



Town of Oakville
Heritage Oakville Advisory Committee

AGENDA

Date: April 23, 2024
Time: 9:30 am
Location: Council Chamber

Town Hall is open to the public and live streaming video is available on <https://www.oakville.ca/town-hall/mayor-council-administration/agendas-meetings/live-stream> or at the town's YouTube channel at <https://www.youtube.com/user/TownofOakvilleTV>. Information regarding written submissions and requests to delegate can be found at <https://www.oakville.ca/town-hall/mayor-council-administration/agendas-meetings/delegations-presentations>.

Pages

1. **Regrets**
2. **Declarations of Pecuniary Interest**
3. **Confirmation of Minutes of Previous Meeting(s)**
 - 3.1 **Minutes March 26, 2024** 3 - 6

Recommendation:
That the minutes of the Heritage Oakville Advisory Committee meeting of March 26, 2024 be approved.
4. **Discussion Item(s)**
 - 4.1 **Notice of intention to designate – Multiple properties – April 23, 2024** 7 - 139

Recommendation:
That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the following properties:

 1. Tyrwhitt House at 379 Douglas Avenue;
 2. Georgia Cottage at 19 Head Street;
 3. Fairmount at 129 Tavistock Square; and
 4. Heeks Family Farmhouse at 115 Third Line.

4.2 2024 Heritage Grant Program Recommendations

140 - 146

Recommendation:

That the 2024 funding allotment as attached in 'Appendix A - Recommended Grant Projects and Maximum Approved Amounts' to the report titled 2024 Heritage Grant Program Recommendations dated April 9, 2024, be endorsed.

5. Information Item(s)

5.1 Heritage Conservation District Update

5.2 Designation Project Update

5.3 Delegated Heritage Permits, December 2023 to April 2024

147 - 147

Recommendation:

That the information item(s) be received.

6. Date and Time of Next Meeting

Tuesday May 28, 2024
Oakville Municipal Building
Council Chamber - 9:30 a.m.

7. Adjournment



Heritage Oakville Advisory Committee

MINUTES

Date: March 26, 2024

Time: 9:30 am

Location: Virtual Meeting

Members: Drew Bucknall, Chair
Gerarda (Geri) Tino, Vice-Chair
Councillor McNeice
Kerry Colborne
George Gordon (left at 9:35 a.m. returned at 10:26 a.m.)
Susan Hobson
Jason Judson
Bob Laughlin
Brenda Sweeney

Regrets: Councillor Gittings
Russell Buckland

Staff: Dennis Perlin, Assistant Town Solicitor
Gabe Charles, Director of Planning Services
Kirk Biggar, Manager of Policy Planning and Heritage
Susan Schappert, Heritage Planner
Jill Marcovecchio, Council and Committee Coordinator
Natasha Coric, Council and Committee Coordinator

A meeting of the Heritage Oakville Advisory Committee was held on March 26, 2024, virtually commencing at 9:30 a.m.

These minutes will go forward to the Planning and Development Council meeting of April 8, 2024 for approval. Please view those minutes to note any changes Council may have made.

1. Regrets

Regrets are noted above.

2. Declarations of Pecuniary Interest

Councillor McNeice declared a pecuniary interest with respect to Item 4.3 - Heritage Grant Evaluation Working Group as he applied for the program, for his primary residence which has a heritage designation under Part IV of the *Ontario Heritage Act*.

3. Confirmation of Minutes of Previous Meeting(s)

3.1 Minutes February 27, 2024

Moved by Bob Laughlin

That the minutes of the Heritage Oakville Advisory Committee meeting of February 27, 2024 be approved.

CARRIED

4. Discussion Item(s)

4.1 Heritage permit application HP008/24-42.20K 262 King Street – construction of a two storey addition

The following delegates spoke on this item:

Clive and Hilary Maile

Moved by Brenda Sweeney

1. That Heritage Permit Application HP008/24-42.20K for the construction of a new two storey addition at 262 King Street, as attached in Appendix B to the report dated March 12, 2024 from Planning Services, be approved subject to the following:
 - a. That final details on the windows, doors, trim, cladding materials and paint colours be submitted to Heritage Planning staff for final approval;
2. That this heritage permit expire two years from the date of final approval by Council.

CARRIED

4.2 Notice of Intention to Designate – 3175 Lakeshore Road West

A separate staff report(s) will be forwarded to a future Planning and Development Council meeting for consideration.

Moved by Councillor McNeice

That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for 3175 Lakeshore Road West.

CARRIED

4.3 Heritage Grant Evaluation Working Group

Moved by Kerry Colborne

That the 'Heritage Grant Evaluation Working Group' for 2024 be created and the membership consist of Drew Bucknall, Geri Tino, Councillor David Gittings, Bob Laughlin, George Gordon and alternate member Sue Hobson.

CARRIED

Councillor McNeice having declared a pecuniary interest on this item, did not vote.

5. Information Item(s)

5.1 Heritage Conservation District Update

5.2 Designation Project Update

Moved by George Gordon

That the information item(s) be received.

CARRIED

6. Date and Time of Next Meeting

Tuesday April 23, 2024 at 09:30 a.m.

7. Adjournment

Moved by Susan Hobson

That this meeting be adjourned.

CARRIED

The meeting adjourned at 10:37 a.m.



OAKVILLE

REPORT

Heritage Oakville Advisory Committee

Meeting Date: April 23, 2024

FROM: Planning Services Department

DATE: April 9, 2024

SUBJECT: Notice of intention to designate – Multiple properties – April 23, 2024

LOCATION: Multiple properties

WARD: Ward 2 & 3

Page 1

RECOMMENDATION:

That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the following properties:

- 1) Tyrwhitt House at 379 Douglas Avenue;
- 2) Georgia Cottage at 19 Head Street;
- 3) Fairmount at 129 Tavistock Square; and
- 4) Heeks Family Farmhouse at 115 Third Line.

KEY FACTS:

The following are key points for consideration with respect to this report:

- As part of the Heritage Designation Project 2023-2025, staff has evaluated the subject properties and consider them worthy of conservation and heritage designation.
- Staff is recommending that the subject properties be designated under section 29, Part IV of the *Ontario Heritage Act* and that notices of intention to designate be issued by Council for each property.

BACKGROUND:

In October 2022, Ontario's Ministry of Municipal Affairs and Housing introduced Bill 23, *More Homes Built Faster Act, 2022*. The bill included several amendments to the *Ontario Heritage Act*, including a two-year time limit for listed properties to remain on municipal heritage registers. In early 2023, Policy Planning & Heritage initiated the Heritage Designation Project 2023-2025 to designate approximately 80 listed properties prior to their required removal from Oakville's Heritage Register on

January 1, 2025. The subject properties of this report were included as priorities within that list.

Location maps for the subject properties are attached as Appendix A.

A Cultural Heritage Evaluation Report (CHER) has been prepared by staff for each property. These documents provide an overview of each of the property's history, current condition and cultural heritage value. The CHERs are attached as follows:

- Appendix B – Cultural Heritage Evaluation Report – 379 Douglas Avenue
- Appendix C – Cultural Heritage Evaluation Report – 19 Head Street
- Appendix D – Cultural Heritage Evaluation Report – 129 Tavistock Square
- Appendix E – Cultural Heritage Evaluation Report – 115 Third Line

Draft Notices of Intention to Designate have also been prepared by staff for each property and are attached as Appendix F.

COMMENT/OPTIONS:

The Province of Ontario has made a clear commitment to the conservation of significant cultural heritage resources through its legislation and policies, including the *Ontario Heritage Act* (2021), *Planning Act* (1990, as amended) Provincial Policy Statement (2020), the Growth Plan for the Greater Golden Horseshoe (2019).

The PPS (2020) and Growth Plan (2019) function together with the *Ontario Heritage Act* (OHA) by the shared principle that cultural heritage resources shall be conserved. The OHA sets out the procedures for evaluating and protecting heritage resources at the provincial and municipal levels. This includes the use of Ontario Regulation 9/06 as the means for determining if a property has cultural heritage value.

This commitment to heritage conservation continues at the regional and municipal level through supportive objectives and directions outlined in the Region of Halton Official Plan and the town's Livable Oakville Plan and North Oakville East and West Secondary Plans.

In accordance with the OHA, a property must meet at least two criteria of Ontario Regulation 9/06. The subject properties have been evaluated using these criteria. Staff considers each property to meet at least two or more of these criteria, and therefore each property merits designation under section 29, Part IV of the OHA. The attached Cultural Heritage Evaluation Reports provide more details on the cultural heritage value of each property.

Also attached are draft Notices of Intention to Designate. These provide a clear outline of each property's cultural heritage value and the heritage attributes recommended for protection and conservation through a future designation by-law.

Separate staff reports recommending designation of the subject properties will be presented to Planning & Development Council at a future meeting.

CONSIDERATIONS:

(A) PUBLIC

If notice is to be issued for the designation of the property, notice will be given in accordance with the town's *Ontario Heritage Act* Alternative Notice Policy.

(B) FINANCIAL

There are no financial implications to consider.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The Legal department will be consulted on the designation as necessary.

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses Council's strategic priorities of Community Belonging, Environmental Sustainability and Accountable Government.

(E) CLIMATE CHANGE/ACTION

A Climate Emergency was declared by Council in June 2019 for the purposes of strengthening the Oakville community commitment in reducing carbon footprints. The retention and conservation of these historic buildings through heritage designation contributes to the town's initiatives to reduce carbon footprints.

APPENDICES:

Appendix A – Location Maps

Appendix B – Cultural Heritage Evaluation Report – 379 Douglas Avenue

Appendix C – Cultural Heritage Evaluation Report – 19 Head Street

Appendix D – Cultural Heritage Evaluation Report – 129 Tavistock Square

Appendix E – Cultural Heritage Evaluation Report – 115 Third Line

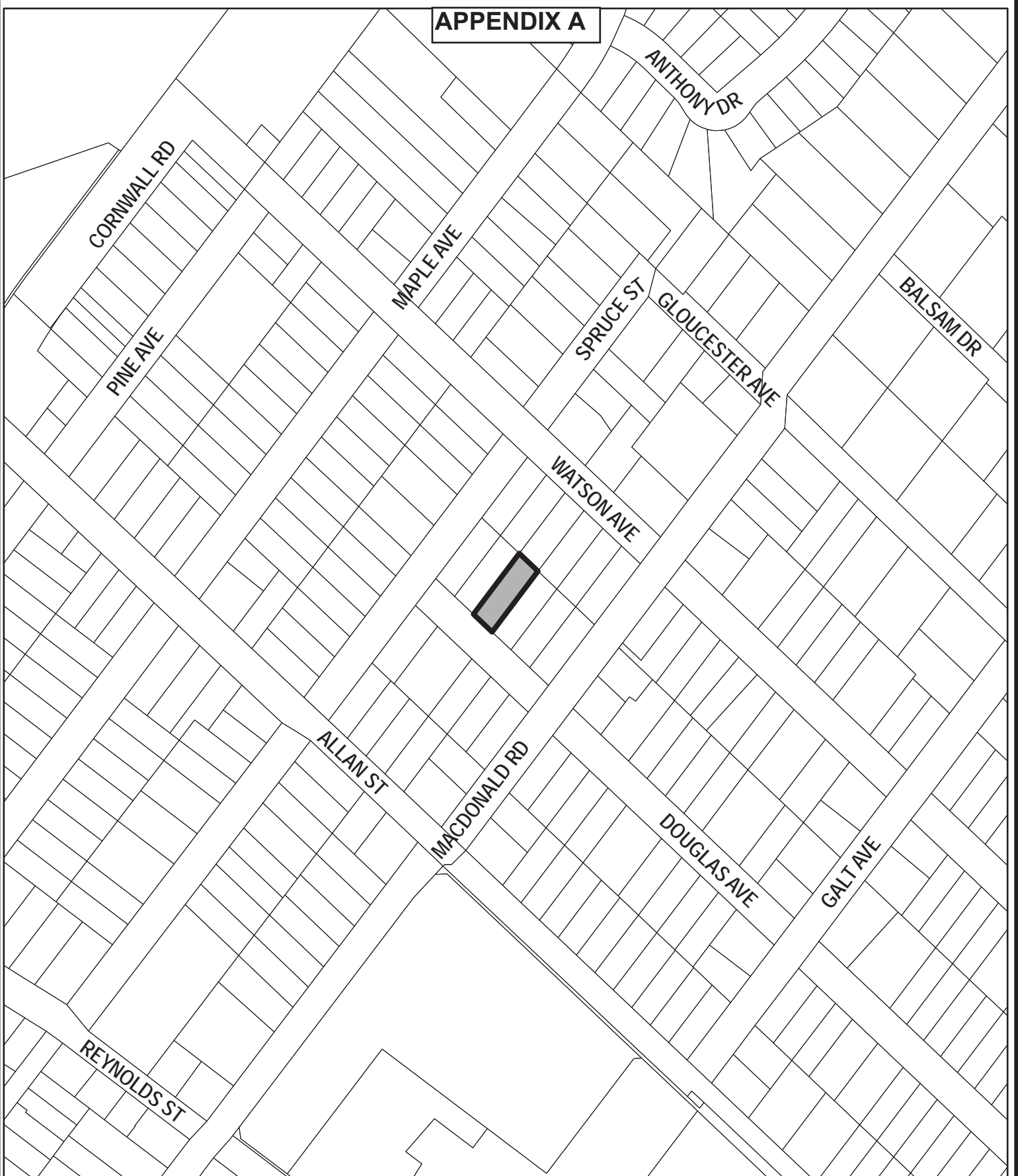
Appendix F – Draft Notices of Intention to Designate

