A SOCIAL AND LEGAL HISTORY OF
466 MELBOURNE AVENUE, OTTAWA

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A Social and legal history of 466 Melbourne Avenue, Ottawa

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

May 1873. Rampant speculation and rumours of corruption in the sale of Ukrainian railway bonds are shaking the Vienna stock market. As panic spreads across the developed economies of Europe and the Americas speculations crash, banks fail and millions go bankrupt.

Among the distant victims of this "Long Depression" was William Thomson of Nepean Township, resident of Maplelawn, the fine stone house (now the Keg Manor) still standing at 529 Richmond Road. With his brother John, William had arrived from Scotland in 1819, bought the land between the Ottawa River and today's Carling Avenue from absentee owners and turned it into a prosperous farm producing wheat and cheese for export to Europe and salt pork for the lumber camps. Stretched by heavy investment in the timber trade, Thomson sold part of the farm, but was still forced to declare bankruptcy in 1878, losing the house and the rest of the land. The receivers sold most of the land, including the present site of 466 Melbourne Avenue, to Thomas Cole, a retired lumberman. (Kann 1974, p 342. Elliot p 193)

Cole transformed the farm into a prosperous dairy operation, benefitting from the growth of Ottawa and the shrinking room inside the city limits for pasturing cows. In 1898 his son John, a blacksmith in the village of Skead's Mills (as Westboro was known until 1899) inherited the property and set out to develop it as "Highland Park", a new subdivision.

John Cole develops Highland Park

Many of the landowners up and down the Richmond Road had been trying to sell building lots since the 1850s, with only limited success. John Cole succeeded because he took advantage of being in the right place at the right time.

After decades of stagnation, Ottawa (or Bytown as it was till 1855), still a small town of 7,000 in 1851, began to grow as an industrial centre primarily for the milling of

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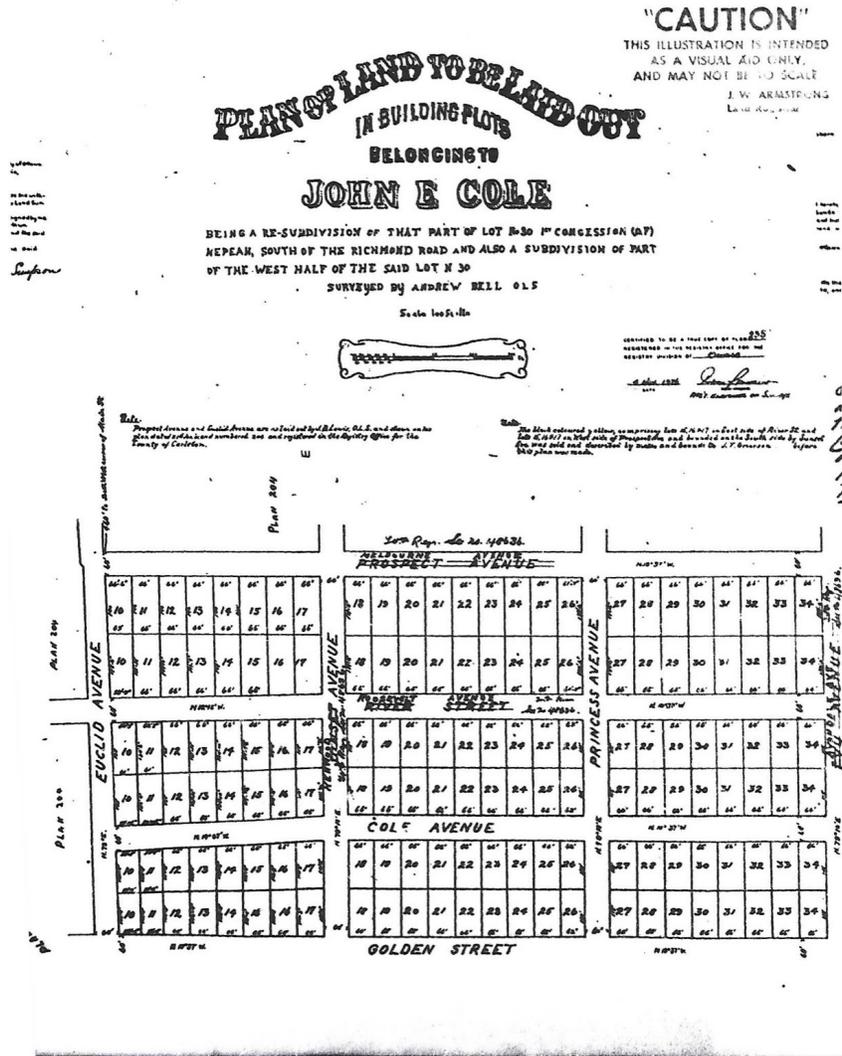
**Original survey plan (Registered Plan 235) for properties released for sale in 1905.
466 Melbourne is on lot 13 West side Prospect Avenue. Cole and Golden Avenues are
the only streets in this area to retain their original names. (RO)**

softwood lumber for export to the booming cities of New England and New York. The population exploded, growing 89% between 1851 and 1861, and by rates of 27% to 60% in the following decades.[1] Landowners inside and outside the City limits competed to sate the sudden, and seeming endless, appetite for building lots.[2] The real challenge for

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[1] In contrast to the growth of industry, when the government of the Province of Canada moved to Ottawa in 1865, the entire civil service comprised 300 employees.

[2] Even after several annexations, the western limit of the city in 1889 was the rail line now used by the O-Train. Further annexations in 1907-1911 brought the limit to Western Avenue, where it stayed till 1947.

developers in Nepean was transportation, or the lack of it: in Ottawa, as in most places outside the largest cities, everyone except the very wealthy had to walk everywhere. Hintonburg, well east of Westboro, was at the edge of practical commuting distance from the City's industrial centres.(Taylor 1986 p 210)

The big change came with the development of a practical electric streetcar in the 1880s. Cheap enough to build and operate that even small cities could support a network, the electric streetcar brought fares down to a level where most people could afford to commute and live further away from work. Convenient access to a streetcar line became essential to the sale of lots, and, not surprisingly, in many cities major property developers owned the street railway, or the railway company was also a land developer.

When a streetcar line opened in May 1900 from the edge of the City system at Holland Avenue to a new waterside park at Britannia, it ran right through the Cole property, just north of today's Byron Avenue. Equally important, by this point the owners of the electric railway company had decided to scale back their development company, leaving all development west of today's Island Park Drive in the hands of existing landowners. (Elliot, p. 190ff)

The Cole property ran from today's Denbury Avenue east to Churchill Avenue, and from Carling Avenue to the Ottawa River. With the advice of his brother William, an auctioneer and real-estate broker in the City, Cole began releasing blocks of "Highland Park" for sale in 1898, surveying each new block only as the older ones were sold. (he continued to farm the remaining land). Thus it was not until 1905 that he registered Plan 235: Prospect (Melbourne), River (Roosevelt), Cole and Golden Avenues from Euclid (Ravenhill) to Ivy (Avondale).

Cole targeted different areas at different groups: most of his lots were marketed to workingmen, noting the lower taxes outside the City and convenience to the streetcar. Prices started at a modest $250, with $25 down and the balance on terms. A small number of lots on the higher land to the west were offered at premium prices, with tighter restrictions on the type of house that could be built.[3] A newspaper article of

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[3] For comparison, serviced lots on the McKellar townsite west of Denbury started at $600. Lots in a new development in Lowertown East were offered for $1,000 or more. Cheaper lots could be had south of today's Carling Avenue, but meant long walks.

