areas, particularly run-down areas, would be re-developed at a much greater density. Typical of what was happening in other central neighbourhoods, the first effect of this policy was demolition of houses along the River (including the Borden House) and the construction of waterside highrises like the Watergate.

Ironically, it was just about this time that renovating older homes and living in the centre of the city was again becoming fashionable, sparking some controversy over its effect on affordable housing. In Macdonald Gardens a number of initiatives tied to the Lowertown East urban renewal project of the 1970s encouraged this trend: the rebuilding of St Patrick Street as an arterial, the closure of Charlotte Street to through traffic, the elimination of the street through the middle of Macdonald Gardens, renewal of services, streets and streetlamps, etc.

After Burroughs: turnover and renovation at no 78

As specified in the agreement with the Housing Commission, no 78 was of solid brick construction, i.e. two layers of brick tied together with rows of bricks laid cross-wise, with the upper storey stuccoed. The house was 22 X 29 feet in dimension with a small one-storey wing approximately 10 x 6 feet at the back (it's possible that this may have been a later addition).

In 1948 Burroughs proposed replacing the small rear wing with a full two-storey addition across the back of the house. After discussion with the City and an architect, O.F. Brûlé, this was changed to a one-storey addition slightly offset, with a roof-top terrace.

The addition contained a bedroom with its own door to the outside, a dressing room and bath. It was constructed of solid brick with lath and plaster attached to the inside, resting on a full foundation of parged concrete block. A new door put through the original stone foundation gave direct access from the original basement to the new basement, while an upstairs window was converted to a door to give access to the ter-



The one-storey addition to no 78, photographed in 2014.

race. The offset design left the original rear door clear for continued use, although it appears to have been closed off later (Building permits file, plans of July 27, 1948).

After the death of Caius Roy and John A Burroughs, John's son Charles, already executor for his father, bought no 80 as well, and put both no 78 and no 80 up for sale in 1973.

Robert Thain, an employee of the Defence Research Board, and his wife Barbara bought no 78 for \$35,000 and moved in, living in the house until 2003. In December of that year Barbara became sole owner, sold the house immediately to Hugh Brennan for \$305,000 and moved to a condo on North River Road.

Brennan, a lawyer and building contractor, intended to rent the house out, but kept it for only a year before selling in 1995 to Robert and Ann Gagné for \$380,500 (Telephone call to Hugh Brennan, 2015). The Gagnés re-mortgaged the house in 2007, 2009 and 2010

before selling in 2010 to the present owners and residents, Simon and Christina Leadlay for \$509,000. Unfortunately there is a gap in the City Directories for this address, but it is known that Jerone and Mathilde Danober lived at the address sometime in this period, so presumably the Gagnés continued to rent it out.

Simon Leadlay does product marketing for Pace plc, a British manufacturer of products for the Pay TV and broadband service industries. Christina is managing editor of the *New Edinburgh News* as well as a writer and editor for *Parliament Now*. Simon and Christine live at no 78 with their two children, Rachel and Oliver.

After the Roys: turnover and renovations at no 80

An aerial photograph of 1928 shows that Roy had built a garage off the back lane. At that time car ownership was spreading, but was still far from universal. This appears to have been the only major change made by the Roys. Also around 1927 newspaper was stuffed into the attic as a first attempt at insulation - not an unusual practice at the time (the papers were found during the renovations to the attic in December 2011). Otherwise the house remained as built, two layers of brick tied together by rows of bricks laid crosswise, the upper floor covered in stucco.

David and Catherine Preston, members of the Foreign Service, bought no 80 from Charles Burroughs for \$33,000, and made a number of changes, notably a renovation of the kitchen in 1974, including blocking off a former side door, installation of more insulation in the attic during the years of the energy crisis, and replacement of the garage. The older garage burnt down in 1975 while the Prestons were posted abroad, attributed to a prank by local kids that got out of hand. The Prestons contracted with Don Poirier to replace it with a wider garage of metal siding over a wooden frame (Building permits file, plans of Oct 25, 1975).

While assigned to Ottawa, the Prestons lived in the house (notably 1977-1980), and when posted abroad they rented it out, often to other Foreign Service colleagues. Known tenants during this period included three students 1981-83 and Cathy P. Ryan,

an occupational therapist (1984-1985) (Telephone call with David Preston, 2014; City Directories)

The Prestons sold no 80 in 1986 for \$120,000 to a partnership of Gregory Kozica, Steve Reed and David Grace. Grace withdrew from the syndicate in 1987, and Kozica and Reed sold to Michael Gurstein in 1988 for \$147,500. Gurstein in 1989 added another \$30,000 to the mortgage, which appears to have been used to renovate the bathroom, install a whirlpool tub (when removed recently, it had the date “1978” on it), and finish a room and bath in the basement. During this period the house was rented 1986-1988 to Dvakripa Cohen, a consultant, and 1989-1990 to an M. Pinkovich.