Prepared by:
Carolyn Van Sligtenhorst, MCIP, RPP, CAHP
Supervisor, Heritage Conservation

Recommended by:
Kirk Biggar, MCIP, RPP
Manager, Policy Planning and Heritage

Submitted by:
Gabe Charles, MCIP, RPP
Director, Planning Services

APPENDIX A



0 15 30 60
Meters

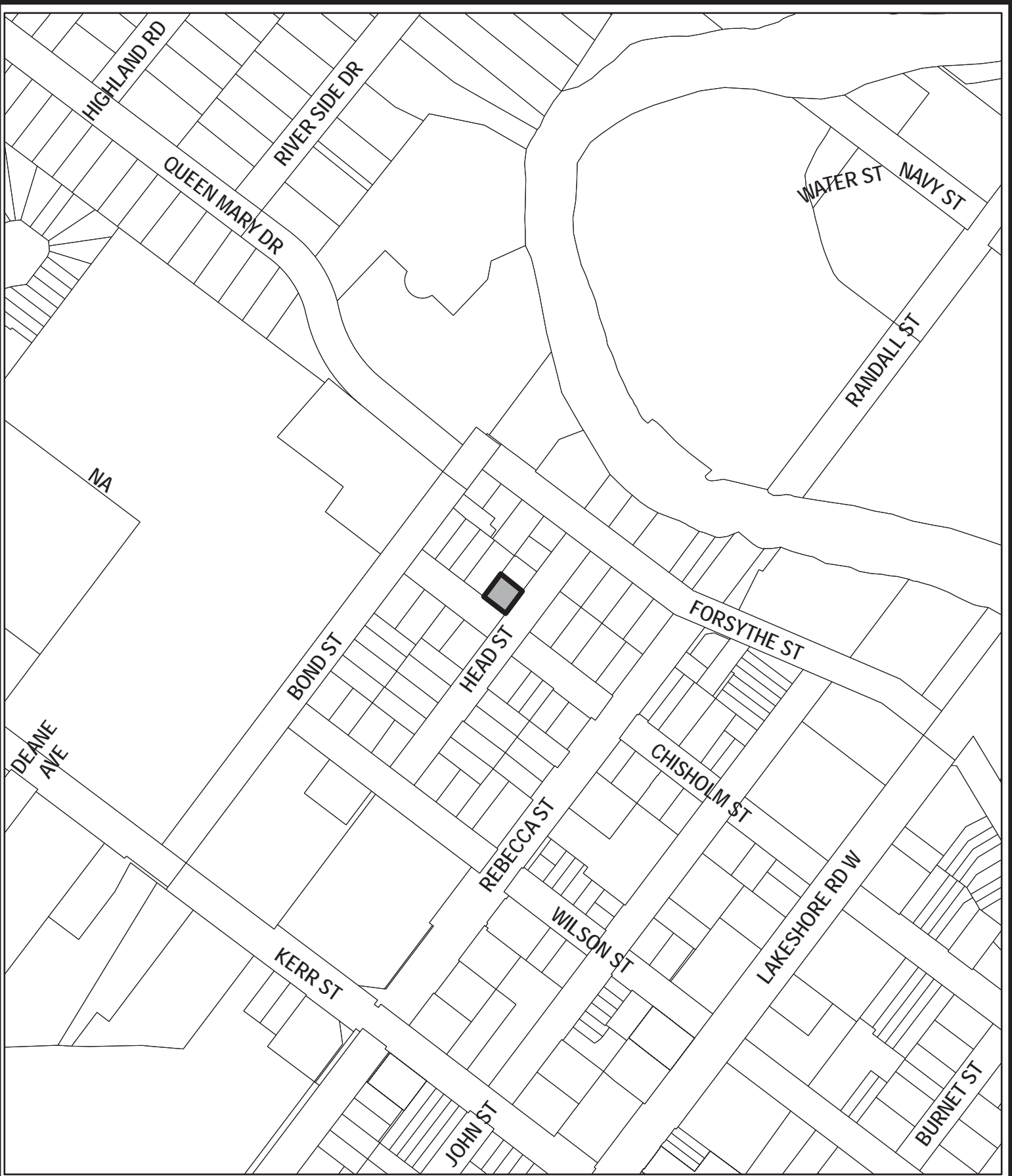


SUBJECT LANDS

379 DOUGLAS AVE

LOCATION

Community Development Commission



0 15 30 60
Meters



SUBJECT LANDS

19 HEAD ST

LOCATION

Community Development Commission



0 20 40 80
Meters

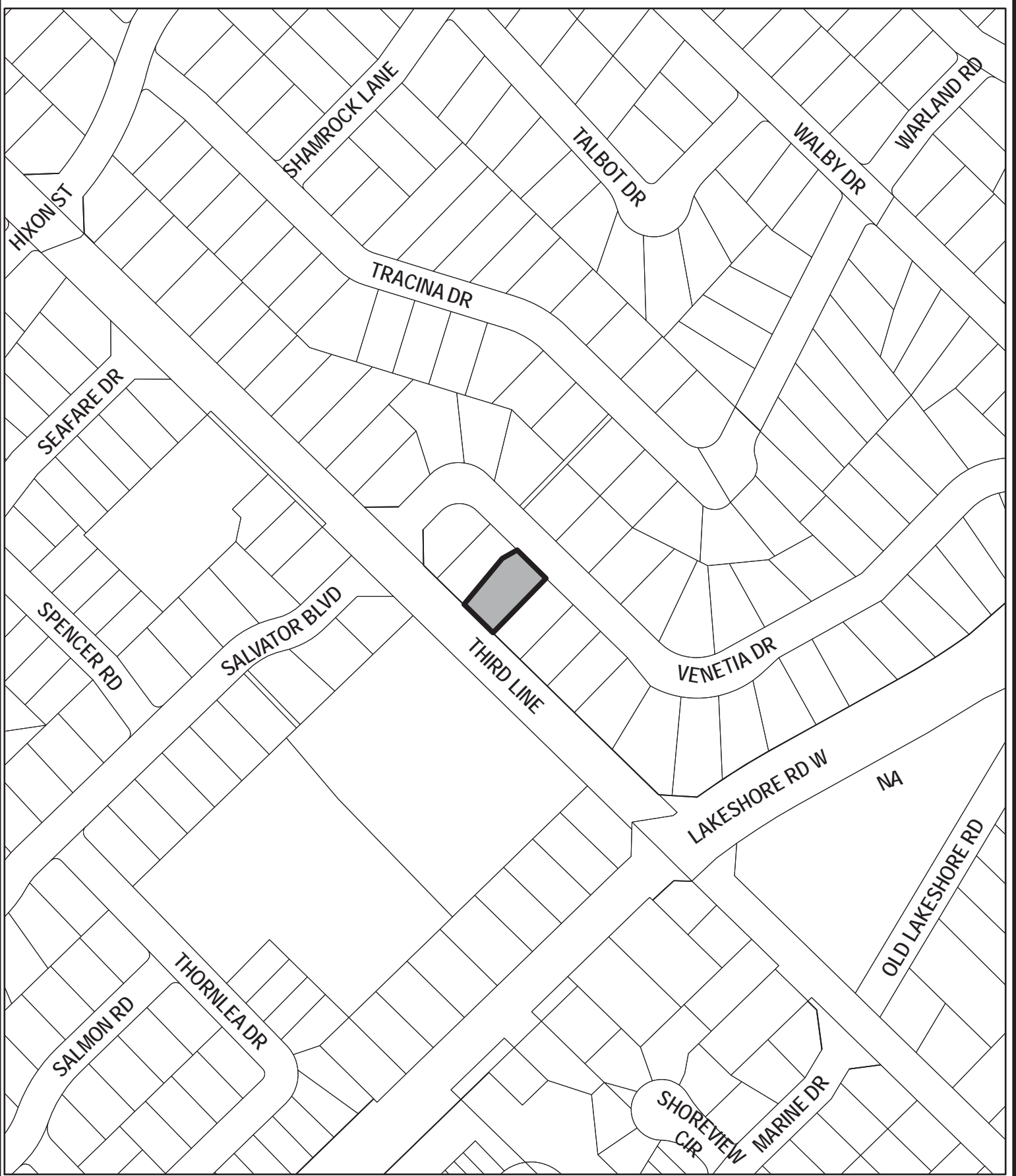
129 Tavistock Square

LOCATION



SUBJECT LANDS

Community Development Commission



0 15 30 60
Meters



SUBJECT LANDS

115 THIRD LINE

LOCATION

Community Development Commission

Cultural Heritage Evaluation Report
Tyrwhitt House
379 Douglas Avenue, Oakville, Ontario



379 Douglas Avenue, 2023. Source: Town of Oakville Planning/Heritage Planning

Town of Oakville
Heritage Planning
Authors: Kristen McLaughlin, Carolyn Van Sligtenhorst
February 2024

1. Executive Summary

The purpose of this Cultural Heritage Evaluation Report, or CHER, is to determine if the subject property merits designation under Part IV, section 29 of the *Ontario Heritage Act* (OHA). A Cultural Heritage Evaluation Report (CHER) provides an overview of the property based on primary and secondary research and visual inspection of the property. It also includes an evaluation against the prescribed criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. This CHER also includes a draft Statement of Cultural Heritage Value or Interest and identification of heritage attributes.

The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official Plan, the Livable Oakville Plan, the North Oakville East Secondary Plan, and the North Oakville West Secondary Plan.

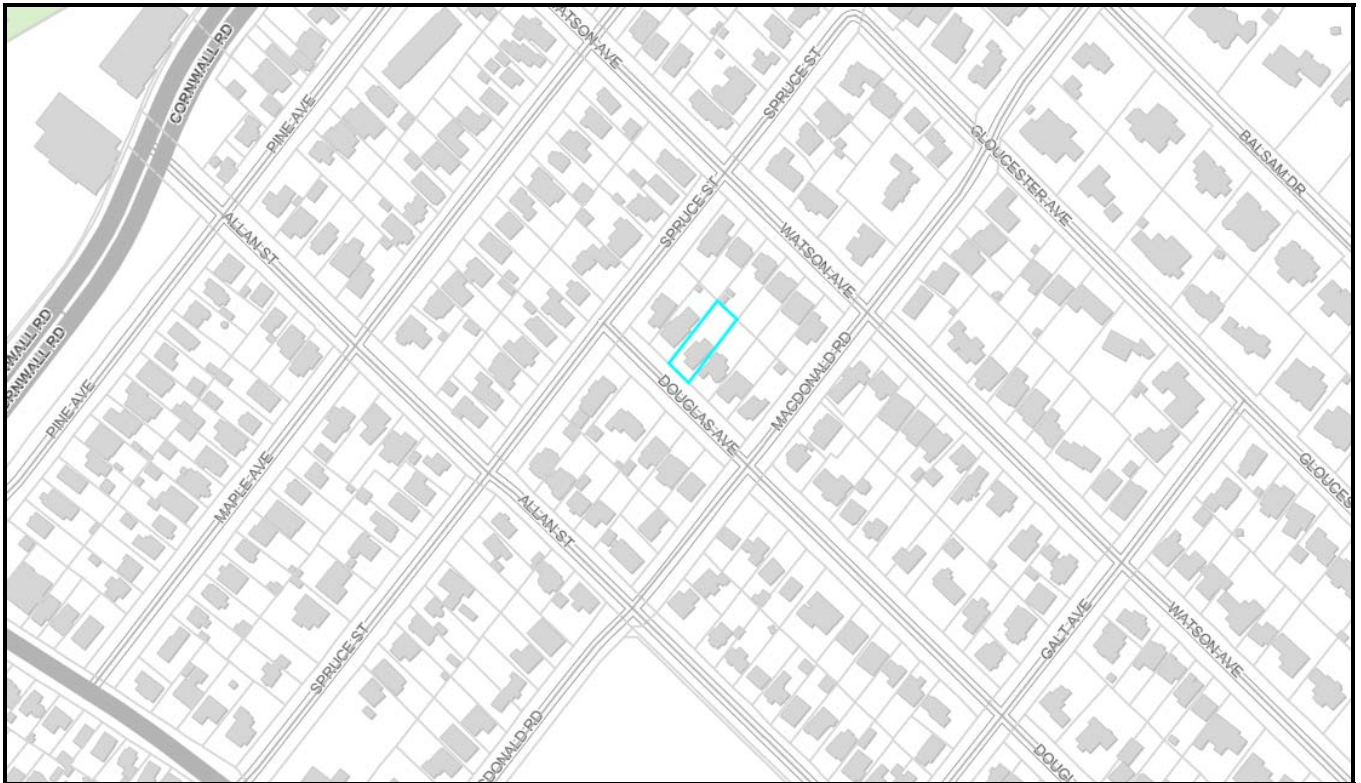
The home at 379 Douglas Avenue is located on the east side of Douglas Avenue between Macdonald Road and Spruce Street. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. The property was added as a 'listed' property to Oakville's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* in 2009 for its "potential cultural heritage value for its c. 1920s vernacular brick bungalow with Arts & Crafts influences." It was originally owned by Raymond Tyrwhitt.