1907 noted that lots were selling at up to $350, and that John Stewart, a Westboro merchant, had built a concrete house valued at over $10,000. John Cole's own stone house in the new neighbourhood was valued at $5,000. (*Citizen* 1907-03-02, *Journal* 1906-05-30)

A key selling point for John Cole: the Britannia streetcar line, here in 1937 at Athlone Avenue, looking west to the summit at Churchill Avenue (LAC, Merilees Collection, #PA-165238.

Cole sold lots 12 and 13 on the west side of Prospect Avenue for $600 in 1906 and they were resold in 1909 for $1,000 and in 1911 for $1,600. The seller in 1911 imposed building restrictions: building on the lot was to begin within one year, the building was to have a minimum value of $2,000 and be finished in brick, stone, cement or rough-cast (stucco). In addition, all outside closets (toilets) were to be completely enclosed. Such building restrictions were common in deeds at a time when there were no zoning laws or building codes. A house costing $2,000 plus land costs would have been at the high end of what a workingman could afford, and comparable in price to houses then for sale on Clarence Street in Lowertown, or Maclaren Street in Centretown.

The buyer in 1911 was James Grierson, a Westboro builder who also owned lots 10 and 11 on the west side of Prospect. Grierson had been buying and re-selling lots, and building houses, in Highland Park for some time. It's possible that he bought the lots with the intention of building. It was common practice for small builders with limited capital to buy a few lots in developing areas on credit and then offer a package deal to the buyer: the lot, and a house built to order, usually based on one of a selection of plans owned by the builder. For whatever reason, Grierson resold the two lots, still vacant, to Charles Ogilvy in 1913 for $1709. (*Journal* 1906-05-30)

Charles Ogilvy builds 466 Melbourne

Charles Ogilvy never lived at 466 Melbourne, but had a long-time relationship with the house: he owned it from 1913-1920, held the mortgage 1920-1934, owned it again from 1934-1949, and was a personal friend and business colleague of the residents till his own death in 1950.

Ogilvy was born in Scotland in 1862. His parents immigrated to Ottawa in 1869 and found accommodation in Sandy Hill. In 1887 young Charles opened a dry-goods store at 92 Rideau Street (nowadays approximately the site of the bridge from the Rideau Centre to the Hudson's Bay Company).

Dry goods (bolts of cloth) and hardware were the first mass-produced consumer goods, and the dry goods store was the cradle of a revolution in consumer society: the department store. Ogilvy rode the wave of the new consumer society. Like other department stores, he hired buyers to visit the factories and select the goods that would appeal to a local clientèle. As in a modern mall, the goods were then brought together under one roof and displayed on open racks or tables, where they could be examined at leisure.

As the range of manufactured goods expanded, department stores began to sell more and more items. Ogilvy's eventually promoted clothing, furniture, radios and televisions, appliances and sporting goods, and sold and serviced many other things (including sewing machines and radial saws). but steered away from some items

offered by its competition, such as groceries or designer clothing bought directly from Worth and other couturiers in Paris.

Ogilvy's new store at Rideau and Nicholas, 1919, looking south down Nicholas Street. Two more floors were later added. (photographer unknown, *Citizen* 2013-03-24)

To house his growing business, Ogilvy opened a new purpose-built store at Rideau and Nicholas Streets in 1906, designing an open and bright space, with classes and seasonal events, all to encourage shopping as an acceptable social pleasure rather than a chore to be endured or delegated to a servant. In later years it seemed that Ottawa society was divided into those who shopped at Ogilvy's and those who shopped at its arch-rival Freiman's, facing it across Rideau Street. Two suburban stores were opened in the 1960s, and the company considered rebuilding its downtown store at that time. It recovered from a major fire in 1969, but faced with the opening of the Rideau Centre in 1982, decided it didn't have the resources needed to take advantage of the new mall. Instead, it merged with the Robinson's chain from Hamilton.[4] (Census 1871, *Citizen* 1887-11-18, 1906-05-11, *Journal* 1931-05-05, Smythe).

By the late 1890s, Ogilvy was recognized as a member of of local "society", never mentioned with those who attended balls and drawing rooms at Government House, but a devout man active in the high-profile charities that provided most public services

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[4] Robinson's closed its Ottawa operations in 1992. The facade of the 1906 building has been kept in the recent Rideau Centre expansion and now houses a branch of Simon's, which also began as a dry goods store (in Québec City). Freiman's sold to the Hudson's Bay Company in 1970.

at the time: a subscriber to the Home for Friendless Women, the Y.M.C.A , the Protestant General Hospital[5] and the Union Mission (now called the Ottawa Mission). He was also (1899) elected an elder of Knox Presbyterian Church, and in 1904 made a life-member of the British and Foreign Bible Society. In later years his work focused on the Union Mission, of which he served as treasurer in the 1920s and 30s. (*Citizen* 1899-02-13, 1899-05-09, 1904–05-13, 1907-04-06, 1921-01-28, 1933-02-13, *Journal* 1899-11-08, 1900-11-21)

Charles Ogilvy in 1901 (LAC Collection, from apt613.ca)

Like other merchants, Ogilvy benefitted from the disposable wealth created by the good economic times between the mid-1890s and the outbreak of the First World War. However, an increasing number of people, labelled "progressive", noted that most of the new money flowed into the hands of the wealthy few who, in the Progressive view, used pro-business attitudes and lax regulation to plunder the public through high prices for public services and exploitation of crown-owned natural resources.

Ogilvy's attitude to his business was a mix of "Progressive" thinking and a traditional attitude of paternal care for employees. For example, in 1904 he spoke out publicly for public ownership of utilities and public transport. From the 1890's onward he was prominent in various campaigns to reduce store hours from the standard 9 am-10 pm. six days a week, and so give employees (all then full-time) a shorter work-week. In 1905 he was recognized by the Sales Clerks' Union for his support of the "Saturday half-holiday" movement (closing stores at 1pm on Saturdays in the

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[5]The Protestant General Hospital, in the present Wallis House condominiums on Rideau Street, provided subsidized hospital care funded by donations from the public (encouraged by their churches) throughout Carleton County. (Similarly, care at the Roman Catholic hospital was supported by contributions from local parishes.) After the Spanish Flu epidemic of 1919 strained the existing health system, the City merged the P.G.H. and several other smaller hospitals into the new Civic Hospital on Carling Avenue and provided free hospital care for city residents. The Roman Catholic hospital (later the General Hospital) remained independent, but received an equivalent grant from the City.

summer)[6]. In 1939 he established a retirement pension plan for his employees, and paid the back contributions for long-time staff. Finally, on his death in 1950 he arranged that 15 years after the death of his (new) wife, all shares in the company were to be sold at par to the employees. (*Citizen* 1891-01-18, 1904-11-17. *Journal* 1901-06-15, 1907-01-09, 1939-04-17, 1950-06-14).

Charles and his family lived in rented accommodation at various locations in Sandy Hill, Lowertown and Centretown. Like many other people at a time when investment opportunities were limited and financial markets unregulated, Ogilvy bought land around the City as an investment. At some point prior to the First World War he took a special interest in Highland Park, buying a number of lots, building houses for rent and in 1915 moving his own family into a new architect-designed home at 488 Edison Avenue. Whether by plan or chance, many of the houses were rented or sold to Ogilvy employees.[7] (Census 1901, 1911. *Citizen* 1903-04-22, 1907-06-13, *Journal* 1900-04-03)

Among his other purchases, Ogilvy bought lots 12 and 13 on the west side of Prospect Avenue in 1913, for $1,709, and built the current 466 Melbourne Avenue on lot 13 as a rental property. Sometime in the 1920s the house was identified as no. 14 Prospect Avenue. In 1921 Ogilvy also bought the adjacent lots 10 and 11, and built no. 12 Prospect (today's 458 Melbourne), also as a rental property, but not till 1933 or 1934.

