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Report No. ACS2024-PDB-RHU-0049

January 10, 2025



RECEIVED
2025/01/08
(YYYY/MM/DD)
Ontario Heritage Trust

Attn: 

Re: Notice of passage of By-law 2024-541 to designate 50 Carruthers Avenue under Part IV of the *Ontario Heritage Act*

Ottawa City Council, at its meeting held on December 11, 2024 passed the following by-law:

2024-541 A by-law of the City of Ottawa to designate 50 Carruthers Avenue to be of cultural heritage value or interest.

Please find enclosed a copy of the by-law, including the Statement of Cultural Heritage Value and Attributes, for the property.

Notice of the passage of By-law 2024-541 will be published online at ottawa.ca/heritagenotices on January 10, 2025.

Please be advised that any person who wishes to object to the by-law may do so by appeal to the Ontario Land Tribunal by giving the Tribunal and the Clerk of the City of Ottawa, within 30 days after the online publication of this notice, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection.

The notice of appeal can be submitted via email to CityClerk-HeritageObjections@ottawa.ca. The notice of appeal can also be submitted via registered mail or be delivered in person, by appointment, at the following coordinates:

Caitlin Salter MacDonald, City Clerk
c/o Mélanie Blais, Committee Coordinator
110 Laurier Avenue West, Ottawa, Ontario K1P 1J1, mail code 01-71

Office of the City Clerk
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1
ottawa.ca

Direct Line 613-580-2424 Ext. 28136
caitlin.salter-macdonald@ottawa.ca

Bureau du greffier municipal
Ville d'Ottawa
110, ave. Laurier ouest
Ottawa (Ontario) K1P 1J1
ottawa.ca

Ligne directe 613-580-2424 poste 28136
caitlin.salter-macdonald@ottawa.ca

To make an appointment, please contact Mélanie Blais, Committee Coordinator at 613-580-2424, ext. 27005, or melanie.blais@ottawa.ca.

If no appeals are filed, By-law 2024-541 will come into force on February 11, 2025 and be registered on title. A copy of the registered by-law will be served on the Ontario Heritage Trust.

Should you require further information, please contact Avery Marshall directly at Avery.Marshall@ottawa.ca or 613-580-2424 x 25875.

Regards,



Caitlin Salter MacDonald
City Clerk

cc: Barbara Naegele, Owner (by email to barbara.naegele@yahoo.ca)
Kirsty Walker, Built Heritage Research Coordinator, City of Ottawa (by email to Kirsty.Walker@ottawa.ca)
Avery Marshall, Heritage Planner, City of Ottawa (by email to Avery.Marshall@ottawa.ca)
Registrar, Ontario Heritage Trust (by email to registrar@heritagetrust.on.ca)

Encl.

BY-LAW NO. 2024 - 541

A by-law of the City of Ottawa to designate 50 Carruthers Avenue to be of cultural heritage value or interest.

WHEREAS the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the Council of the City of Ottawa has caused notice of intention to designate to be served upon the owners of the lands and premises known municipally as 50 Carruthers Avenue (more particularly described in Schedule "A" hereto), and upon the Ontario Heritage Trust, the said notice being published online on Ottawa.ca on September 18, 2024, as permitted by by-law 2002-522 as amended;

AND WHEREAS a notice of objection to the proposed designation was received by the Clerk on October 24, 2024;

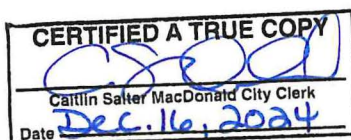
AND WHEREAS the Built Heritage Committee considered the objection on December 10, 2024, and recommended Council not withdraw the Notice of Intention to Designate;

AND WHEREAS on December 11, 2024, City Council considered the objection and decided not to withdraw the Notice of Intention to Designate;

AND WHEREAS the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes reasons for designation are set out as Schedule "B" hereto;

THEREFORE the Council of the City of Ottawa, enacts as follows:

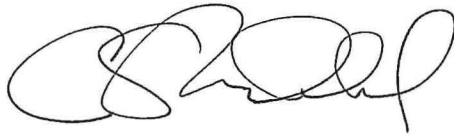
1. The real property known municipally as 50 Carruthers Avenue, and more particularly described in Schedule "A" attached hereto, is hereby designated as being of cultural heritage value or interest.
2. The Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes are set out as Schedule "B" hereto.
3. The City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" hereto in the proper Land Registry office.
4. The City Clerk is hereby authorized to cause a copy of this By-law to be served upon the owners of the property described in Schedule "A", and upon



the Ontario Heritage Trust, and to cause notice of this By-law to be published online on Ottawa.ca as permitted by by-law 2002-522 as amended.