This CHER has evaluated the property in accordance with the requirements of the OHA and finds that the property meets four of the criteria of Regulation 9/06. It is therefore recommended that the property be designated under Part IV, section 29 of the OHA.

The findings presented in this report are based on professional research and guidance. Future discovery of additional sources or interpretations may affect the conclusions.

2. Subject Property

The property at 379 Douglas Avenue is located on the east side of Douglas Avenue between Spruce Street and Macdonald Road. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. It was historically a part of the Third Concession South of Dundas, Lot 12. After being purchased by Charles Anderson in the early 1800s, the subject property became a part of the Anderson farm until it was subdivided into the Brantwood Survey in 1907. The property contains a detached one-and-a-half storey house, built circa 1924 and finished by 1925.



Location map: Subject property is outlined blue. February 2024. *Source: Town of Oakville GIS*

Legal description: LOT 182, PLAN 113; TOWN OF OAKVILLE

3. Background Research

Design and Physical Value

The subject building at 379 Douglas Avenue is a one-and-a-half storey brick house. The house has design and physical value as a representative example of an Arts and Crafts era house with Craftsman and Tudor Revival architectural and design elements.



Front elevation of the house, 2024. Source: Town of Oakville Planning Services Staff

Arts and Crafts Movement and the Craftsman Style (1890-1940)

The Arts and Crafts movement, which inspired a variety of rustic architectural styles in the 20th century, began in Britain as a reaction to the rapid growth of industry and the dehumanization of society that resulted from the sudden restructuring of the population to accommodate large factories.¹ The movement spread to North America and many structures built between 1890 and 1940 demonstrated Arts and Crafts influenced architectural details.² Generally, the goal of the residential Arts and Crafts movement was to portray the home as a place of serenity, with a focus on the home as part of the natural environment.³

¹ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 101

² Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 102

³ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 105

Characteristics of Craftsman houses can include: a combination of cladding materials ranging from brick, stone, stucco, shingles, and horizontal wood cladding; wide verandahs or porches sometimes created through an extension of the main roof; dormer windows and wall gables; small multi-paned casement windows, recessed entrances typically under porch roofs, exposed rafter tails or brackets, and asymmetrical façades.

Period Revival Style (1890-1940)

Period Revival style is one style that falls under the Arts and Crafts umbrella. In Ontario, Period Revival homes were popular in the early to mid-20th century. They were loosely modelled after rural cottages and country manor houses of the Tudor period.⁴ Noticeable elements of this style in Ontario are pitched gable roofs, dormers covered with cedar shingles, half timbering, projecting second storey eaves, and overhangs on upper storeys.⁵ Often, homes in a variety of styles fall under this heading. They contain Medieval-inspired and rustic elements and features that refer to past periods, particularly the Tudor era and to English cottage styles, which often overlapped.

Subject Property Description

The property at 379 Douglas Avenue retains several heritage Craftsman and Tudor Revival elements that make it an important part of the character of the Brantwood neighbourhood. Assessment records indicate that the house was under construction in 1924 and completed in 1925.⁶ The owner and builder, Raymond Tyrwhitt, also owned the south Lot 181—which likely served as a yard for the house—until 1970.⁷ It has a side gabled roof with a half-timbered front gable with unique pebbledash cladding made of actual small stones held in mortar.

The use of multiple types of textural cladding is indicative of the Craftsman architectural style. The house has an asymmetrical façade with a brick chimney on the south elevation and the remains of another chimney on the north elevation. It has wooden soffits and exposed wooden eaves, a common element of Arts and Crafts houses. The mix of brick, half timbering, and pebbledash cladding is typical of Arts and Crafts houses.



West façade of the house, 2024. Source: Town of Oakville Planning Services Staff

⁴ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 156

⁵ Ibid.

⁶ Oakville Public Library, *Town of Oakville Assessment Rolls, 1924-1925*.

⁷ Land Registry Documents for Lot 182 and Lot 181.



North façade of the house, 2024. Source: Town of Oakville Planning Services Staff



South elevation. Source: Town of Oakville Planning Services Staff



Pebbledash cladding on the front gable with half-timbering. It has been painted. *Source: Town of Oakville Planning Services Staff*



Wooden soffit and exposed eaves on the front façade. *Source: Town of Oakville Planning Services Staff*

The windows on the house are Arts and Crafts style, mostly being 6/1 wooden sash windows with wooden storms. They have since been painted but appear to be the same windows as in the 1989 historical image. Some windows are not sash but are still multi-paned glass, which is indicative of Arts and Crafts influence. The front door is the same as that in the 1989 photo but has been painted.



Front façade set of windows with storms. Source: *Town of Oakville Planning Services Staff*



1989 photo of house. The storm windows and front door appear to be the same, just repainted. Source: *Oakville Historical Society*

An interesting architectural element of the house is that the front portion appears to have originally been planned as an exterior porch; the dressed concrete block foundation does not extend to this section and there is no basement underneath. Houses from this period and in the Craftsman style often had a large open porch at the front. It is likely this change of plans happened during construction, as the materials on this wing are the same as those on the rest of the house.

While the north section of this front wing was certainly enclosed since it was built, the south portion may have still been an open porch with open space where the windows currently sit. This is supported by the fact that there was previously an interior wall between the north and south section of this wing, creating a narrow hallway leading from the front door with an open porch adjacent to it. At some time in later years, the wood windows would have been installed in the open porch to enclose the entire wing.

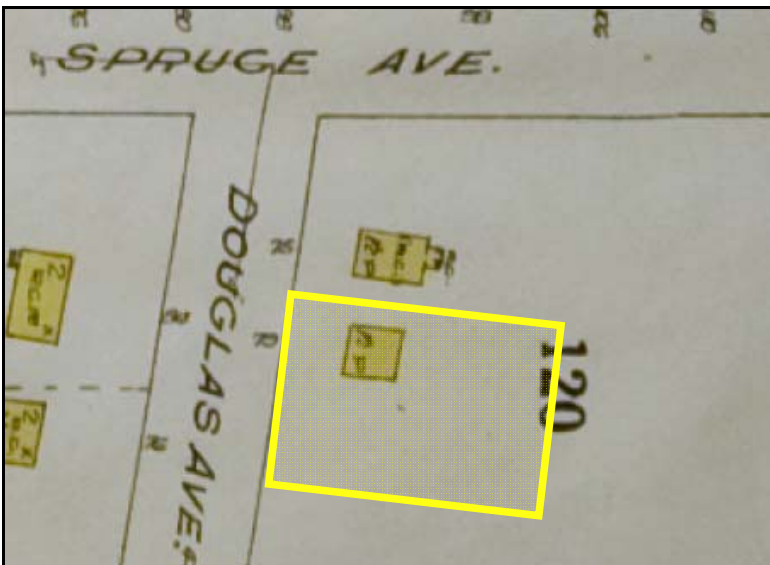


View of the front portion that likely was originally supposed to be an open covered porch. *Source: Town of Oakville Planning Services Staff*

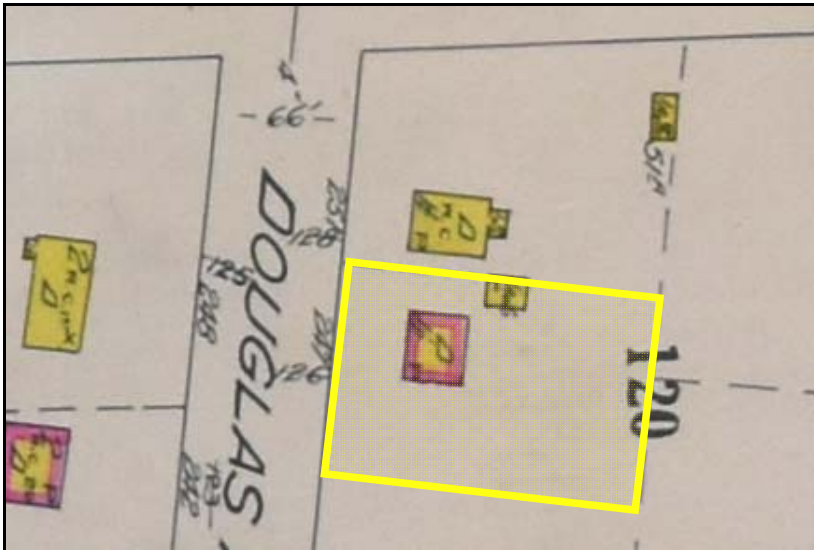


West façade showing the front “porch” windows and brick column that resembles the standard Arts and Crafts porch. Source: Town of Oakville Planning Services Staff

Neither the 1924 or 1949 fire insurance map shows the front wing of the house. This is likely due to the fact that these maps often did not include porches in the building drawings, only the footprint of the enclosed portions of the building. While some of this front wing may have always been enclosed, this may not have been picked up in the fire insurance maps. While these maps are extremely useful, they are not always completely accurate.

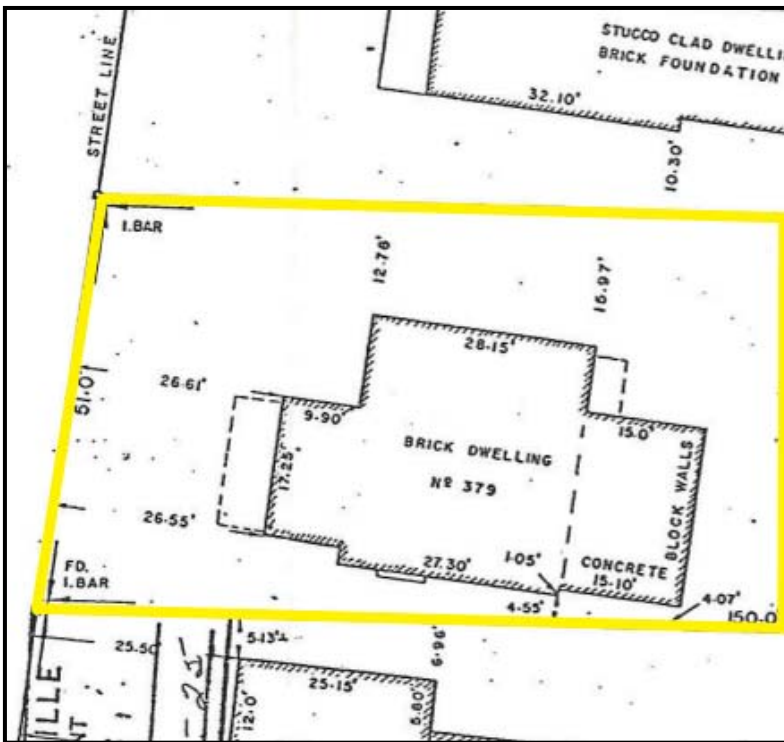


1924 fire insurance map showing the property, outlined in yellow. Source: Underwriters' Survey Bureau. Insurance Plan of the Town of Oakville. Toronto: Underwriters' survey Bureau, 1924.



1949 fire insurance map showing the property, outlined in yellow. Source: Underwriters' Survey Bureau. Insurance Plan of the Town of Oakville. Toronto: Underwriters' survey Bureau, 1949.

By 1949, there was a detached frame garage on the property, which does not exist today. Around 1969, a one-storey frame addition was constructed to the rear of the house. This wing is visible in the 1982 survey and 2014 photograph below.