We don't know how much he paid to have the house built. We do know, from a legal wrangle over some bills, that the builder hired by Ogilvy was the local contractor Thomas Dagger of Westboro[8]. Dagger immigrated from England in 1906 at the age of 24: he may have come with his wife, Margaret, and her teenage brother Harry Glasgow, or they may have married after his arrival (in 1911 their only child was still an infant). The Census describes as Dagger and Glasgow as "building labourers" and noted that Dagger also cut ice from the river in winter for sale to ice merchants who supplied it year round to stock the household iceboxes that did duty before the spread of mechanical refrigerators. By 1913 Dagger was able to set up his own business, and is

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[6] Starting about 1943, Rideau St merchants began staying open all day Saturday and closing Mondays in the summer. Ogilvy's was one of the last stores to give up this practice.

[7] Likewise, as late as the 1950s Freiman's bought suburban lots for resale at reduced prices to employees.

[8] Ogilvy was apparently notorious for late payments to contractors. (oral comment from Bruce Elliot)

Thomas Dagger's winter job: cutting ice on the Ottawa River (railway bridge at Lemieux Island in background). Although this photo was likely taken 20 years earlier, methods remained unchanged until mechanical ice plants took over the market in the 1930s (LAC Topley Collection, PA 8932)

recorded as the builder of the first concrete sidewalk in Westboro. In the style of the day, some residents held a series of public meetings to complain that the work was poorly done. The village hired consulting engineers, who concluded that the municipality had received a very good job at a good price. The complaints were withdrawn. (Census 1911. *Journal* 1913-01-25)

In 1916 John Stewart (the man of the $10,000 house) filed a mechanic's lien against Ogilvy's new house, claiming he had supplied Dagger with 143 bags of portland cement[9] between November 4 and December 9, 1915, presumably the time the foundation of the house was dug and poured. (Concrete foundations were only just replacing stone basements as a standard feature). Stewart now wanted the cost of the cement ($69.77) and $5 for his court costs. There is no record of how the suit was settled. This is the last reference to Dagger we could find. John Stewart, by the way, was part of the pioneering Stewart family of Ottawa (commemorated by Stewart Street in Sandy Hill), and also a builder, noted as promoting concrete construction.

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[9] These are not necessarily the familiar 20 kg bags of today: until the 1950s cement was shipped in kegs or in bulk and re-packaged by the local dealer.

The Census of 1921 and the Fire Insurance Map of 1922, both describe 14 Prospect as a two storey frame house roofed with wooden shingles and probably clad in brick siding.[10] The two-storey bay on the south side is a prominent feature of the footprint of the house shown on the Map. As the front porch and front bay were within the footprint, they don't show up on the map (external steps were usually not shown), but in the middle of the western (back) wall, there was a shed or enclosed porch also roofed with wooden shingles.

The house had indoor plumbing from the very beginning, possibly from Municipal mains fed by communal wells, more likely from a private well. The street would have been a rough track worn down by passing feet and carts, with a minimum levelling of bumps and hollows. The property was assessed initially for tax purposes at $1,300 ($500 land and $800 building). As building assessment was based on an arbitrary valuation of certain features of the house, not on market value, we cannot tell if the house met the $2,000 minimum stipulated in the property deed.

Early Residents: the Smiths buy and lose the house

The first residents of 14 Prospect Avenue were J. John and Alice Rich and their three children (all of school age). "JJ" as he preferred to be called, was 48 years old, employed in the Civil Service, and a keen lawn-bowler, representing Highland Park in league competitions. The Riches lived in the house till after its sale in 1920, when they moved to a house on lot 15 on the west side of Edison Avenue, where they stayed until 1923. They must have remained in the neighbourhood, however, as their daughter Wilhemina married George Halpenny, a Westboro druggist, in 1927. (AR 1916-1923. Marriage licence on ancestry.ca)

In March 1920, Charles Ogilvy sold the house and lot 13 to Leonard J Smith for $4,500, subject to the building restrictions from 1911 and to existing tenancies (i.e. the Riches could stay until the expiry of their lease). The property was now assessed at

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[10] The Fire Insurance Map usually indicated finish with a coloured line: as the only copy available to us for reference was in black and white, the colour could not be determined. However, if the brick was not original, the foundation would have had to be rebuilt, which would likely have been recorded.
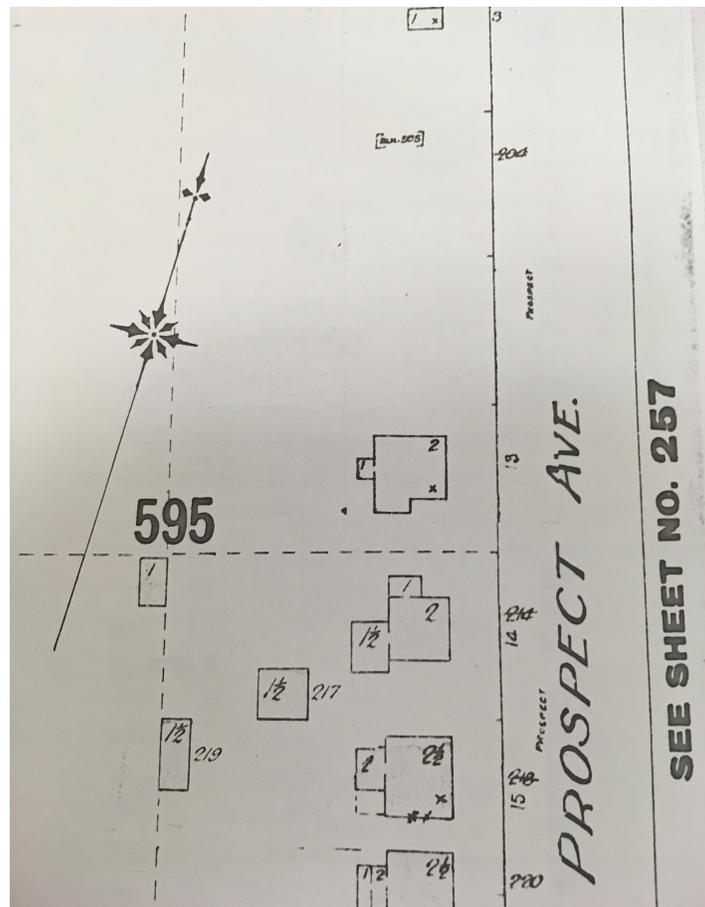
The Fire Insurance Map of 1922, labelling the house as "13" (for lot 13).- A two-storey house with a one-storey shed at the back, both roofed with wooden shingles ("x"). The two-storey bay on the south side is a prominent feature.