5. The schedules attached hereto and marked Schedule "A" and Schedule "B" form part of this By-law, and all notations, references and other information contained therein shall be as much a part of this By-law as if all the matters and information set forth by the said Schedules were all fully described herein.

ENACTED AND PASSED this 11th day of December 2024.

A stylized, cursive handwritten signature in black ink, likely belonging to the City Clerk.

CITY CLERK

A handwritten signature in black ink that appears to read "Mark Sutcliffe".

MAYOR

SCHEDULE "A"

DESCRIPTION	P.I.N.
Lot 2 on Plan 35, West Carruthers Avenue; Ottawa/Nepean	04096 - 0120 (LT)

SCHEDULE "B"

Statement of Cultural Heritage Value / Déclaration de la valeur de patrimoine culturel

Le français suit

Description of Property

50 Carruthers Avenue contains a two and one-half storey red brick house with a two- storey veranda located on the west side of Carruthers Avenue near Burnside Avenue in Ottawa's Mechanicsville neighbourhood.

Statement of Cultural Heritage Value or Interest

The cultural heritage value of 50 Carruthers Avenue is found in its design, historical associations, and context.

The property has design value as an early and unique example of a vernacular residence built in Mechanicsville. Incrementally constructed beginning in the 1870s, the house reflects the simple forms and modest massing of early village buildings. The reconstructed curved veranda presents a unique expression of the Queen Anne Revival style.

The property has associative value due to its direct association with the Vachon family, well-known merchants and Francophone residents of Mechanicsville. The Vachon family lived at 50 Carruthers Avenue and operated C. Vachon & Sons, a company that traded ice, coal, and wood in the twentieth century. The Vachons occupied the property from approximately 1907 to the 1980s.

The property has historical value for its direct association with the ice harvest. In Ottawa, ice was cut from frozen rivers in winter and hauled to ice houses where it was stored until the blocks were delivered to customers in warmer months to preserve food.

C. Vachon & Sons was one of Ottawa's largest ice companies. They operated from Carruthers Avenue for over 40 years, pulling ice from the Ottawa River at Lazy Bay.

The property has the potential to yield further information about French cultural life in Ottawa. Mechanicsville was historically a French-speaking community. Residents of 50 Carruthers Avenue such as Charles Vachon and Zénaïde Charette

were francophone. The contributions and ambitions of the Francophone population shaped many of Ottawa's communities and institutions.

50 Carruthers Avenue has contextual value because it is important in supporting the character of Mechanicsville, a small 19th century hamlet. Workers built vernacular style houses near the Blasdell and Baldwin lumber mills in accordance with a subdivision plan filed by the mill owners in 1872. These modest houses were typically constructed with wood on stone foundations in simple rectangular forms. The house at 50 Carruthers was one of the earliest to be built on Carruthers Avenue, a central street in Mechanicsville, and was one of the first buildings in the community to be bricked. Built circa 1872-1873, the architectural features of the house, retention of its form and materials reflect the character of the early village.

The property has contextual value because it is functionally and historically linked to its location in Mechanicsville along the Ottawa River near Lazy Bay. The property provided a central location west of downtown Ottawa with convenient access to the railway, storage buildings and stables that bolstered the operations of C. Vachon & Sons.

Heritage Attributes

The following attributes express the cultural heritage value of the house at 50 Carruthers Avenue as an early example of a vernacular Mechanicsville residence with a unique Queen Anne Revival expression:

- Hipped gambrel roof
- Wood shingle in the gambrel ends
- Two and one-half storey height
- Red brick cladding
- Shallow stone foundation
- Decorated wood soffits
- Rectangular window and door openings
- Double hung sash windows, various sizes, many with sills and brick voussoirs
- Transom windows over ground floor entrance doors
- Presence of a prominent two-storey painted wood veranda with a curved design that wraps around the south and east facades

The contextual value of 50 Carruthers Avenue is demonstrated by its location on Carruthers Avenue near Burnside Avenue and Lazy Bay.

The designation is limited to the front and side elevations of the main residence and its curved two-storey veranda. The rear elevation, yards, outbuildings, the interior of the building and any new additions are excluded.

Description du bien-fonds

Le 50, avenue Carruthers est une habitation de brique rouge de deux étages et demi, dotée d'une véranda de deux étages située du côté ouest de l'avenue Carruthers, non loin de l'avenue Burnside, dans le quartier Mechanicsville d'Ottawa.

Déclaration de la valeur ou du caractère sur le plan du patrimoine culturel

C'est à son esthétique, à ses associations historiques et à son contexte que le 50, avenue Carruthers doit sa valeur de patrimoine culturel.