Subject property highlighted in yellow. The brick front porch and side entry are noted in dashed lines. The rear first-storey addition is now present. Source: Town of Oakville Planning files



2014 view of the one-storey rear addition built in 1969, before the 2015 renovations. *Source: Town of Oakville Planning Services Staff*

In 2015, the rear of the house was renovated with a new second-storey addition. The whole of the rear was re-clad in wooden siding with new windows and doors. The new second storey was connected to the existing dormer, which was retained, including the middle window that remains today as an interior window, providing light into the stairwell. The new addition was integrated well into the heritage house and is not readily visible from the street.



North elevation of the rear addition with the historic house on the right. *Source: Town of Oakville Planning Services Staff*



East façade with rear addition. *Source: Town of Oakville Planning Services Staff*

The pebbledash technique used in the front gable of the historic house was repeated in a new porch wall during the 2015 renovations, making reference to the historic home's architectural details.



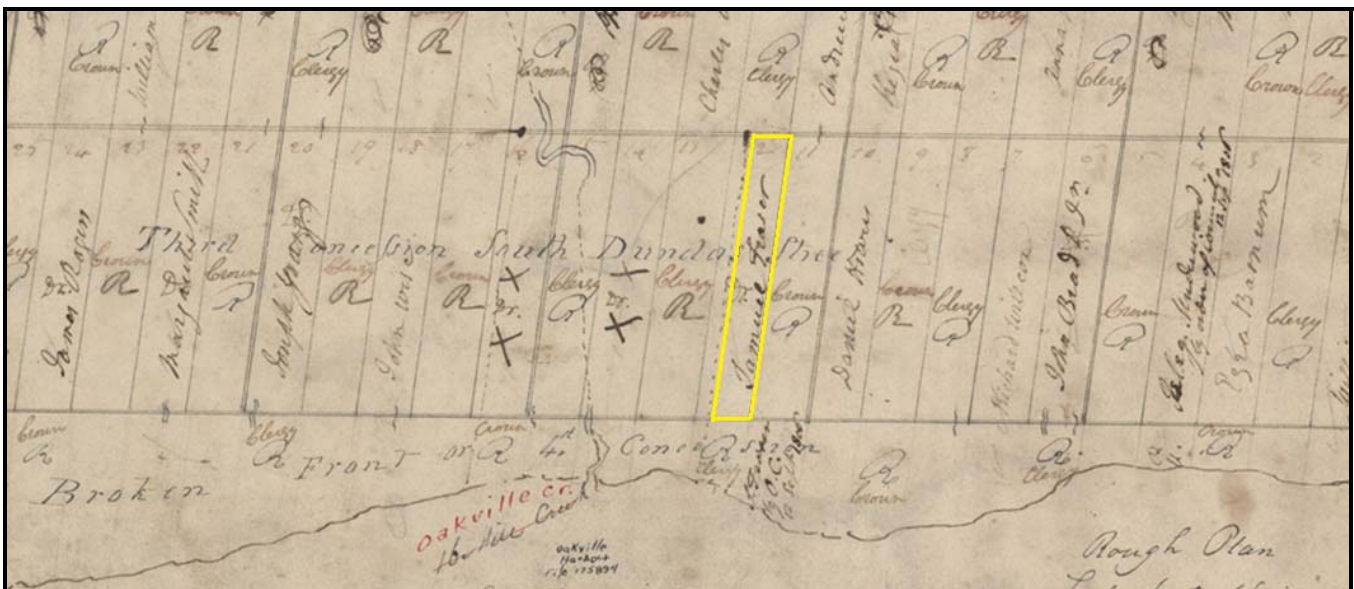
East façade with rear addition. *Source: Town of Oakville Planning Services Staff*

In summary, the house has design value as a representative example of the Arts and Crafts era with Craftsman and Tudor Revival architectural and design elements. It retains heritage features such as: brick cladding with external brick chimney on the south elevation and brick detailing on the north elevation; half timbering and pebbledash cladding on the front gable; side gable roof with exposed wooden eaves and wooden soffit; 6/1 sash windows and multi-pane glass windows with existing wooden storm windows; and front wooden door with eight panes of glass in the upper half in the Craftsman style.

Historical and Associative Value

The property at 379 Douglas Avenue is located on lands that were part of the traditional territory of the Mississaugas of the Credit First Nation. In 1805, the Mississaugas and the British Crown reached an agreement in which the Mississaugas ceded almost 71,000 acres of land. In return they were given £1000 of trade goods, promised the sole right of the fisheries in the Twelve Mile Creek, Sixteen Mile Creek, and the Credit River, and a strip of land on the banks of these waterways. The agreement was formalized with the signing of the Head of the Lake Treaty, No. 14, on September 5, 1806.⁸ The subject property is located within the territory of Treaty No. 14.⁹

The land outside of the waterway reserves kept by the Mississauga was divided up by the Crown. The subject area was known as the Third Concession South of Dundas Street, Lot 12,¹⁰ and would later become the neighbourhood of Brantwood in the 1900s. It is a narrower lot compared to the others, given that it ran alongside the edge of the Mississauga lands on Sixteen Mile Creek.



Wilmot's Trafalgar Township Survey, 1806, with Lot 12, 3rd Concession South of Dundas Street highlighted in yellow. The reserve lands along the creek are most likely the dotted lines, which Lot 12 borders and explain its narrower size in later maps. This would become the Brantwood Survey and subsequent neighbourhood. Source: Archives of Ontario

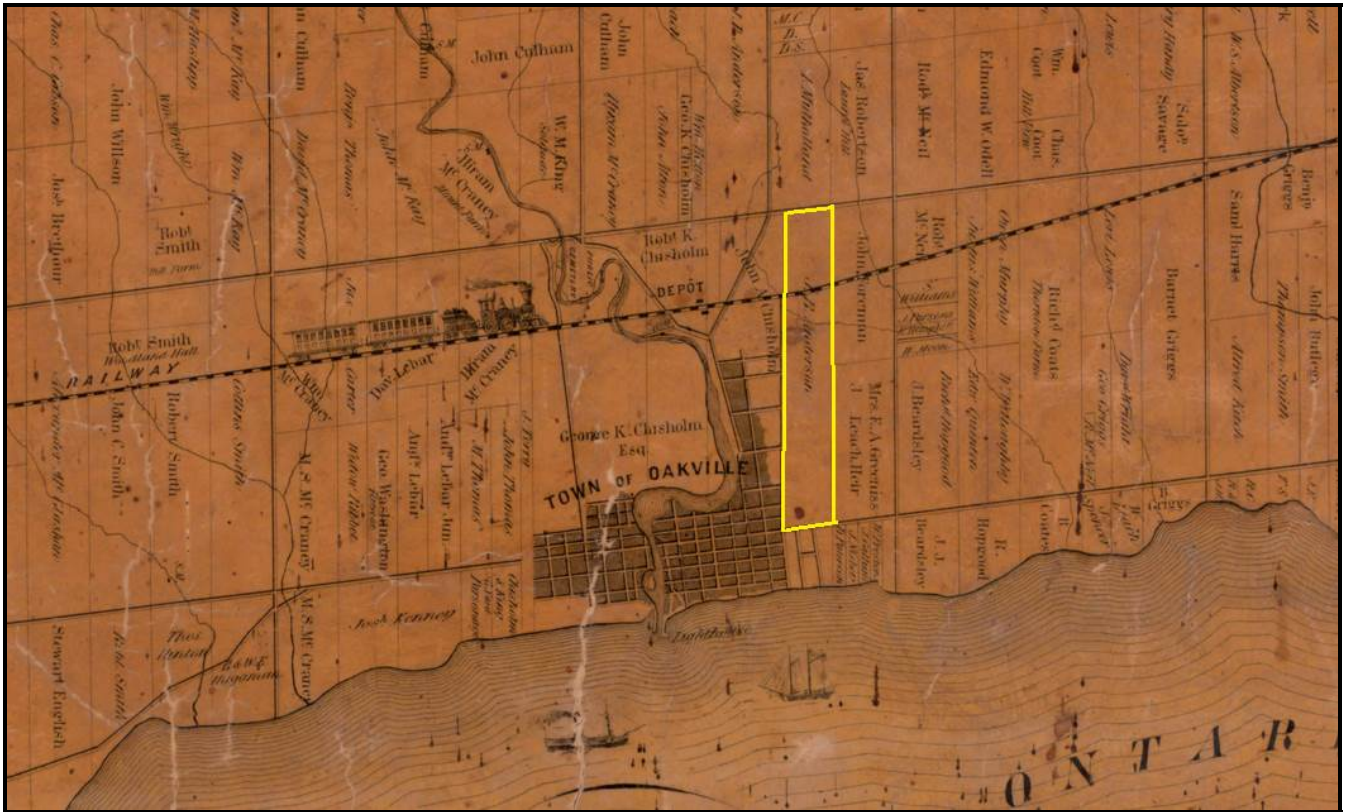
The creek lands were ceded by the Mississauga in Treaty No. 22, which was signed in February of 1820, when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline. Treaty 22 stipulated that in exchange for ceding "about 20,000" acres of their land to the British Crown, the Mississaugas would receive a 200-acre parcel of land on the Credit River, and the profits from the sale of the remaining lands on the Twelve and Sixteen Mile Creeks.¹¹

⁸ Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

⁹ 1806 Wilmot Survey

¹⁰ Based on the 1806 Wilmot survey and the subsequent 1858 Tremaine survey

¹¹ Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 10



George Tremaine's "County of Halton" survey, 1858, with Lot 12, 3rd Concession South of Dundas Street highlighted in yellow. The Mississauga lands along the creek had been sold by the Crown, and the Village of Oakville was taking shape. At this time, it was owned by Joseph Brant Anderson. Source: University of Toronto

In 1808, the Crown granted Lot 12 to Samuel Fraser, an American settler.¹² In 1810, Fraser sold the southern portion to Charles Anderson, an Irish immigrant¹³. When the War of 1812 between the US and Britain began, Fraser joined the American forces.¹⁴ Because of this, he was viewed as a traitor after the war and his lands were forfeit to the Crown. In 1819, this portion of Fraser's land was purchased by Charles Anderson.¹⁵ The estate was bounded by Lakeshore Road to the south, Gloucester Avenue to the east, Spruce Street to the north, and Allan Street to the west. The lands would stay in the Anderson family until 1902.

Charles Anderson was a friend of Mohawk leader Joseph Brant.¹⁶ When Charles had a son, he was given the name Joseph Brant Anderson. Joseph Brant Anderson and his wife built a log cabin on the property in 1826, close to the path that would become Lakeshore Road East. He farmed the land and built a larger home in 1836.¹⁷ It burned down in 1895 and at the time was one of the oldest frame homes in the town.¹⁸

¹² LRO Patent, dated February 15, 1808, from the Crown to Samuel Fraser. A portion of Lot 12 was also given to William Chisholm by the Crown in 1831.

¹³ Oakville Historical Society, "Lot 12", from the Trafalgar Chartwell Residents' Association: <https://www.oakvillehistory.org/lot-12.html>

¹⁴ Ibid.

¹⁵ LRO Instrument 166F, being a Bargain and Sale, dated March 31, 1821, between James Baby and Charles Anderson

¹⁶ Oakville Historical Society, "Lot 12", from the Trafalgar Chartwell Residents' Association: <https://www.oakvillehistory.org/lot-12.html>

¹⁷ Ibid.

¹⁸ Ibid.

In 1831, William Chisholm, a farmer, businessman, and political figure from Nelson Township, now part of Burlington, Ontario, purchased 1,000 acres of land at the mouth of Sixteen Mile Creek from the Crown after the signing of Treaty 22.¹⁹ Chisholm is widely recognized as the founder of the Village of Oakville.



Edward B. Palmer's, "Plan of Oakville, Township of Trafalgar Upper Canada 1835" Source: Oakville Historical Society

Four years after Chisholm's purchase, the area was resurveyed. Edward Palmer's 1835 "Plan of Oakville" divided large swaths of land on both sides of Sixteen Mile Creek. The Anderson land in which the property sits was still in the wooded northeast corner of the above map, which reads "Joseph Anderson's Property". He left it to his son Cyrus Anderson in his will in 1879.²⁰

The Anderson Estate house, known as "The Grit Anchorage" faced Lakeshore Road²¹. Between 1887 and 1902, Anderson was the owner of a private bank located in Oakville's downtown. The Anderson bank failed when it was discovered that it had a shortage due to the misappropriation of funds.²² The Bank of Hamilton, its principal creditor, acquired title to the Anderson farm.²³

To help recover their losses, the Bank of Hamilton planned a large subdivision in 1907 on what had been Anderson's farm. The Cumberland Land Company Limited, a syndicate formed by the Bank of Hamilton to subdivide and sell off the 200 acres of Anderson's land,²⁴ oversaw the project and its infrastructure—planning

¹⁹ Ministry of Natural Resources, Crown Grant, wherein William Chisholm of Nelson Township purchased 1,000 acres of Crown land for £1,020, on the 25th of March 1831

²⁰ LRO Instruments 46F and 1336D, both being left in their wills, dated February 23, 1829 (between Charles and Joseph Brant) and September 30, 1879 (between Joseph Brant and Cyrus).