$1,600, $500 for the lot and $1,100 for the house. As was common practice at the time, Ogilvy as the seller also provided the mortgage - as it was never registered we do not know the amount. (RO entry for NP 33435, 1 March 1920)

Leonard James Smith was a native of Westboro, born there about 1889[11], indeed his father had cultivated a market garden on the unsold portion of the Cole property. Young Leonard graduated from Queen's University in 1917, and married Hilda Leach in Kingston in June 1918. Either before or after marriage he served in the army during the First World War. After the war he took a job as a civil engineer at Wakefield, Quebec, but by 1921 had joined the Civil Service during the great expansion that followed the War, and was earning a salary of $1,800. (By comparison, a senior clerk in an administrative

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[11] His obituary says 1889. At various other times he gave the date as 1885 and 1890.

position earned $1,300 to $1,400). (AR 1921-1930, Census 1921, Marriage licence and obituary in <u>ancestry.ca</u>, *Journal* 1956-01-19)

The Smiths moved in with a large extended family: their infant daughter Julia, and initially two other older teenagers (younger brothers or sisters?)[12] and a dog. Over the whole time that they lived on Prospect Avenue, the Smiths seems to have shared their house with young adults: relatives or perhaps boarders, and also had two additional children of their own. L.J. himself was always listed as a Methodist, Hilda initially as Anglican but from 1928 as Roman Catholic. However, they continued to direct their taxes to the local public board.

At some point in the 1920s the Smiths acquired land in the Township of South Hull (the rural area surrounding Aylmer and Deschênes, now within the City of Gatineau). Possibly because of the onset of the Great Depression, the Smiths left the house on Melbourne in 1929 or 1930 and took up market gardening. They continued to own 14 Prospect Avenue, renting it out and paying the mortgage to Charles Ogilvy.

The first renters were Captain S.H. Leach of the army, 42 years old, and his wife Mary, likely relatives of Mrs. Smith. Leach had joined the militia as a young man, served in the First World War and continued in the much-enlarged standing army after the War. The Leaches and their two teenage children moved into 14 Prospect Avenue late in 1929 or 1930. Leach immediately became involved in local affairs as President of the Parent-Teacher Association of Main Street Public School (today's Churchill Avenue Public School). The family is recorded as giving a "charmingly arranged house dance"for 30 guests in January 1932 for their daughter Bertha's 17th birthday (with Mrs Smith assisting), but left in 1932 when Leach was posted to London, Ontario. Leach, by then promoted Major, returned to Ottawa as District Supply and Transport Officer, but was posted to Kingston shortly after the outbreak of the Second World War. He retired there, and in 1958 the Leaches were recorded sharing a house with another retired military couple. (*Journal* 1932-01-11, 1932-02-02, 1932-09-19, 1940-04-26, 1944-11-04; VL 1958)

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[12] Until 1904 Nepean Township maintained its roads through the use of "statute labour", requiring all males 21-65 years of age to work one or more days a year maintaining the public roads. Afterwards, the Township collected a cash payment in lieu, and so was careful to track the age of all adult males.

Prospect Avenue between Euclid (Ravenhill, at the top) and Sunset (Kenwood, at the bottom) in 1933. 466 is the centre, with its large bay on the south side. 458 had not yet been built. The shadows behind 466 may be from a garage, or from a belt of trees. 471, home of the Broome family, stands almost alone across the street, the latter still little more than a track. (http://gsg.uottawa.ca/geo/airphotos/1933/A4571/A4571_7.jpg

The Smiths next rented the house to A.L. (or H.L.) and H.A. Ostrum, who were 42 and 40 years old when they moved in with two teenagers and a Beverley Sanders (niece? daughter-in-law? boarder?), all recorded living in the house in 1933. They may also have been a military family, but no information can be confirmed.

As the Great Depression deepened, many householders could not afford to pay their taxes, even as taxes rose to fund social assistance and "make-work" projects (all municipal functions in those days). Residents of Nepean were especially hard-hit, as they were paying for a major expansion of watermains and sewers that had begun in 1929. In September 1934 the Smiths gave up their mortgage, which still had $2,900 owing, and turned the house back to Charles Ogilvy for $1 and outstanding taxes. Leonard and Hilda continued to farm in South Hull till Leonard's sudden death from a heart attack in 1956. (RO, NP 4442, 27 September 1934; *Journal* 1956-01-19)

The Highland Park Community in the 1930s

Thanks in part to Cole's careful cultivation of his subdivision and its amenities, by this time Highland Park was thinly but completely settled, with new houses slowly filling in the vacant lots. (By comparison, most lots in other subdivisions had been sold, but remained vacant in the hands of speculators, a serious problem for the Township). The house at No. 14 was assessed at $1,650, while other houses on the street were assessed between $800 and $1,900. A review of the City Directory of 1941 shows that the residents of the street had a mix of occupations, a few store owners or workers in retail (grocers, druggists, buyers), a few in services (police constable, civil servant), most in "hands-on" jobs like auto mechanic, carpenter, electrician, "radio expert", and telephone linesman.

While Highland Park was in Nepean Township, it also fell within the limits of the Police Village of Westboro, whose elected Trustees were empowered to raise additional taxes to pay for urban amenities not desired by the Township's rural residents. The growing population enabled the Trustees to increase the range of services available while keeping the low taxes that had drawn many residents out of the City. New schools were built, including Nepean High School, the first secondary school outside the City (1922), as well as some recreation facilities. Local fire and police protection was introduced. The rough track of the street was rebuilt as a proper road, though unpaved. Streetlights were installed in 1934,with the operating cost charged directly to the electricity bills of abutting residents. Snow was cleared from main streets starting in the late 1920s, but until the 1940s side streets may simply have been rolled to pack down the snow, if that. (Elliott p 236 ff. AR 1934, 1941).

A major change began after 1929, when the Township, Westboro and the other police villages undertook to extend the City of Ottawa's water and sewer system to all settled suburban areas. To pay for the heavy cost, each property owner was charged a "frontage fee", which paid for at least part of the length of the water and sewer lines in

J.W. Stranks' workplace: Poulin's, "Ottawa's store of satisfaction" at Sparks and O'Connor , as it was in 1909. (LAC PA 9648)

front of their property.[13] The work was interrupted by lack of funds during the Depression, but was completed by the end of the decade.

The Stranks Family move to 466 Melbourne 1934-1944

Once again owner of the house, Ogilvy rented it to one of his employees, J. W. Stranks, and two generations of Stranks lived in the house from 1934 until 1959.

Joseph Stranks was born in Shoreditch, in the East End of London, in 1875, but in 1881 his parents emigrated to the brand new town of Brandon, Manitoba, which had just been reached by the Canadian Pacific Railway. (The east end of the CPR was still under construction, so Brandon could be reached by rail only through the United States). In July 1907 he married Minnie Louise Greenwood, a recent immigrant from

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[13] Naturally, the resale value of corner lots suddenly dropped!

England, and the 1916 census records Joseph working as a salesman in a furniture store, living with Minnie and their three young children Bernard, Dorothy and Gordon at 449 Second Street. The Stranks moved to Ottawa around 1918, and are recorded as living in 1920 at 33 Willard Street in Ottawa South, where Donald was born. The family seems to have moved to Montréal in 1921 or 1922, but by January 1924 they were back in Ottawa, living on Thornton Avenue in the Glebe. (British census 1881, Census 1916, Marriage licence 1907-07-13 in ancesty.ca. Stranks)[14]

By 1924 Stranks was working for the L.N. Poulin Department Store on Sparks Street. L.N. Poulin was celebrated in his day as a "rags to riches" success story: he began working at 13 at a general store in Toledo, Ontario (between Brockville and Merrickville), but moved to Ottawa in 1889 as a young man to open his own small dry goods store on the southwest corner of Sparks and O'Connor Streets. Poulin rode the same changes in taste and merchandizing as Ogilvy, but more flamboyantly. "Ottawa's store of satisfaction" never failed to offer big clearance sales and special give-aways to celebrate its anniversaries. The store grew to fill the entire building, and in 1924 an extension that filled the west side of O'Connor Street down to Queen Street was opened. In his usual style, Poulin threw a party for his employees and friends (including the retired proprietor of the general store in Toledo). Among other features, J.W. Stranks entertained his fellow employees on the banjo and bones.