In 1991, Gurstein sold to Diane Bignell “in trust” for \$167,500. Bignell and her husband Philip Brouillard moved in, and took out three mortgages on the house for a total of \$186,125. The following year they took out additional mortgages for \$65,000.

Bignell sold in 1994 to Catherine Ann Mitchell for \$225,000, and moved to Kanata. Mitchell lived in the house from 1994-1997 and then rented it out to Sean McDowell (1998-99) and Jay Johnson (2000-2005).

Around 2000/2001 an engineer was contracted to look at cracks in the south-east corner of the foundation: this was linked to the stress on tree roots and related shrinkage of clay soil caused by several years of dry weather. Once the tree was felled, the sinking stabilized. The cracks were repaired and the leakage stopped.

Mitchell sold in 2003 for \$260,000 to Mario Mastroangelo and Zophia Porebski, who used it as an income property, assigning the rent directly to the mortgage company. Jay Johnson continued to live in the house until 2005, after which it was rented to Freitas C de Sousa.

The Mastroangelos replaced all windows and doors and likely renovated the basement bathroom. An engineering survey of the roof was carried out in 2006, and some structural changes made when the roof was replaced that year.

The present owners, Richard Guy Briggs and Carol Marie-Christine Sauvé, bought the house in 2007 for \$344,500. Richard and Carole upgraded the attic to R-50 insulation and added R-12 insulation to the basement walls in 2007, replaced the furnace, renovated the electrical system to bring it up to code, added four exterior doors, and rebuilt the front steps. Subsequently they have replaced the fireplace and completely renovated the upstairs bathroom (2014).

The most notable change has been the installation of solar panels on the southern face of the roof of the house, and on the garage. A plan for the layout of the panels was pre-



The 1975 garage showing the solar panels on the roof of the house. The original metal siding on the garage has been replaced with clapboard.

pared in Sept 2011 by iSolara Power. After a report by a structural engineer in December, the installation on the house was approved in January 2012 provided the roof structure was straightened and the rafters “sistered” to support the extra weight of the panels, and the roof and plumbing vents moved from the southern to the northern side. The electricity meter was moved from inside the basement to the exterior west wall, which

required excavating the buried cables. Installation of the panels on the garage was approved provided additional members were added to strengthen the truss (Building permits file, Sept 2011-Jan 2012).

With this preparation, 38 solar panels were installed in January 2012, and the first power delivered to the Ontario Power Authority that same month. In February 2014 two additional panels were installed in the space formerly occupied by two brick chimneys (tricolour.ca – Tricolour Solar Roof microFIT installation).



Moving day at 80 Wurtemburg, 2007.

Richard Guy Briggs was born in Ottawa and grew up in the area between Fisher Park and Hampton Park. With a degree in computer engineering from the University of Ottawa, he writes open source system software and is active in the Linux and computer security communities. He has also been involved with solar-powered vehicles since his university days.

Carole Sauvé was also born and raised in Ottawa, and after studies at University of Ottawa and Carleton completed a graduate degree at the University of Kent at Canterbury, England. Carole has several decades of experience working with refugees, both as a volunteer and a government official.

Both Richard and Carole have strong interests in environmental issues and have travelled extensively in China, Cuba, Australia and the UK. They plan to make Wurtemberg a home for themselves and their children, son Nicholas and daughter Annabelle, for the foreseeable future.

Richard is well known in Macdonald Gardens as the “the bike guy” because of his stable of unusual, practical and outright wacky bicycles for touring, hauling or parades. Both are active and visible members of the local community.

Sources

Beechwood interment records - *obituaries for families buried in the Cemetery. Similar records are available at Notre-Dame and Pinecrest.*

Brault, Lucien *Ottawa Old and New*. Ottawa: Ottawa Historical Research Institute, 1946 - *First published in 1942 by the University of Ottawa as Ottawa, la capitale du Canada. - Based on Brault's own research, and on questionnaires sent to many community and religious groups in the City.*

Calvert 2013 Ottawa South Property Company (on the site oldottawasouth.ca) – *based on research in Library and Archives Canada, this lists the associated development companies (including Riverview Property Co. Ltd) and references to the relevant records in the Public Archives of Ontario in Toronto.*

Canada Civil Service List 1891 - *an annual listing of all civil servants, their date of birth, date of entry into the service, position and salary. The 1891 Directory has been digitized and can be searched through Google News (a subscription service which can be searched at the Public Library).*

Citizen - *articles from the Ottawa Citizen newspaper can be consulted through Google News, a subscription-based service which can be consulted at the Ottawa Public Library.*