²¹ Ahern, Frances Robin, *Oakville: A Small Town, 1900-1930*, pg. 110-113, Oakville: Oakville Historical Society

²² *The Globe*, "Bank crash is complete", January 7, 1903, pg. 7

²³ *The Globe*, "A document found", January 10, 1903, pg. 28

²⁴ Ahern, Frances Robin. *Oakville: A Small Town, 1900-1930*, pg. 110-113, Oakville: Oakville Historical Society

streets, sewers, and sidewalks—as well as selling the lots along with William Sinclair (W.S.) Davis, a local real estate agent who was appointed sales manager.²⁵ The new subdivision was known as Brantwood.²⁶



A detailed sales brochure (circa 1913-1916) was developed to target Toronto and Hamilton middle class workers and their families to relocate to this new subdivision in Oakville.²⁷ While the infrastructure was made up of the modern conveniences of the era (sewage, water, and paved roads), sales of the lots in the subdivision slowed through the First World War and did not pick up again until the mid-1920s and 30s.²⁸

1913 photo of the road on Douglas Avenue looking north, close to 379 Douglas. Sidewalks and other infrastructure were built to draw buyers in. *Source: 1913 Brantwood promotional booklet, Cumberland Land Company Ltd. and W.S. Davis*



Aerial drawing of the borders of the Brantwood Survey in context with the surrounding area and Lake Ontario. *Source: 1913 Brantwood promotional booklet, Cumberland Land Company Ltd., and W.S. Davis*

²⁵ Cumberland Construction Company Ltd. And W.S. Davis, “Brantwood” pamphlet, 1913; Town of Oakville, Planning Services, 78 Allan Street property file, Heritage Structure Report, undated, pg. 1

²⁶ Oakville Historical Society, Brantwood Survey, 1907

²⁷ Cumberland Construction Company Ltd. And W.S. Davis, “Brantwood” pamphlet, 19133

²⁸ Town of Oakville, Planning Services, 376 Douglas Avenue property file, Heritage Research Report, July 2011, pg. 6

As part of this new subdivision, in 1911, Cameron Bartlett sold Lot 181 and 182 to Cumberland Land Co., which sold Lot 182 (subject property) to George Norman Fish in 1923—who also bought the south Lot 181 from the owner William Brouse that same year—who then sold both lots to Raymond Tyrwhitt in 1924.²⁹

The home at 379 Douglas was built between 1924 and 1925.³⁰ Raymond Tyrwhitt was listed as a builder in the 1926 census, so it is likely he oversaw the construction of the house.³¹ However, he seemed to have only lived in the house maybe a year or less, before renting it to various tenants while it remained under his ownership for 18 years.³²

Below is a summary of the owners of the property from the Crown patent to the current owners. Some owners held the property for relatively short periods of time. In many cases, information about the purchasers was limited to only that contained within the real estate transaction documents. As such, not all owners will be discussed in the CHER. Rather, the focus will be on persons of note, with a focus on the most likely candidate to have built, or commissioned the construction of, the property’s building or buildings; on anyone who was significant to the community; or on anyone who lived on the subject property for an extended period.

Name of Owner(s)	Acreage or Lot	Years of Ownership
Crown	200 acres	1806-1808
Samuel Fraser	Northeast Part	1808-1821
Charles Anderson	140 acres	1810-1829
Charles Anderson	Northern Portion	1821-1829
Joseph Brant Anderson	200 acres	1829-1879
Cyrus W. Anderson	140 acres	1879-1902
Edward R.C. Clarkson Re: the estate of Cyrus Anderson	165 3/5 acres	1902-1903
Bank of Hamilton	135 acres	1903-1907
Cameron Bartlett	Plan 113, Lot 182 and 181	1907-1911
Cumberland Land Co.	Plan 113, Lot 182 and 181	1911-1923
George Norman Fish	Plan 113, Lot 182 and 181	1923-1924
Raymond Tyrwhitt	Plan 113, Lot 182 and 181	1924-1934
Raymond Tyrwhitt and Hedley Snider (brother-in-law)	Plan 113, Lot 182 and 181	1934-1942
William Ross Ballantyne	Plan 113, Lot 182 and 181	1942-1950
Robert Stronach	Plan 113, Lot 182 and 181	1950-1953
Robert and Norah Pettigrew	Plan 113, Lot 182 and 181	1953-1969
Wallis Brian Wesley Baines	Plan 113, Lot 182 and 181	1969-1970
Wallis Brain Wesley Baines	Plan 113, Lot 182	1970
Gordon and Madine Hay	Plan 113, Lot 182	1970-1971
Dorothy Mary Black	Plan 113, Lot 182	1971-2014
Current owner	Plan 113, Lot 182	2014-present

²⁹ LRO Instrument 57220, being a Grant, dated May 19, 1923, between Cumberland Land Co. and George Norman Fish and Instrument 87230, dated May 9, 1923, between William Brouse and George Norman Fish; and LRO Instrument 9382, being a Grant, dated September 28, 1924, between George Norman Fish and wife and Raymond Tyrwhitt.

³⁰ Oakville Public Library, *Town of Oakville Assessment Rolls, 1923-1925*

³¹ Oakville Public Library, *Town of Oakville Assessment Rolls, 1926*

³² Oakville Public Library, *Town of Oakville Assessment Rolls, 1927-1935*



Raymond Tyrwhitt (1892-1947) was born in Bradford, Simcoe County.³³ His father was Richard Tyrwhitt (1844-1900), a Member of Parliament for Simcoe South for 18 years, from 1882-1900.³⁴ Richard Tyrwhitt was also a farmer and was married to Emma Whitaker.

Raymond Tyrwhitt grew up farming and then went to the University of Toronto for architecture. He enlisted to fight in the first World War while still a student and served as a captain from 1917 to 1919.³⁵ By 1921, he lived with his widowed mother and sister in Oakville, and he was listed as a farmer.³⁶

Raymond Tyrwhitt purchased the subject property in 1924.³⁷ He also bought the lot south of it at the same time. In the 1924 assessment roll he was listed as building a house on the subject lot (Lot 182) that was worth \$500 and listed as “not finished.”³⁸ His job was then listed as builder, so it is likely that he built the house, or at least led the design of the house, considering he went to university for architecture. By the following year in 1925, the house was worth \$2,000 and complete.³⁹ It is not known if he ever designed other Oakville houses.

Richard Tyrwhitt, 1884, the father of Raymond Tyrwhitt, who built the house. Source: Bradford West Gwillimbury Public Library

Within a year of finishing the house, Raymond Tyrwhitt married Margaret Louisa Molesworth in December 1928.⁴⁰ Margaret was the son of William P. Molesworth and brother to the local well-known architect, George Molesworth, who built Arts and Crafts inspired estate houses around Oakville. However, it is not clear if they ever lived in this house; they owned it until 1942, but starting in 1926, the year after the house was finished, it appeared to have tenants.⁴¹

In 1926, one year after the house was completed, the first tenants were Ernest and Marjorie Maiers [sp]. In 1927, new tenants were William and Rhoda Weiland, followed quickly by Wilfred and Theresa Cole in 1929, James and Isobel Carson [illegible] in 1931, and Ian and Helen Elizabeth Lamour, who were there until at least the historical assessment roll records expire in 1935.⁴²

Raymond Tyrwhitt’s First World War papers. Source: Library and Archives Canada

³³ Find a Grave, “Raymond Tyrwhitt, 1893-1947”; Ancestry.ca, “Raymond Tyrwhitt”
³⁴ Library of Parliament, “Richard Tyrwhitt, M.P.”- https://lop.parl.ca/sites/ParlInfo/default/en_CA/People/Profile?personId=5003 ; Wikipedia.org, “Richard Tyrwhitt”, https://en.wikipedia.org/wiki/Richard_Tyrwhitt
³⁵ *Globe and Mail*, “Raymond Tyrwhitt”, March 6, 1947; Library and Archives Canada, *First World War Personnel Files*, “Raymond Tyrwhitt”, RG 150, Accession 1992-93/166, Box 9865 - 14
³⁶ Library and Archives Canada, 1921 Census of Canada
³⁷ and LRO Instrument 9382, being a Grant, dated September 28, 1924, between George Norman Fish and wife and Raymond Tyrwhitt.
³⁸ Oakville Public Library, *Town of Oakville Assessment Rolls, 1924*
³⁹ Oakville Public Library, *Town of Oakville Assessment Rolls, 1925*
⁴⁰ Archives of Ontario, *Registration of Marriages, 1869-1928*, “Ontario, Canada, Marriages, 1826-1938, for Raymond Tyrwhitt, York, 1927, via Ancestry.ca
⁴¹ Oakville Public Library, *Town of Oakville Assessment Rolls, 1924-1935*
⁴² Ibid.

Helen was the granddaughter of Judge Colin Snider, who owned a large estate west of Oakville beside the present-day Appleby College. Helen sold portions of the land to Appleby College in the 1940s and 1950s.⁴³ The 1935 voter's list does list both Tyrwhitts as living at the house, but in 1940 Raymond is listed alone.⁴⁴

Tyrwhitt, Raymond Oakville	A.S. F.L.F. Dundas	Dundas	181	50x150ft	4.50
Main. E. Jones	T.L.F.		182		4.50
Meyoni	L.F.	M.			2000

1926 assessment roll showing Tyrwhitt owns the lots but rents out the house. Source: Oakville Public Library

During the time they rented the house, the Tyrwhitts did not always appear to have lived together; Raymond was living with his mother and sister in the 1931 census (he was listed as a building supplies salesman), and his wife, Margaret, was living on her father, William P. Molesworth's, estate house on Lakeshore Road East.⁴⁵ According to Frances Ahern's book *Small Town Oakville*, William P. Molesworth owned a house built by his son, George Molesworth, and built on a small terrace of land. During research, an unlisted house by Molesworth was found in old *Construction* magazine editions. Based on the address listed for Margaret Molesworth, this house was likely one of the several properties that used to stand near where the address 1150 Lakeshore Road East is today. Despite these facts, Raymond and Margaret remaining married until his death in 1947.

Raymond Tyrwhitt was also a well-known dog breeder. He owned a kennel and bred cocker spaniels and was also a director of the Canadian Kennel Club.⁴⁶ Raymond sold the house in 1942 to William Ballantyne.⁴⁷ Shortly after, Raymond was hit by a motorcycle walking down Lakeshore Road and died.⁴⁸ Despite it being unclear if the Tyrwhitts stayed together, Margaret is listed as his wife on his death certificate and her brother, Fitzgerald, was the witness. Fitzgerald also appeared to have lived on the Lakeshore Road Molesworth property.⁴⁹

William Ross Ballantyne II and his wife Edith Jean purchased the house from the Tyrwhitts in 1942 and owned it for the next eight years. According to their marriage certificate in 1927, Ross was an accountant and Edith listed her job as "house duties". Jean was the niece of John Marvin Wallace, the owner of the Oakville Basket Factory.⁵⁰ The basket factory was originally opened in 1870 and closed in 1988.⁵¹ By 1949, William Ross was the assistant manager of the factory.⁵²

Robert and Norah Pettigrew lived in the home from 1953 to 1969, for 16 years. When they lived there the house number was 247 Douglas Avenue.⁵³ In the 1963 voter's lists, Robert was listed as an office manager.⁵⁴ They moved from Kitchener in 1951 and originally lived on Truman Avenue.⁵⁵

⁴³ LRO Abstract for Lot 19 and 20 Concession 4 South of Dundas Street

⁴⁴ Ancestry.ca, Canada Voter's Lists 1935-1986, for 1935 and 1940, shows them living in "Tuxedo", or Tuxedo Park, which is a subdivision the house could fall into. In 1940 Raymond is listed alone.

⁴⁵ Library and Archives Canada, 1931 Census

⁴⁶ *Kennel and Bench*, Volume 24, No. 4, February 2, 1937, lists him as a director, as well as the President of the Cocker Spaniel Club of Canada.

⁴⁷ LRO Instrument 12799, being a Grant, dated March 26, 1942, between Raymond Tyrwhitt and Hedley Snider, and William Ross Ballantyne and wife Edith Ballantyne.