Poulin decided to retire, and closed his store in February 1929, with big daily advertisements of a months-long clearance sale. Poulin and his family kept ownership of the building. It was occupied by Zellers from the early 1930s until the chain closed in the 2000s, and more recently by Winners. The original building remains, but the 1924 extension was demolished in the 1990s and replaced by an office building. (*Journal* 1928-12-29, 1929-01-31. Smythe)

We can assume that Stranks worked in some connection with Poulin's extensive furniture department. After the clearance sale, the remaining stock was sold to Bryson-Graham, a department store then further east on Sparks Street, who were still advertising clearance of Poulin's stock in 1931. Stranks did not follow the furniture to

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[14] According to Minnie's obituary, the Stranks came to Ottawa in 1918. (Journal 1949-11-22). The Stranks sold an old stove from their house on Willard Street in May 1920 (Citizen 1920-05-18). Donald's obituary states that he was born in Ottawa "about" 1921 (Citizen 2014-03-22), William's marriage licence (1946) states that he was born in Montréal in 1922. The Poulin party noted in the next paragraph was in January 1924.

Bryson-Graham, but went to Ogilvy's, possibly recruited by Charles Ogilvy as part of a plan to expand his own furniture offering.

While Ogilvy's was probably selling some furniture by the 1920s, the store began heavy promotion of its "radio department" in 1929 and an expanded "furniture and appliance" department in 1931. At some point in the 1930s the two departments moved into a dedicated building on the southeast corner of Besserer and Nicholas Streets (current site of the Novotel Hotel). Stranks served Ogilvy's as a furniture buyer and later as manager of the furniture department until his death in 1953. Stranks and Ogilvy worked together, served together on the Boards of charities like the Union Mission and the Bible Society, and seem to have become personal friends. Certainly when the widowed Charles Ogilvy remarried in 1947, J.W. was called upon to escort the bride up the aisle. (*Journal* 1931-05-05, 1947-05-15)

Joseph and Minnie Stranks moved into 14 Prospect Avenue in 1934 with four of their five children: Dorothy, Gordon, William and Donald. Joseph was 59 years old and Minnie 53 (they gave their ages to the Assessor as 50 and 45). Bernard, the eldest son, had already left home, but in 1935 he and his new wife rented the new house next door at no 12 Prospect (today's 458 Melbourne), also built by Charles Ogilvy. (AR 1938, *Journal* 1936-11-25)

The house remained as built: the Stranks made no recorded changes to it over the next 25 years, other than to replace the wooden shingles with fireproof composition ones. They may have built the one-storey frame garage in the back yard, or it may have already been there in 1933: the aerial photo of that year is not clear. A news story from 1933 records that the Stranks had a "summer home" called "Summerland", but gives no indication of where it might have been. (AR 1934, *Journal* 1933-09-13)

The centre of the Stranks' social life was the Baptist Church, particularly the two congregations of Fourth Avenue Baptist (on Bank Street at Fourth Avenue) and Highland Park Baptist (at the corner of Roosevelt and Kenwood Avenues from 1913 until 1957: the building remains, now owned by Highland Park Wesleyan Methodist Church). Joseph himself was prominent as a lay preacher and organizer. As superintendent of the Sunday School and leader of the Men's Brotherhood at Fourth Avenue, he preached there often for many years. At Highland Park he filled the pulpit in 1927 while the minister was on vacation, was later elected as one of the deacons, and

was a major contributor to the cost of renovations in 1937. Bernard later also served as leader of the Men's Brotherhood, and Dorothy was active as an organizer with the Young Peoples' Union at both Fourth Avenue and Highland Park. (*Citizen* 1920-01-05, *Journal* 1924-03-29, 1927-06-23, 1927-08-01, 1937-09-23).

Joseph W Stranks listening to Alberta Premier Ernest Manning, February 1947.

Beyond his local congregations, Joseph was active in City-wide groups. In 1932 he was elected Moderator of the Ottawa Baptist Association, and later served as Missions Secretary. In later years he became more active in ecumenical activities. In 1939 he was a leader in the founding of the "Laymen's Forward" movement, an organization to encourage the building of a Christian world once the newly-begun Second World War was over. In 1940 he became local president of the Gideons, the organization best known for putting bibles in hotel rooms. In 1946, as Past-President of the Ottawa Christian Businessmen's Association, he thanked Ernest C. Manning, Premier of Alberta, the guest speaker at the group's annual "Ladies Banquet".(*Journal* 1932-06-24, 1939-11-27, 1940-01-08, 1946-11-14, 1947-02-27)

Like Charles Ogilvy, he was on the board of the Union Mission, and in 1949 on the committee of church and community groups organizing social services for the emergency housing estates established on the military bases at Rockcliffe and Uplands.[15] (*Journal* 1937-01-21, 1949-03-02).

Dorothy, as a daughter of a "respectable" family did not take paid work, but was noted in the "society pages" as an active organizer for the Baptist Young Peoples Union,

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[15] As one help for the housing shortage after the Second World War, existing military housing and barracks were pressed into service as "emergency housing". The emergency eased quickly, but some of the housing at Rockcliffe was in use until 1959.

and for the Y.W.C.A. In 1937 she accompanied her uncle Sid Grimwood, from South Africa, on a tour of the Great Lakes and Niagara.

Gordon was studying commercial art[16], and about 1938 opened his own business, the "Contempo Art Studio" on Sparks Street. He was also noted as painter, exhibiting work in shows with established local artists like Henri Masson. In 1941 he was one of the invited guests at a civic luncheon for visitors from the Ontario Society of Artists. In a different vein, in 1929 he was recorded as one of the "youth of the Glebe and Ottawa South at a dance at "Henry's Canoe Club" The younger children, Donald and William, were still in school, where Donald made a name for himself as an athlete, competing for Glebe Collegiate, and later for Nepean High School. (*Journal* 1928-12-08, 1929-09-23, 1930-12-13, 1932-10-11, 1935-02-02, 1937-02-24, 1937-08-18, 1937-12-11, 1938-02-12,1940-05-28, 1941-06-30)

The outbreak of the Second World War in 1939 had a varied effect on the members of the Stranks family. Bernard and his wife Winnifred continued to live at 12 Prospect/458 Melbourne with their child, sharing the house with another couple until they moved to Toronto about 1945. (AR 1942, VL 1947, 1957)

Now that the War had opened the door to paid employment for women, Dorothy worked briefly as a supervisor of records at the Bank of Canada, then for the Red Cross and as a visitor with the Ottawa Welfare Bureau. After the War she worked as a salesclerk at the Ottawa branch of the Robert Simpson Company[17]. (*Journal* 1937-02-24, 1937-08-18, 1937-12-11, 1938-02-12, 1943-05-22, 1944-03-22)

Gordon continued to operate his Contempo Art Studio at least until May 1943, but when he married Marjorie Mason in Toronto that year, the marriage licence describes him as an officer in the Royal Canadian Navy Volunteer Reserve. In April 1945 he was in Ottawa to speak on commercial art at a careers night at Lisgar Collegiate. When Bernard and Winnifred moved out of 458 Melbourne, Gordon and Marjorie moved in. They lived downstairs with their child, while the upstairs was rented to

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[16] Today we would call a "commercial artist" a graphic designer: the older title recognized that at the time almost all artwork in designs and presentations had to be custom-drawn or painted by hand and depended on the technical skill of the artist/designer. There was a long tradition in Canada, from Tom Thomson to Jack Shadbolt, of painters supporting themselves as commercial artists.