City Directories - *published annually (or more recently biennially), can be consulted on microfilm at the Ottawa Public Library, or in paper at Library and Archives Canada. The Directories list the names of residents house-by-house. Older volumes also indicate occupation, sometimes age and relationship, and whether the resident was an owner or renter. Especially in later years, Directory information is not always reliable.*

City of Ottawa archives – Harriette Fried, archivist

Record Group 001 - Housing Commission of the City of Ottawa 1919-1957

minute book 1919-1930

RG001-5 misc property files,

Box 14 – file on J.A. Burroughs

Box 15 – file on J.A.C. Roy

RG001-06 architectural plans - *includes the original plans for no 80, as rejected by the Provincial Architect.*

Desjardins 1926 “Lower Town Reminiscences by Ald-Elect Fred Desjardins” *Ottawa Citizen* 31 Dec 1926

Elliott, Bruce Nepean: the City Beyond. Nepean: City of Nepean, 1991 - *A history of the former City of Nepean. useful because much of the former City of Ottawa was at some point within the municipality of Nepean, and much of the development of Nepean was an extension of or response to the growth of Ottawa.*

Journal - *articles from the former Ottawa Journal newspaper can be searched on Newspapers.com, a subscription-based service which can be consulted at the City of Ottawa Archives.*

Miller-Chenier 2014 *telephone calls and e-mail exchanges with Nancy Miller-Chenier of the Lowertown Community Association*

Nagy 1974 Nagy, Thomas L *Ottawa in Maps* National Map Collection, Public Archives of Canada, 1974

Ottawa 1962 City of Ottawa Planning Branch *Urban Renewal, Ottawa Canada 1962 - contains a map of the 1958 survey of housing conditions across the City, plus detailed mapping of nine candidate areas for urban renewal.*

RO - Ontario Land Registry Office 4, Judicial district of Ottawa-Carleton. *Plans and instruments (deeds, mortgages and other contracts) registered with the office before the mid-to-late 1990s can be consulted on microfilm at the Court House, without charge. More recent records are computerized, and a fee is charged for consultation. The main documents consulted for this study were:*

- *abstracts of the sale of lots on Ottawa, Franklin, Charlotte and Wurtemburg Streets in plan 43586 (subdivision of Crown land in Lowertown East, 1859) - on microfilm reel 4 AR 131.*

- abstracts of the sale of lots on Charlotte and Clarence Streets and Rockwood Ave, in plan 102148 (*subdivision of the west half of the property of Riverview Property Ltd, 1910*) on microfilm reel AR 135.
- abstracts of the sale of lots on Rockwood, Clarence and Wurtemberg Streets in plan 106707 (*subdivision of the east half of the property of Riverview Property Ltd, 1911*) on microfilm reel AR 136.
- selected instruments for these sales, as listed in the text.

Ross, Robert Ottawa Past and Present. Toronto: Musson, 1927. *Largely based on reminiscences of early residents.*

Segun, Marcel et al *Ste-Anne d'Ottawa: une belle aventure humaine* self-published 2013. *A history of Ste-Anne parish that focuses on the daily life of the members of the parish - where they lived, worked and played, and the impact of urban renewal on the life of the community and the parish. Deals only peripherally with the Macdonald Gardens area, but some interesting photographs of St Patrick and Charlotte Streets.*

Sendbuehler and Gilliland 1998 "'...to product the Highest type of manhood and womanhood': the Ontario Housing Act 1919, and a new Suburban Ideal" *Urban History Review* vol 26:2 1998 pp 42-55, available online on the site erudit.ca – *short intro to the Ontario Housing Act, with leads to other sources*

Taylor 1986 Taylor, John H *Ottawa, an illustrated history* Lorimer 1986

tricolour.ca - website of Richard Briggs and Carole Sauvé

Other Ottawa house histories by Marc Lowell and partners

Available for reference in the Ottawa Public Library, Ottawa Room

“Caplans in the Capital”: the Caplan family

Centretown

46 Cartier St (former Carmichael Inn and Spa)
25 Gilmour St
43 Gilmour St (Clarke House)
45 Gilmour St (Fagan House)
59 Maclaren St (Harris House)
660 Maclaren St (available online through johnkingteam.com/blog)
18 Queen Elizabeth Driveway (Haydon House)
25 Somerset St W (Addams House)
300 Somerset St W (Mamma Teresa’s Ristorante)
110 Waverley St
117 Waverley St (available online through johnkingteam.com/blog)

Lowertown

507 and 509 Clarence St
524 Clarence St / 102 Wurtemberg St
18 and 20 Rockwood Ave

New Edinburgh

113 Crichton St

Sandy Hill

89 Daly Ave (Gasthaus Switzerland)
27 Goulbourn Ave (available online through johnkingteam.com/blog)
27 Sweetland Ave (available online through johnkingteam.com/blog)