⁴⁸ *Globe and Mail*, "Raymond Tyrwhitt", March 6, 1947

⁴⁹ Ancestry.ca, *Province of Ontario Registration of Death*, "Raymond Tyrwhitt", 1947

⁵⁰ *Toronto Star*, "High honour is paid couple wed over 60 years", July 17, 1936

⁵¹ *Brass Tacks*, Volume 2, No. 2, "Oakville Wood Specialties", pg. 43-45

⁵² *Toronto Star*, "Man dead by tracks, jury absolves C.N.R.", February 19, 1949; "Court bans picketing so Oakville strike ends", *Globe and Mail*, September 26, 1950. The old basket factory became Wood Specialties Ltd., and closed in 1988

⁵³ Ancestry.ca, Canada Voter's List, 1935-1980, for Norah Pettigrew

⁵⁴ *Ibid.*

In 1970, the southern Lot 181 was sold off separately by the owner at the time, Wallis Baines. Dorothy Mary Black purchased the house the following year and lived there until 2014, for 44 years. She was born in Toronto in 1917 and in 1940 she married Andrew Black (died 1981). They lived in St. Catharines and then Oakville. Dorothy and Andrew raised three children together in the house: David, John, and Brian. Dorothy died in 2016 at 100 years old.⁵⁶

⁵⁵ *Oakville-Trafalgar Journal*, April 26, 1951, pg. 2

⁵⁶ *Globe and Mail*, Dorothy Mary Black obituary, October 9, 2016

Contextual Value

The subject property has cultural heritage value because it is physically, functionally, visually, and historically linked to its surroundings. As one of the earliest buildings in Brantwood, it is linked to the origins of the Brantwood subdivision and its development and subsequent influence on Oakville as a whole. The house has strong elements of the prevailing architecture designs of the Arts and Crafts era, particularly Craftsman and Period Revival. Its presence is important in defining, supporting, and maintaining the character of the historical residential area known as Brantwood.

The streetscape of the area consists of mature trees and moderate sized lots which contain medium to large sized houses. The houses in this area range in age and architectural style, dating from the early to mid-20th century, specifically being built between 1910 and 1940. There are also houses that were not constructed until after the 1950s, as many of the early homeowners owned multiple lots that were not severed or sold off until after the Second World War, when the post-war building boom got underway. These early homes in the neighbourhood, like the subject property, are key anchor points to Brantwood as they define and reflect the Arts and Crafts origins of this important subdivision. The subdivision was a significant development for Oakville and many buyers of the lots and houses during this time were upper middle-class businesspeople from larger cities, whose presence in turn affected Oakville.



2023 view of Douglas Avenue looking south, with subject property on the left. The street has large trees. *Source: Town of Oakville Planning Services Staff*



2023 view of Douglas Avenue looking north, with subject property on the right. *Source: Town of Oakville Planning Services Staff*

4. Evaluation under Ontario Regulation 9/06

Evaluation of the cultural heritage value of the subject property is guided by the criteria outlined in the *Ontario Heritage Act's, Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest*. This Regulation outlines several criteria for determining whether a property is of cultural heritage value or interest. For a property to be designated under section 29 of the *Ontario Heritage Act*, it must meet two or more of these criteria, which are outlined below.

Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
1. The property has design value or physical value because it:		
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The property is a representative example of an Arts and Crafts era house with Craftsman and Tudor Revival architectural and design elements.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship.	N
iii. demonstrates a high degree of technical or scientific achievement.	The property does not demonstrate a high degree of technical or scientific achievement.	N
2. The property has historical value or associative value because it:		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	The property is associated with the theme of development of 'Brantwood', an early 20 th century subdivision of Oakville. It is also associated with owner Raymond Tyrwhitt, a well-known dog breeder.	Y
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The property does not yield or have a strong potential to yield information that contributes to an understanding of a community or culture.	N
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	There are no known connections to an architect, artist, builder, designer or theorist who is significant to a community.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining. Or supporting the character of an area;	The subject house is important in defining, supporting and maintaining the character of Brantwood, a significant Oakville subdivision that began in the early 1900s.	Y
ii. is physically, functionally, visually, or historically linked to its surroundings;	The property is physically, functionally, visually, and historically linked to its surroundings. It contributes to the understanding of the local community, specifically Brantwood.	Y
iii. is a landmark.	The property is not a landmark.	N

5. Statement of Cultural Heritage Value or Interest

The subject property has been researched and evaluated to determine its cultural heritage value or interest according to the criteria outlined in Ontario Regulation 9/06. By using these criteria, staff have determined that the property's cultural heritage value or interest merits designation under the *Ontario Heritage Act*.

Description of Property

The property at 379 Douglas Avenue is located on the east side of Douglas Avenue, between Macdonald Road and Spruce Street in the Brantwood neighbourhood. The property contains a circa 1925 one-and-half-storey brick and half-timbered house.

Design Value or Physical Value:

The Tyrwhitt House has design and physical value as a representative example of an Arts and Crafts era house with Craftsman and Tudor Revival architectural and design elements. The goal of the residential Arts and Crafts movement was to portray the home as a place of serenity, with a focus on the home as part of the natural environment. The home was built in 1924 and finished by 1925, with characteristics of Craftsman and Period Revival architecture, such as: the massing and form of the one-and-a-half-storey gabled roofed building with asymmetrical façade; exposed wooden eaves and wooden soffits; brick cladding and brick chimneys; wooden cladding materials; pebbledash and half-timbering cladding on the west elevation gable; the fenestration of windows and front door on the north, west, and south elevations; and the presence of multipaned windows and front door in the Arts and Crafts era aesthetic.

Historical Value or Associative Value:

The Tyrwhitt House property has cultural heritage value for its direct associations with the theme of the development of the local residential area known as 'Brantwood', an early 20th century subdivision of Oakville. The Arts and Crafts era character of the house has contributed to the neighbourhood's character over the last 100 years. Its presence contributes to the story of Oakville's early 20th century residential development that was defined by large lots with well-designed homes built by well-to-do families. The property also has historical value for its associations with owner and builder Raymond Tyrwhitt, the son of MP Richard Tyrwhitt, and a well-known dog breeder.

Contextual Value:

The Tyrwhitt House has contextual value because it is physically, functionally, visually, and historically linked to its surroundings. As one of the earliest buildings in Brantwood, it is linked to the origins of the Brantwood subdivision and its development and subsequent influence on Oakville as a whole. The house has strong elements of the prevailing architecture designs of the Arts and Crafts era, particularly Craftsman and Period Revival. Its presence is important in defining, supporting, and maintaining the character of the historical residential area known as Brantwood. The subdivision was a significant development for Oakville and many buyers of the lots and houses during this time were upper middle-class businesspeople from larger cities, whose presence in turn affected Oakville.

Description of Heritage Attributes

Key attributes of the property at 379 Douglas Avenue that exemplify its cultural heritage value as an Ontario Arts and Crafts house built with Craftsman and Tudor Revival style influences, as they relate to the north, west and south elevations of the original one-and-a-half storey house, include:

- The massing and form of the one-and-a-half-storey gable roofed building;
- Exposed wooden eaves and wooden soffits;

- Brick cladding and brick chimneys;
- Pebbledash and half-timbering cladding on the west elevation gable;
- Fenestration of the first storey windows and front door; and
- The presence of wooden multipaned windows and wooden front door in the Arts and Crafts era aesthetic.

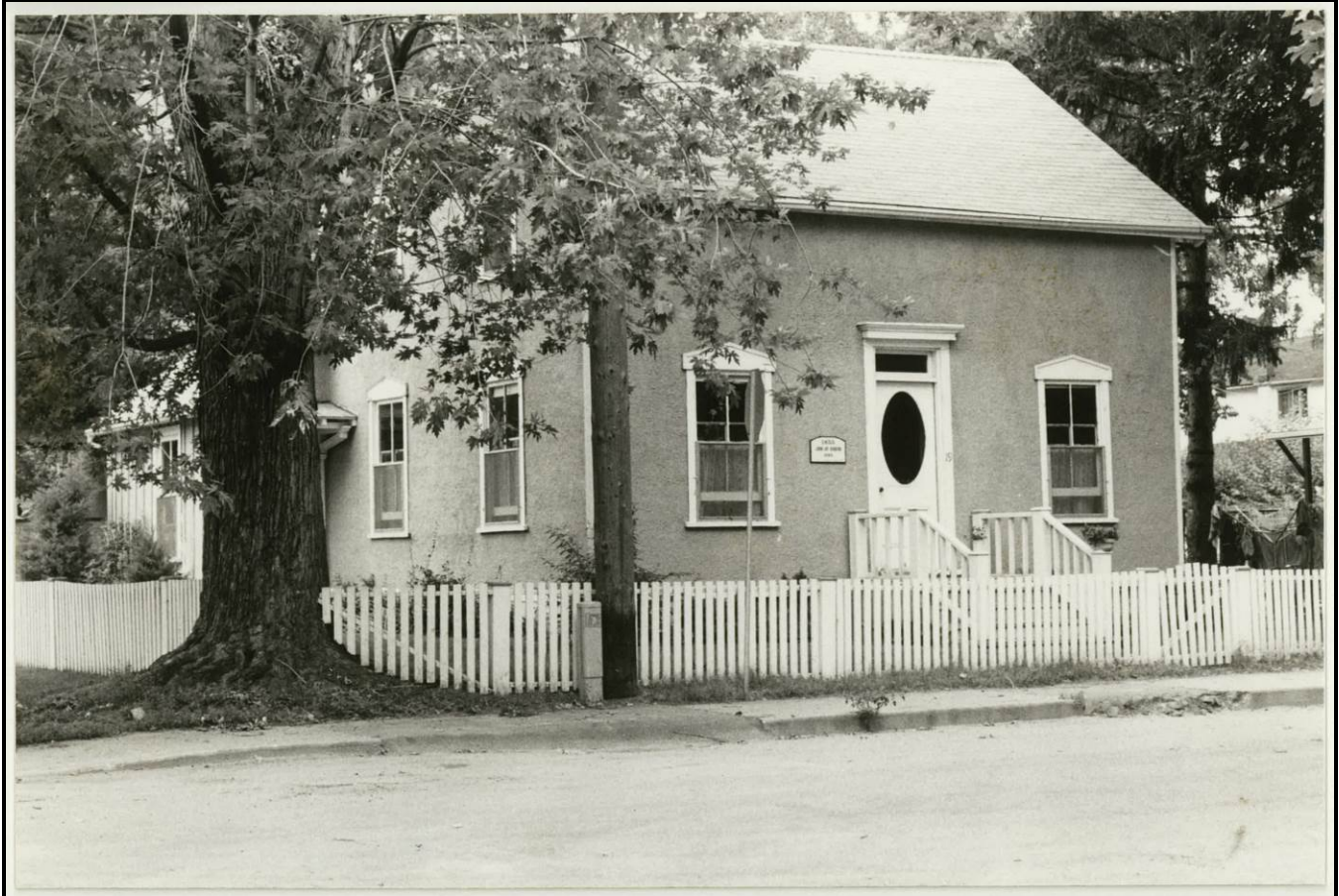
6. Conclusion

This property meets four of the criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. It is therefore recommended that the property be designated under Part IV, section 29 of the *Ontario Heritage Act*.

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Cultural Heritage Evaluation Report
Georgia Cottage
19 Head Street, Oakville, Ontario



19 Head Street, circa 1980s. Source: *Town of Oakville Planning Services*

Town of Oakville
Heritage Planning
Authors: Kristen McLaughlin, Carolyn Van Sligtenhorst
March 2024

1. Executive Summary

The purpose of this Cultural Heritage Evaluation Report, or CHER, is to determine if the subject property merits designation under Part IV, section 29 of the *Ontario Heritage Act* (OHA). A Cultural Heritage Evaluation Report (CHER) provides an overview of the property based on primary and secondary research and visual inspection of the property. It also includes an evaluation against the prescribed criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. This CHER also includes a draft Statement of Cultural Heritage Value or Interest and identification of heritage attributes.

The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official Plan, the Livable Oakville Plan, the North Oakville East Secondary Plan, and the North Oakville West Secondary Plan.

The property at 19 Head Street is located on the north side of Head Street between Bond Street and Rebecca Street. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. The property was added as a 'listed' property to Oakville's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* in 2009 for its "potential cultural heritage value for its c.1855 vernacular frame house built by John Jay Hibbard."

This CHER has evaluated the property in accordance with the requirements of the OHA and finds that the property meets four of the criteria of Regulation 9/06. It is therefore recommended that the property be designated under Part IV, section 29 of the OHA.

The findings presented in this report are based on professional research and guidance. Future discovery of additional sources or interpretations may affect the conclusions.