[17] The Toronto department store opened an Ottawa branch on Sparks Street after the War, but closed it in 1955 when it opened a Simpson's-Sears store in partnership with Sears, Roebuck and Co. at the new Carlingwood Mall.

another military couple, John and Marie Unwin. (AR/CD 1938-1945; Journal 1945-04-28).

Donald spent the early part of the war working as a lab assistant, then a machinist (some of the time at Crain's, the business-form company that had just opened a factory on the present site of the Real Canadian Superstore). By 1943 he is noted as on active service with the military. William seems to have gone directly from school into the military, working with the Naval Reserve abroad as a "naval artificer" (repairing ships). In 1945 he married Eileen Louise Wright in Fredericton and brought her home to 466 Melbourne. (AR/CD 1940-1945, VL 1945)

The Stranks, the Second Generation, 1944-1958

With the end of the War, the crowd at 458 and 466 thinned out. Bernard and Winnifred left 458 for Toronto and Gordon and Marjorie moved in; by 1946 they had the house to themselves and their child. Dorothy, fêted by the Journal as the "new bride of the week", married Vincent Forbes of London, England in February 1948. After a honeymoon in Bermuda, the couple left to live in Montréal. (*Journal* 1948-02-16).

Donald remained an official resident of 466, but was at school in Montréal and Toronto until 1949. That same year he married Joy Stevenson of Woodroffe, at a ceremony attended by established Westboro families, including the Griersons and Coles. In later years he became a research scientist at the Eastern Forest Products Laboratory, featured in 1957 for his invention of a "mechanical cow" to test different formulations of cattle feed. (*Journal* 1930-12-13, 1932-10-11, 1935-02-02, 1946-01-07, 1948-20-16, 1949-10-06, 1949-10-10)

William and Eileen seem to have stayed at 466 until at least 1946, possibly later. A review of an exhibit of "Canadian Designs for Everyday Living" at the National Gallery praised a wooden sculpture "an exercise in organic design" by William "of 466 Melbourne Avenue", but other accounts put him in Toronto by this date. (CD 1946-1948, *Journal* 1945-11-03, 1945-12-03, 1948-02-16, 1948-10-23; marriage licence in ancestry.ca)

Postwar suburban growth: Broadview and Carling, 1952. Dovercourt Avenue stopped at Broadview, so the Westboro bus (ancestor of the no 18) travelled south on Broadview and then back along Carling to the end of the streetcar line at Holland Avenue. Winter hides Broadview's rutted muddy roadway. City of Ottawa Archives CA 3246

The optimism of the post-war world came with a number of important changes for Highland Park and its residents. Door-to-door mail delivery began in 1946 through the Ottawa post office. In preparation, duplicate street names were changed and houses renumbered using a consistent base-line scheme. Thus in 1941 Prospect Avenue was renamed Melbourne, and no 14 renumbered 466. With improved public services, the assessment of 466 rose to $2,875 in 1947.[18] (AR 1947. Elliott 204, 207, 224ff).

Residents of Westboro had discussed amalgamation with the City of Ottawa for decades, balancing the availability of additional services against higher taxation. The weight of opinion see-sawed as different issues arose: transit fares, electricity rates, limited access to health services (which were provided by municipalities), and the chronic problem of unsafe water in the City (partly due to the washing of untreated sewage from Nepean suburbs into the Ottawa River).[19] The City government itself,

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[18] For comparison, my uncle's house at 615 Melbourne, with insulbrick siding, one bedroom on the main floor and two unfinished rooms in the attic, was assessed at $1,225. (The house has since been demolished).

[19] Until corrected by the building of new treatment plants after a series of typhoid epidemics in the 1920s, Ottawa's water was notoriously poor, a serious problem for the tourist trade.

chronically short of money, was not anxious to acquire suburbs which appeared to require more in services than they could supply in taxes.

Amalgamation became a hot issue after the Second World War, when individual neighbourhoods in the suburban townships applied for annexation, and the City looked for commercial assessment to replace the many factories in central areas that had closed during the Depression. In 1947 the City moved aggressively to annex large areas of Nepean and Gloucester Townships, including Highland Park. Annexation pleased some but in general fostered the poisoned urban/ suburban relationship that has persisted through the creation of Regional Government and the current amalgamated City.
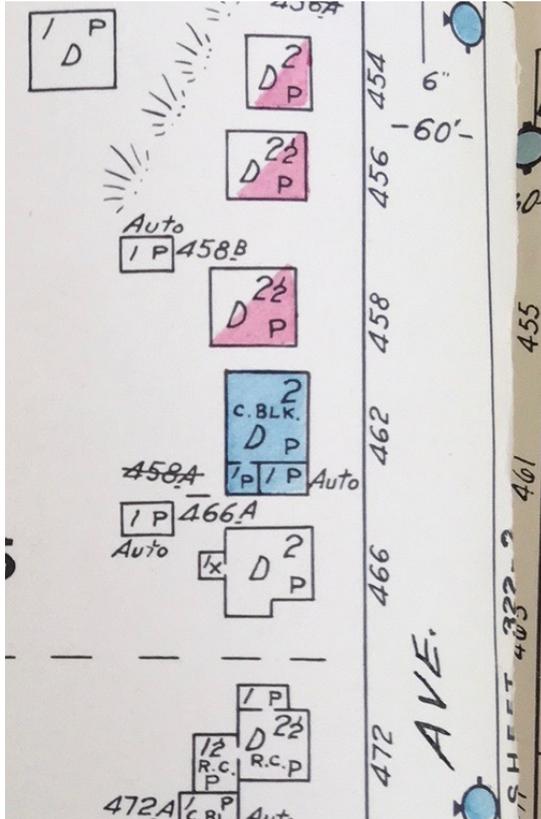
466 Melbourne from the Fire Insurance Map of 1956. Same foot-print, but now with composition shingles ("P") on the roof, and a one-storey garage. The one-storey rear porch still has wooden shingles ("x").

Minnie was already ill at the time of Donald's marriage, and died only a month later (November 1949) at the age of 69. (Obituary in ancestry.ca). How this affected family living arrangements is not clear. We do know that in December of 1949 Charles Ogilvy sold 466 to J.W. Stranks for $3,001, i.e. the assessed value for taxation, clearly only a fraction of the market price. When Charles Ogilvy died in 1950, he also left J.W. ownership of 458 Melbourne, and of the vacant lot (lot 12) between 458 and 466. Within a few months, J.W. sold 458 Melbourne and the vacant lot to Charles and Violet Spallin for $12,000. They in turn kept the house but sold the vacant lot for $2,000.

The records are confusing, but it appears that after Minnie's death, J.W. moved across the street to 471 Melbourne to live with Edna Gertrude Broome, the widow of an Ogilvy's buyer, and her three adult children, and stayed there until he died in 1953 while visiting Dorothy and Vincent in Montréal. When 458 was sold, Gordon and

Marjorie moved to 466. On J.W.'s death, Bernard and Donald, as his executors, sold 466 to Gordon for $1. According to the Voters' Lists, Gordon and Marjorie were still living there in 1957, however, the City Directory lists the house as rented to Gertrude Broome for this entire period. (CD 1949-1958; VL 1949, 1957)

On returning from the War, Gordon took a job at the National Film Board, then a high-profile organization based in Ottawa, noted for its documentaries and experimental work. By 1949 he had moved to the Canadian Government Exhibition Commission, a group that organized (and still organizes) trade fairs and other exhibitions for the Federal Government, where a review singled him out for his creative but functional design work. In 1953 he was promoted to assistant chief designer. (*Journal* 1947-05-06, 1950-03-30, 1953-11-23)

Marjorie had been active in little theatre in Toronto, and joined the Orpheus Operatic Society as soon as she came to Ottawa, frequently singing lead roles. Gordon designed at least some of Orpheus' programmes. (Journal 1945-11-03, 1945-12-03)

Marjorie Stranks costumed for her role in Orpheus' 1946 production of Gilbert and Sullivan's The Yeoman of the Guard.