La propriété a une valeur esthétique parce qu'il s'agit d'un exemple unique des premières résidences vernaculaires construites dans Mechanicsville. Bâtie petit à petit à partir des années 1870, la maison reprend les formes simples et la volumétrie modeste des premiers bâtiments du village. La galerie rénovée de forme courbe témoigne singulièrement du style néo-Queen Anne.

La propriété a une valeur historique en raison de son association directe avec la famille Vachon. Les Vachon étaient des commerçants et des résidents francophones bien connus de Mechanicsville. La famille a habité au 50, avenue Carruthers et a exploité l'entreprise C. Vachon & Sons, qui vendait de la glace, du charbon et du bois au

XX^e siècle. Les Vachon ont occupé la propriété dans la période comprise approximativement entre 1907 et les années 1980.

La propriété a aussi une valeur historique de par son association directe avec la récolte de la glace. À Ottawa, la glace était découpée sur les cours d'eau gelés en hiver et transportés jusqu'aux dépôts de glace, où on l'emmagasinait avant de livrer les blocs de glace aux clients dans les mois plus chauds pour préserver les aliments. C. Vachon & Sons était l'une des plus grandes entreprises de glace

d'Ottawa. Elle a exercé ses activités pendant plus de 40 ans sur l'avenue Carruther, en extrayant la glace dans la baie Lazy de la rivière des Outaouais.

Cette propriété offre la possibilité d'apporter de l'information complémentaire sur la vie culturelle française à Ottawa. Mechanicsville était historiquement une collectivité francophone. Certains des premiers propriétaires du 50, avenue Carruthers, dont Charles Vachon et Zénaïde Charette, étaient francophones. Les contributions et les ambitions de la population francophone ont façonné de nombreuses collectivités et institutions d'Ottawa.

Le 50, avenue Carruthers doit sa valeur contextuelle à son importance pour le caractère de Mechanicsville, petit hameau du XIX^e siècle. Les travailleurs construisaient des habitations de style vernaculaire non loin des scieries Blasdell et Baldwin, conformément à un plan de lotissement déposé par les propriétaires de ces scieries en 1872. Ces modestes demeures étaient généralement construites en bois sur des fondations de pierre dans des formes rectangulaires élémentaires. La maison du 50, avenue Carruthers était l'une des premières bâties sur cette avenue, artère centrale de Mechanicsville; il s'agissait de l'un des premiers bâtiments revêtus de brique dans cette collectivité. Cette maison a été construite vers 1872-1873; les caractéristiques architecturales de cette demeure, qui a gardé sa première forme et ses premiers matériaux, rendent compte du caractère du village d'antan.

Cette propriété a une valeur contextuelle parce qu'elle est fonctionnellement et historiquement liée à sa localisation dans Mechanicsville, sur la rivière des Outaouais, non loin de la baie Lazy. Située au cœur du secteur à l'ouest du centre-ville d'Ottawa, cette propriété permettait d'avoir commodément accès au chemin de fer, aux entrepôts et aux écuries qui permettaient à C. Vachon & Sons d'exercer ses activités.

Caractéristiques patrimoniales

Voici les caractéristiques qui expriment la valeur de patrimoine culturel de la maison au 50, avenue Carruthers, qui se veut un exemple hâtif et exceptionnel des résidences vernaculaires de Mechanicsville :

- toit mansardé en croupe;
- bardeaux de bois sous la mansarde;
- deux étages et demi de hauteur;

- revêtement de brique rouge;
- fondation superficielle en pierre;
- soffites de bois décorés;
- ouvertures des fenêtres et portes rectangulaires;
- fenêtres à guillotine à châssis doubles de différentes grandeurs, la plupart dotées d'assises et de voussoirs en brique;
- fenêtres à imposte surmontant les portes d'entrée du rez-de-chaussée;
- Présence d'une importante galerie en bois peint sur deux étages dont la forme courbe épouse les façades sud et est.

Le 50, avenue Carruthers doit sa valeur contextuelle à sa localisation sur l'avenue Carruthers, non loin de l'avenue Burnside et de la baie Lazy.

La désignation est limitée aux élévations avant et latérales de la résidence principale et de sa véranda courbée de deux étages. Sont exclus, l'élévation arrière, les cours, les dépendances, l'intérieur du bâtiment et toutes les annexes nouvelles.

BY-LAW NO. 2024 - 451

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A by-law of the City of Ottawa to designate
50 Carruthers Avenue to be of cultural
heritage value or interest.

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Enacted by City Council at its meeting of
December 11, 2024

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LEGAL SERVICES
LCE/LA

COUNCIL AUTHORITY:
City Council September 18, 2024
Agenda Item 12.1
(Built Heritage Committee Report 17

City Council December 11, 2024
Agenda item 31.5
(Built Heritage Committee Report 20