2. Subject Property

The property at 19 Head Street is located on the north side of Head Street between Chisholm Street and Forsythe Street. The property is located within the territory covered by Treaty 22, which was signed in 1820 between the Mississaugas and the British Crown. After being purchased by William Chisholm in 1831, the subject property became part of Lot 2 and 4, Block 97, in Edward Palmer's 1835 "Plan of Oakville" (registered in 1850).¹ The property contains a detached one-and-a-half storey frame house most likely built circa 1855.²



Location map: Subject property is outlined blue. March 2024. Source: Town of Oakville GIS

Legal description: PLAN 1 BLK 97 PT LOTS 2,4; OAKVILLE

¹ Some early versions of this map only go as far as Rebecca Street, however, some go up to Bond Street and include Block 98; also, the portion of Lot 4 is a small sliver on the north, indicating it is likely from historically occupying the portion as no legal sale indicates this sliver

² See Historical Section

3. Background Research

Design and Physical Value

The subject building at 19 Head Street is a one-and-a-half storey vernacular frame house. The house has design and physical value as a representative example of an early Oakville vernacular frame house with Georgian and Neoclassical architectural influences, as well as a Gothic Revival-style bargeboard.



The subject property in 2024 from Head Street, looking north. Source: Planning Services staff photo, 2024.

Vernacular Homes in Oakville

A vernacular home is one that is built with local resources and in local styles, often influenced by popular styles elsewhere in the region or Europe, but made to suit either the different weather conditions, purposes for the structure, or the available resources. Often, they do not fit into one architectural style, but were constructed with unique features of various styles.

Georgian (1784-1860)

This style was brought to Ontario by the English and United Empire Loyalists, refugees from the American War of Independence. Due to the climate, financial limitations, and geography, structural necessity was the priority over academic stylistic features. Often, the vernacular structural methods were based on each person's

background.³ In Ontario, this style is characterized by a plain brick or timber-frame house with little detailing and a symmetrical façade with a centered front door.⁴

Neoclassical (1800-1860)

Neoclassical styles were often built on the already existent Georgian style. However, it can include a lighter and more refined appearance in some cases. Neoclassical elements include columns, pilasters, and mouldings, with a transom light over the front door.⁵ Window lintels may have Classical decoration as well, such as pediments. Windowpanes are larger pieces than in Georgian style houses. In Ontario the symmetry of the Georgian style continued to play an important role in Neoclassical styles. The main difference is an entrance with pilasters or column and lights around the front door. It is common to find a small portico or porch supported by columns.⁶

Subject Property Description

The subject house is a vernacular one-and-a-half storey frame structure. The original portion of the home, circa 1855, has a simple and symmetrical façade, with rectangular massing. Houses built in this style are often indicative of one being of the earlier homes in Oakville. Its location in the original survey of the town and close to Sixteen Mile Creek are also an indication of its age and early presence in the town. This house has general Georgian and Neoclassical influences, with some unique elements.



View of the west and north (rear) elevations, from Chisholm Street looking southeast. Source: Planning Services staff photo, 2024.

³ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the present*, Toronto: Fitzhenry & Whiteside, 1990, pg. 5

⁴ *Ibid.*, pg. 8

⁵ *Ibid.*, pg. 13

⁶ *Ibid.*, pg. 14



West elevation from Chisholm Street, showing the addition (left) and original (right). Source: Planning Services staff photo, 2024.

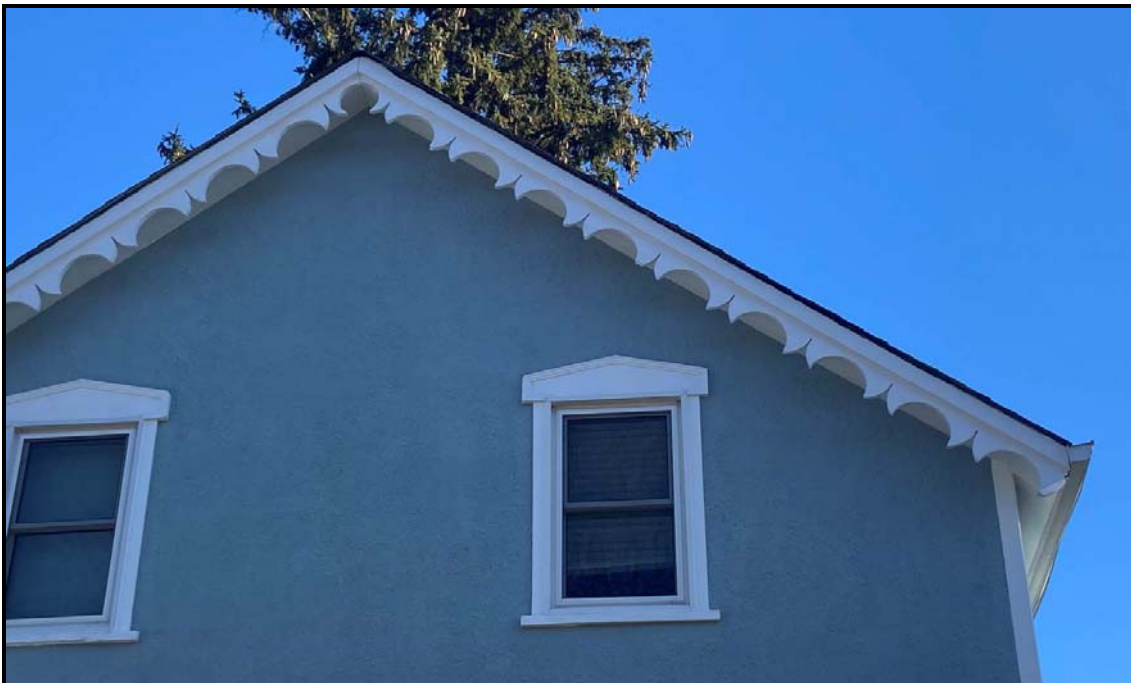


South elevation with the front door. Source: Planning Services staff photo, 2024.



East elevation showing the addition's new rear height at the back. *Source: Planning Services staff photo, 2024.*

The house is a rectangular shape with a side gabled roof. The gabled sides of the roof have a decorative wooden bargeboard, which is a Gothic Revival architectural influence. Interestingly, the house has wooden trim on each exterior corner, that also runs along the foundation of the house. This was also present in a series of photos taken in 1971 and appears to be historic.



Wooden bargeboard. Note the wooden trim on the exterior corner of the house. *Source: Planning Services staff photo, 2024.*

The original portion of the house is clad in stucco. The front entry of the house originally had a covered porch, with wooden railings and Classical-style columns holding up the roof. This would have been a more obvious Neoclassical influence on the house. This was torn down sometime after 1971, as it is still present in the photo taken below that year.



1971 photo showing the historic Neoclassical porch on the front façade. A central chimney was also present on the roof and was likely removed later. Note the wooden trim on each corner of the house and along the foundation that is still present. *Source: Canadian Inventory of Historic Buildings, Parks Canada.*



The house is highlighted in this 1962 photo, where the porch is present. *Source: McMaster Aerial Photo Library*

The front façade of the house remains symmetrical, even if it is simple with only two windows. This symmetry is both a Georgian and Neoclassical influence. The door has a rectangular transom window above it in the Neoclassical style of the time, when arched windows were sometimes too difficult or expensive to construct for a fanlight. When the porch was present there was no entablature above the door, and it was possibly added when the porch was removed. The door is the same as the one that existed in 1971. The wooden door has two vertical panels in the lower half and a large oval window in the upper half. The window appears to be a later addition, likely replacing a larger rectangular window.



Left: The front door the entablature and transom window.

Source: *Planning Services staff photo, 2024.*

Right: The door in 1971. Note the porch roof was where the entablature now sits, which was probably added when the porch was removed post-1971. Source: *Canadian Inventory of Historic Buildings, Parks Canada.*

The fenestration of the original portion of the house is symmetrical. The 2/2 sash windows on the front façade are wooden and still have wooden storm windows. When the house was built in the 1850s, it most likely had smaller panes of windows (i.e. 6/6 pane layout) and these windows may have been late 19th century replacements. The windows on the upper storey have likely been replaced but the trim and pediments appear to be historic. The wooden pediments, or entablatures, over the windows are typical of the Neoclassical era and are likely original.



Undated photo from the Town files, but does show an Oakville Historical Society plaque (here on the left of the house) and the current yard fence being built.



Left: Close up of one of the windows. This one does not have its storm window, but we can see the wooden sash, the pediment, and wooden frame. Source: Planning Services staff photo, 2024.



Right: One of the windows from 1971 and we can see they are the same. Source: Canadian Inventory of Historic Buildings, Parks Canada.

The chimney on the east elevation of the house is made of cinderblock and is not likely original to the house.



Left: 1971 photo and 2024 photos showing the chimney on the east elevation. *Source: Canadian Inventory of Historic Buildings, Parks Canada.*

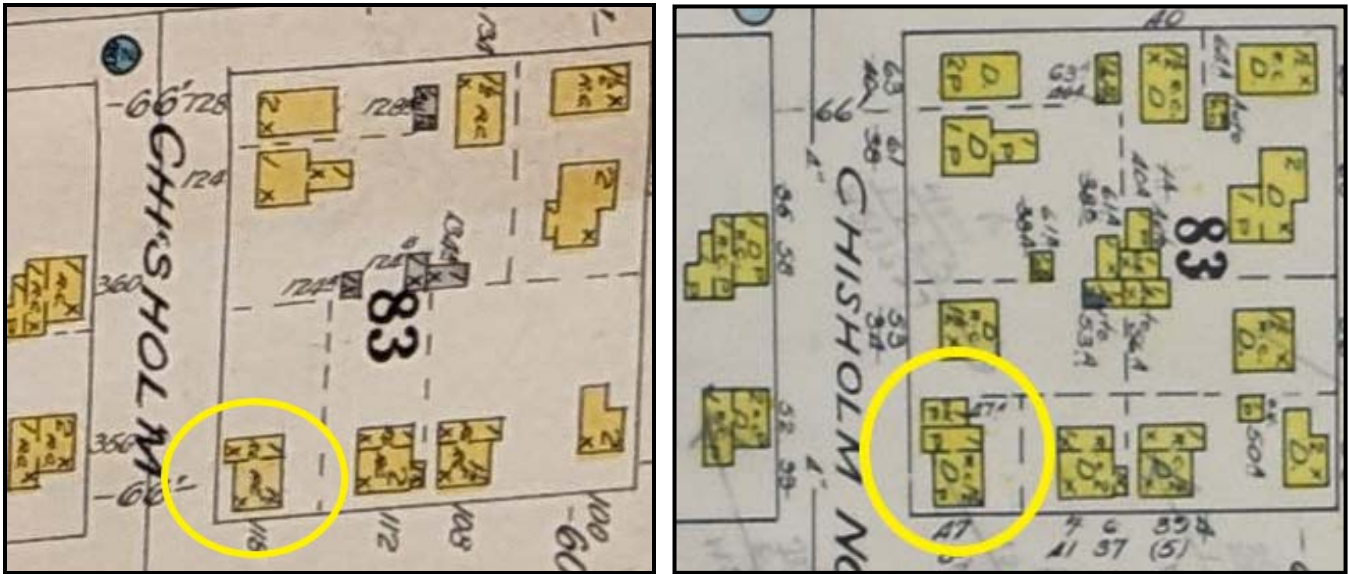
Right: East elevation. *Source: Planning Services staff photo, 2024.*

The house has a lakestone foundation, indicating its 19th century age. The earliest-built houses in Oakville have lakestone foundations, built with stones pulled up from the nearby Lake Ontario. The stone has been parged over in some areas of the house.



Close-up of the lakestone foundation, partially parged over. *Source: Planning Services staff photo, 2008.*

In 2021, the rear wing of the house was reconstructed on the same footprint, but with a second storey added above. The original rear wing existed by 1924, and likely earlier, as shown in the 1924 fire insurance plan below. A second portion was added to the north of the earlier wing sometime between 1924 and 1949, likely as a small attached garage, but was gone by 1971.



Fire insurance maps showing the house and evolution of the lot and rear addition (since replaced). The left is 1924 and the right is 1949; the house is circled. Source: Underwriters' Survey Bureau. Insurance Plan of the Town of Oakville. Toronto: Underwriters' survey Bureau, 1924 and 1949.

The photos below show the rear wing in 1971 and the 1990s. It was clad in board and batten siding. A larger chimney for a fireplace was added sometime between these two dates.



Left: 1971 image of the rear wing. Source: Canadian Inventory of Historic Buildings, Parks Canada.
 Right: 1990s image of the rear wing. Source: Planning Services staff photo.