As noted, Gordon and Marjorie made no major changes to the house. In May 1959 Gordon and Marjorie mortgaged 466 Melbourne for $8,000 (possibly to finance purchase of their new house) and then sold the house to Arthur and Berthe Sauvé for $14,800 ($6,000 cash and assumption of the outstanding mortgage). The Stranks moved to a newer house nearby on Bromley Road.

The Sauvé era 1958-1978, and renovations

Arthur and Berthe Sauvé moved into 466 Melbourne in the summer of 1959. During their 19 years of residence they built at least two major additions and gave the

house its present shape. Unfortunately, we have not been able to find much solid information about this interesting family.

Arthur Sauvé was born in 1906, and at some point married Berthe Kingsley. Lucille, who was baptized at Saint-François-d'Assise church on Wellington Street in October 1939 seems to have been their eldest child, suggesting both parents married later than usual. In the first clear reference in the City Directories and Voters Lists, the Sauvés are listed between 1943 and 1951 as living at 4 Garland Avenue in Hintonburg, where Arthur's occupation is shown as "dealer", "junk dealer" or "salvage dealer".

Arthur and Berthe Sauvé, undated photograph,
probably before they moved to 466 Melbourne.
(ancestry.com)

Clearly Arthur did well enough in his business to accumulate a bit of capital. The Sauvés owned their house on Garland, and in 1954 they built (or possibly bought) the White House Motel at 2583 Carling Avenue (the north side between Richmond Road and Croydon Avenue), one of the group of motels that clustered around the Richmond/Carling intersection when all traffic from the west passed on one of those two streets.

(All these motels have since been demolished or re-purposed.) The White House seems to have been a "quality" motel, one, for example, where out-of-town businessmen would meet buyers or prospective employees. There were also White House motels in Renfrew and Brockville, but there's no indication of whether they were a chain owned or franchised by the Sauvés, or simply shared the name. (The motel in Brockville is still in business).

The Sauvés sold the motel in 1959 to Gérald and Dorothy Sauvé (presumably relatives of some kind), just before they bought 466. It seems Arthur, now 53 years old, had set out to follow a different interest. In the purchase deed he listed his occupation as "motel owner", but in the City Directory for the same year described himself as "horse trainer". We have no way of knowing how long he had been involved with horse-racing, but newspaper horse-racing columns in 1959 and 1960 note him entering horses "and greeting the winner" at Connaught Park (on the Aylmer Road, then the premier racing venue in the region). (*Journal* 1960-10-01)

The fling with horse racing does not seem to have panned out, at least as a full-time activity: by 1962 Arthur is once again listing his occupation as "dealer", in 1965 as "retired" and in 1968 as "clerk" (perhaps part-time salesclerk in a store?), and in 1972 once again as "retired". (VL 1962, 1968, 1972)

As noted above, when the Sauvés moved into 466 with their three daughters Lucille, Rachelle and Aline, the house was basically unchanged from its original design[20]. During their residence, the Sauvés gave the house its present size and shape. Sometime before 1969, they moved the back door from the middle of the west wall to the north-west corner (and perhaps made interior changes to match). The big changes came with two major additions in 1969 and 1973.

In the spring of 1969 the Sauvés took out three mortgages totalling $29,000. Some of this went to pay off the mortgage of 1959, but most to finance the first addition. According to the plans filed with the City, this was an one storey addition across the back (west side) of the house, accessed by a door from the existing kitchen. The addition had a full basement and a flat roof to serve as a sun porch. At the northwest corner, a set-back left room for a staircase to access the existing back door into the kitchen, as well

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[20] The outline of the house on the 1956 Fire Insurance Plan is identical to that in the 1922 Plan.

as a small balcony with a door from the addition. Inside, a staircase in the south-east corner of the addition gave access to the new basement (i.e. there was no doorway between the existing and new basements). The new space was first intended to be a new kitchen, but this has been scratched out on the plans and "rec room" pencilled in.

In 1973 and 1974 the Sauvés added two new mortgages for a total of $39,000, at the then going rates of 9.75% and 10%, to finance the second and larger addition, as well as interior renovations.

The new addition on the south side almost doubled the size of the house. The basement was finished as a bedroom with ensuite bath and storage, and a doorway put through to the basement of the original house. The back of the main floor of the addition, with patio doors opening onto a small balcony on the south side, was originally to have been a kitchen and dinette, but again this is scratched out and re-labelled "den".

At the same time, a laundry room was installed in the basement of the 1969 addition, as well as a new furnace and chimney, and a door installed between the basement of the 1969 addition and the 1974 addition. The sun-deck on the roof of the 1969 addition was replaced by a pitched roof. and a balcony added across the back. The main part of the house was also renovated. Although not clear, it appears the small addition to the front room was added at this time.[21]

In March 1978 Arthur and Berthe brought their daughter Lucille in as part-owner of the house, and put it up for sale. In June of that year they sold it to Ernest G Stirrup for $70,000.

Later Residents in a changing neighbourhood, 1978-

By the 1970s, Highland Park had matured. Trees shaded the streets, which were paved in the 1960s. Like 466, many houses had been enlarged or renovated, and infill had begun to appear. Between 1970 and 1990, however, the neighbourhood went

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[21] We were allowed to look at the records (on microfilm) but not to make copies.

through a major demographic and social change, mirroring the wider developments in Canadian society.

By and large, the residents of Melbourne Avenue between Ravenhill and Dovercourt Avenues in 1970 commuted to much the same type of job as the residents in 1947, working in retail, as mechanics, taxi drivers, clerks, secretaries and police constables. A few new types of jobs appear in the Directory listings, notably economists at the nearby Dominion Bureau of Statistics, personnel managers, and systems analysts. The Directory also reveals that many families shared their homes with an elderly person (perhaps a mother- or father-in-law?), and that a number of houses were occupied by widows.

However, by 1993 several changes were obvious. More than half the people on the street had lived in their houses (whether owned or rented) for more than five years, and almost half of residents were retired.[22] The elderly relatives common in 1970 are missing, perhaps because places in seniors' residences were now easier to find.

The other major change was in the mix of occupations on the street. In part this reflected the changing job market in Canada. This was the era when the "kill a clerk" phase of automation eliminated swathes of white-collar jobs in the private and public sectors, and many manufacturing and service jobs ended as industry struggled to adapt to the Free Trade Agreement. In part it also reflected Highland Park itself becoming a desirable neighbourhood for people with higher-paying jobs. A few people continued to hold traditional jobs (store owners, bus drivers, cooks), but the biggest number were in well-paid service jobs (nurses, teachers, engineers, researchers), with a surprising number listing themselves as "consultants" or "senior advisors". (CD 1970, 1993-94)

Ernest and Rose Stirrup would have been in their early 40s when they moved from Huron Avenue to 466 Melbourne with their children, Paul and Kelly. Ernest described himself as a salesman. The family had lived previously at other locations in Ottawa West, but after they sold in 1981 appear to have moved to Beamsville in the Niagara region. They later returned to Ottawa, where Ernest and Rose were living when Rose died in May 2017. (CD 1979-1980, *Citizen* 2017-05-02, VL 1972, Briggs).

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[22] Half of those whose occupation is listed in the City Directory. An increasing proportion of names are listed without occupation, likely because it was getting harder for the surveyors to find people at home. The Directories stopped listing occupation in 1994.

In June 1981, the Stirrups sold the house to Dwayne and Charmaine Carswell for $97,000. The Carswell were diplomats with the Department of External Affairs and International Trade who lived in the house while serving at headquarters in Ottawa (1981-1982 and 1985-1989), but rented it out while posted abroad (1983-1984 and 1989-1995).

We were unable to find any information about the first tenants, Guy-André and Ellen Gélinas, but from 1985 to 1996 the house was rented to Fraser Likely and Susan M. Burroughs, respectively President and Associate of Likely Communications Strategies, with offices at 329 Churchill Avenue. Still in business, Likely Communications Strategies describes its work as "maximizing the value of the Public Relations/ Communications [function] by working to improve [its]…strategic, organizational and performance management". Likely himself is a respected researcher and consultant, adjunct professor at the University of Ottawa, and author of articles on the organization, measurement and evaluation of communications. (researchgate.net). The Likelys note that the exterior of the house has not changed since they lived there. (Likely 2018)

In September 1995 the Caswells sold the house to Mark Gauvin and Rosemary Bernath for $175,000. To finance the purchase, the couple took out a first mortgage of $91,250 at 5.75% and a second mortgage of $40,000 at 7.25%. The couple are listed as living in the house, but the Registry entry has a note "assessment notices to be sent to 692 Melbourne Avenue", where the telephone book shows a "M Gauvin" in residence. We have been unable to trace Mark for certain, but Rosemary works in the Federal Public Service (currently as an analyst at the Canadian Radio-telecommunications Commission, and is involved with community choirs.[23]

In December 2011 Gauvin and Bernath sold the house to Mark and Linsey Elizabeth (Sherman) Zekulin for $765,000. Mark and Linsey met in law school at the University of Ottawa (Mark had already obtained a degree in mathematics from Waterloo). As early as 2007, while still in school, they ran Millantria Corporation from Mark's rooms on Havelock Avenue. (The corporation seems to have had some connection with the technology boom of those years: it closed its website in 2010 and was dissolved in 2012.)

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[23] We attempted to contact Ms Bernath, but were not successful.

Mark spent a short time in Toronto as a political advisor to then-Finance Minister Dwight Duncan (as well as occasional work in Geneva for the Organization for Economic Cooperation and Development), took a year to study International Law at Cambridge University and returned to Toronto to work for Dalton McGuinty in the 2011 provincial election. The Zekulins returned to Ottawa that same year to work as lawyers and bought 466 Melbourne as a family home. (Their first child, a daughter, was born in September 2012).

Mark quickly found the law "one dimensional" after his experience with maths and business. Within a year he had left his job as a specialist in international trade law with Cassidy, Lang Kent and was working his network, looking for a business opportunity. In 2013 he and entrepreneur Bruce Linton pursued an idea to develop a parking meter app, then discussed one of Linton's other projects, a plan to enter the soon-to-be legal market for medical marijuana. Zekulin jumped at the opportunity to use his legal and business skills to help create something new in a uncertain legal and business environment. Hired as legal counsel to Linton's Tweed Marijuana Incorporated, by 2015 he was President of Tweed and the related Canopy Growth, now a leader in both medical and recreational marijuana. The Zekulins moved on and sold the house to the current owners, Grégoire and Caridad Le Gal for $928,000. (*The Walrus*, 2016-08-18, online version updated to 2018-10-07)

From John Cole, a pioneering dairy farmer turned property developer to Mark Zekulin, a lawyer turned modern-day cannabis farmer, the history of 466 Melbourne had come almost full circle.

Sources for more information

Abbreviations used in footnotes

AR - Assessment Records for Nepean Township

CD - City Directories

LAC - Library and Archives Canada

RO - Ontario Land Registry Office no 4

VL- Voters Lists for Federal Elections (accessible through <u>ancestry.com</u>)

Sources

Ancestry.com - *a database of family-related information from multiple sources (directories, newspapers, census, birth, marriage and death records, etc.) In some cases records (e.g. census, marriage registers) have been posted as a whole, in other cases individuals post information they have come across. Access by subscription. The institutional version can be consulted without charge at the City of Ottawa Archives.*

Assessment Records for Nepean Township *(City of Ottawa Archives, Accession no 2015.0196.28), consulted 1915-1940. Records the assessed value of land and buildings, name, age and profession of adults, age of children, plus occasional other information.*

City Directories - *until recently, published annually or biennially. Complete holdings at Library and Archives Canada, and at the Ottawa Public Library (older years on microfilm), incomplete holdings at the City Archives. Older directories list the name of employed adults and their occupation as well as whether the resident owned or rented. In later years all residents were listed, though occupation was not recorded after 1993. Especially in later years, Directory information is less reliable than other sources.*

City of Ottawa file on 466 Melbourne Avenue. *A fee (currently $66) is charged for consultation. The file currently contains the building permits from 1969 and 1974.*

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 (including Highland Park) was once within the municipality of Nepean, and much of the development of Nepean was an extension of or response to the growth of Ottawa.*

Kann, Robert *A History of the Habsburg Empire*: University of California, 1974

Library and Archives Canada. *The website* <u>collections.ca</u> *provides access to those parts of the collection that have been digitized, as well as introductions to their other collections of material.*

Likely. *phone calls and e-mails with Fraser Likely.*

Ottawa Citizen and Ottawa Journal - *articles from the* Ottawa Citizen *newspaper and the former* Ottawa Journal *newspaper can be searched on* newspapers.com, *a subscription-based service. Access to* Citizen *articles less than 100 years old requires a premium subscription. The database can be consulted without charge at the City Archives and the Ottawa Public Library.*

Ontario Land Registry Office 4, Judicial district of Ottawa-Carleton, located at the Court House on Elgin Street. *Abstract records trace all instruments (deeds, mortgages and other contracts) registered against a property. All records before the mid-to-late 1990s can be consulted without charge on microfilm. More recent records are online: instruments can be consulted without charge, but a fee is charged to consult the abstracts.*

Smythe, Robert: presentation on Ottawa department store buildings to Heritage Ottawa, January 2019.

Stranks. *e-mail from David Stranks*, 2018

Taylor, John *Ottawa, an Illustrated History.* Toronto,: Lorimer, 1986 - *a work with more of a focus on themes of urban history in Canada that the Elliott history.*

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Index of Names

Other Ottawa house histories by Marc Lowell and partners

Printed copies available for reference in the Ottawa Public Library Main Branch, Ottawa Room, City of Ottawa Archives and at Carleton University Library.
Starred documents are posted online at http://househistory.tricolour.ca/

"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* (also 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* (also available online through johnkingteam.com/blog)

Lowertown
507 and 509 Clarence St*
518 Clarence St*
524 Clarence St / 102 Wurtemburg St*
18 and 20 Rockwood Ave*
78 and 80 Wurtemburg St*

New Edinburgh
113 Crichton St

Sandy Hill
394 Besserer St*
585 Besserer St*
633 Cumberland Street*
89 Daly Ave (Gasthaus Switzerland)
27 Goulbourn Ave* (also available online through johnkingteam.com/blog)
27 Sweetland Ave* (also available online through johnkingteam.com/blog)

McKellar
842 Byron Ave*