Left: 2008 image of the rear wing. *Source: Planning Services staff photo.*



Right: 2024 image of the rear wing after it was reconstructed. *Source: Planning Services staff photo.*

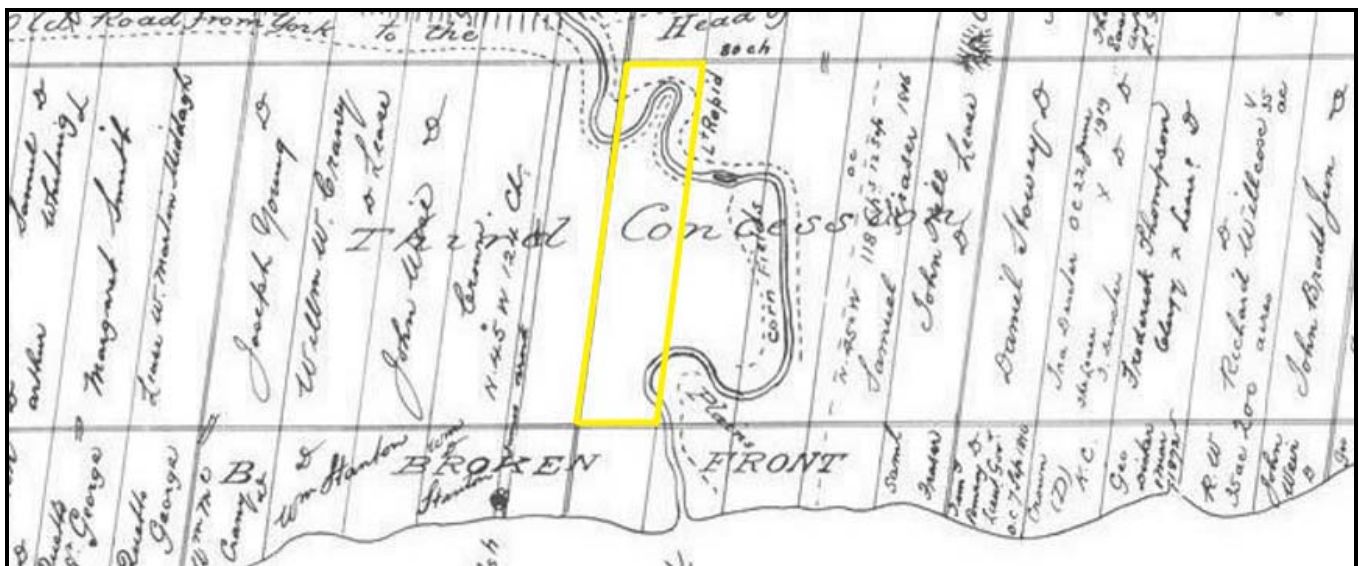
The new addition in 2021 retained the same footprint as the historic wing and did not result in any direct changes to the historic main structure. This new addition has not been identified in this report as being of cultural heritage value and the historic house at the front of the property remains the key heritage attribute on the property.

In conclusion, the house has design and physical value as a representative example of an early Oakville vernacular frame house with Georgian and Neoclassical architectural influences. Georgian elements of the home include its symmetrical façade and fenestration, as well as the simple rectangular massing and frame construction with stucco cladding. The Neoclassical elements still present are the transom window above the door, the wooden sash windows 2/2 panes, and wooden window pediments over the windows. Another unique element is the Gothic Revival-style bargeboard.

Historical and Associative Value

The property at 19 Head Street is located on lands that were part of the traditional territory of the Mississaugas of the Credit First Nation. In 1805, the Mississaugas and the British Crown reached an agreement in which the Mississaugas ceded almost 71,000 acres of land. In return they were given £1000 of trade goods, promised the sole right of the fisheries in the Twelve Mile Creek, Sixteen Mile Creek, and the Credit River, and a strip of land on the banks of these waterways. The agreement was formalized with the signing of the Head of the Lake Treaty, No. 14, on September 5, 1806.⁷

The land outside of the waterway reserves kept by the Mississauga was divided up by the Crown. The creek lands were ceded by the Mississauga in Treaty No. 22, which was signed in February of 1820, when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline. Treaty 22 stipulated that in exchange for ceding “about 20,000” acres of their land to the British Crown, the Mississaugas would receive a 200-acre parcel of land on the Credit River, and the profits from the sale of the remaining lands on the Twelve and Sixteen Mile Creeks.⁸ The subject property is in the territory of Treaty No. 22.⁹



Wilmot's updated Trafalgar Township Survey, 1806, with Lot 15, Third Concession South of Dundas Street highlighted in yellow. Source: Archives of Ontario

The creek lands were ceded by the Mississauga in Treaty No. 22, which was signed in February of 1820, when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline. Treaty 22 stipulated that in exchange for ceding “about 20,000” acres of their land to the British Crown, the Mississaugas would receive a 200-acre parcel of land on the Credit River, and the profits from the sale of the remaining lands on the Twelve and Sixteen Mile Creeks.¹⁰

⁷ Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

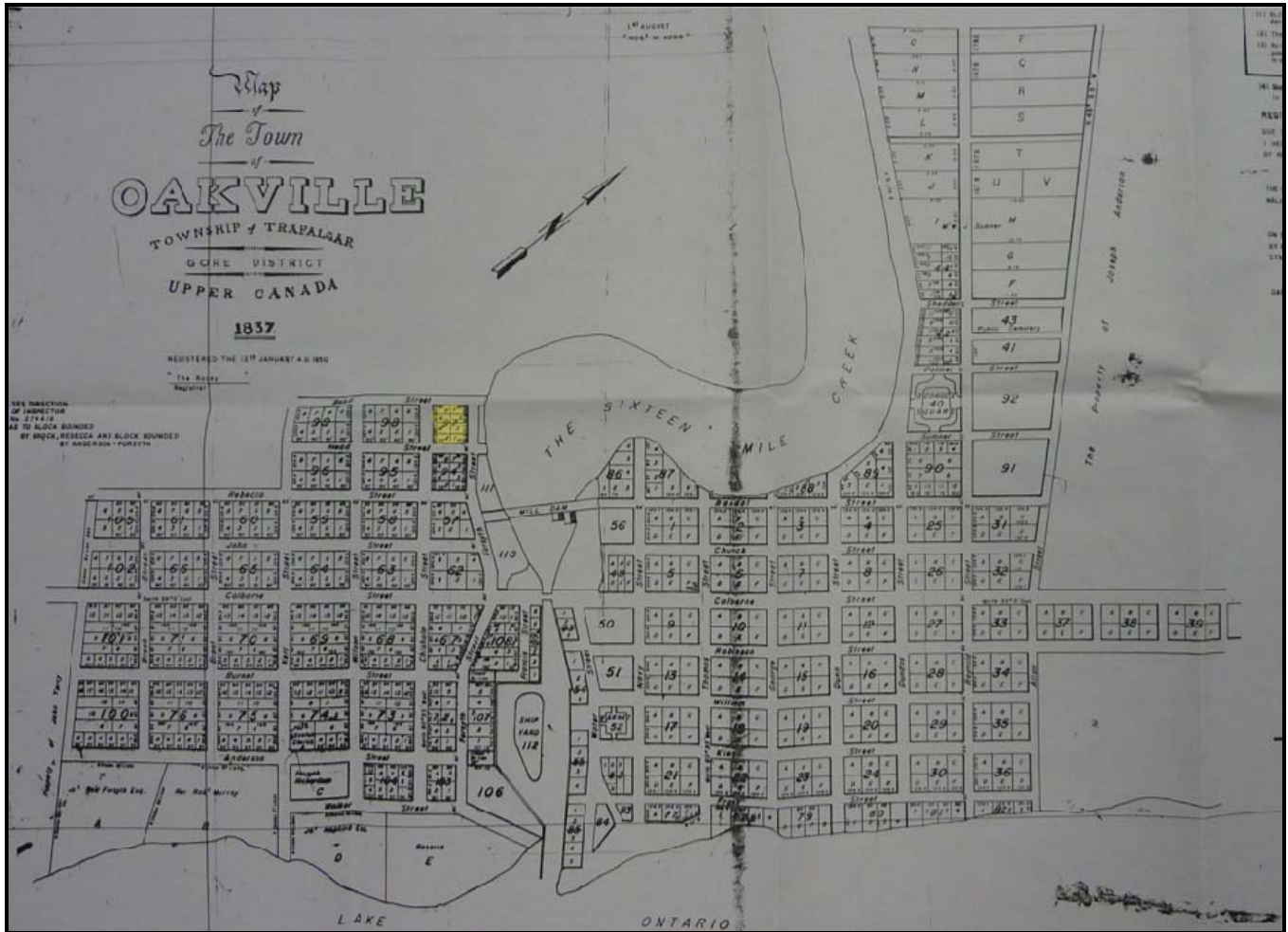
⁸ Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 10

⁹ 1806 Wilmot Survey; Mississaugas of the Credit GIS Treaty Map

¹⁰ Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 10

The subject area was known as the Third Concession South of Dundas Street, Lot 15. It was granted to William Chisholm in 1831. He purchased 1,000 acres of land at the mouth of the Sixteen Mile Creek from the Crown.¹¹ He is widely regarded as the founder of the Village of Oakville. Shortly after 1831, town lots became available for sale at a public auction. When first laid out by Deputy Surveyor H.J. Castle in 1833, the plan was bounded by Brock Street, Rebecca Street, and Allan Street. By 1835, however, the official plan used today, drawn by Robert W. Kerr in 1836, shows the addition of several streets, including Head Street. Head Street was named after Sir Francis Bond Head who was the Lieutenant Governor of Canada (1836-1838), during the rebellion of 1837.¹²

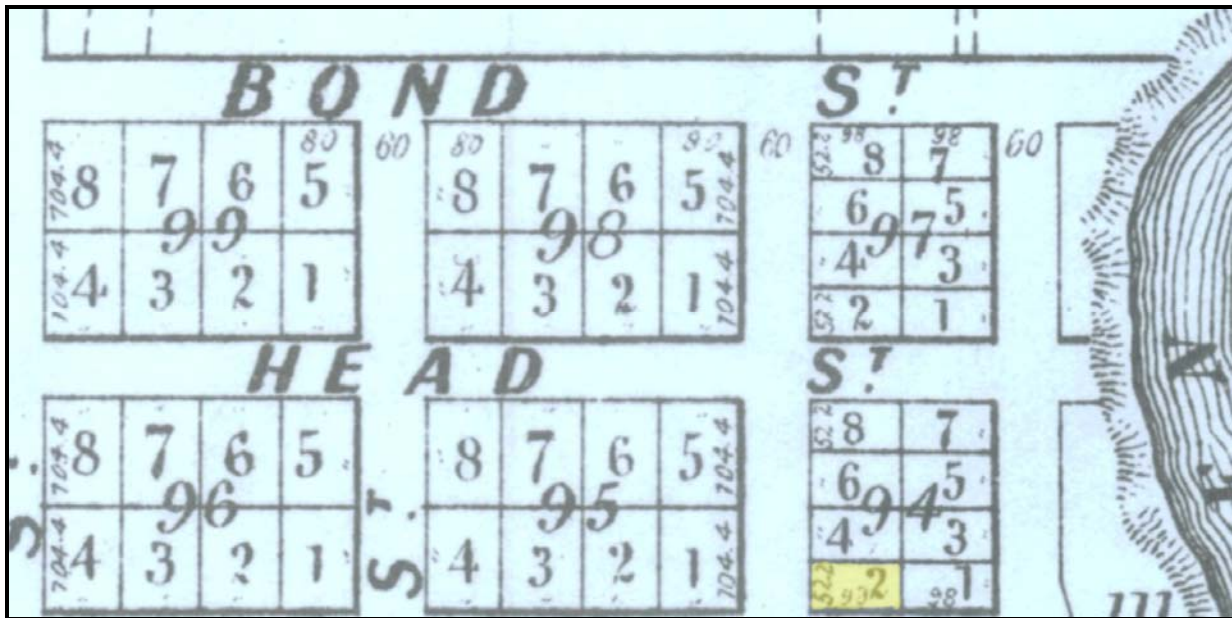
The 1850 registration version of the Oakville plan includes where the subject property sits. It is built on Lots 2 and 4, Block 97.



Block 97 is highlighted in the above 1837 survey of the Town of Oakville. Below is a close-up on the lots where the subject property was built. Source: *Town of Oakville planning files*

¹¹ Ministry of Natural Resources, Crown Grant, wherein William Chisholm of Nelson Township purchased 1,000 acres of Crown land for £1,020, on the 25th of March 1831

¹² OHS research



Close up showing the lot. The house was built on the western half. Source: Oakville Historical Society

Below is a summary of the owners of the property from the Crown patent to the current owners. Some owners held the property for relatively short periods of time. In many cases, information about the purchasers was limited to only that contained within the real estate transaction documents. As such, not all owners will be discussed in the CHER. Rather, the focus will be on persons of note, with a focus on the most likely candidate to have built, or commissioned the construction of, the property's building or buildings; on anyone who was significant to the community; or on anyone who lived on the subject property for an extended period.

Name of Owner(s)	Acreage or Lot	Years of Ownership
Crown	Con 3 Lot 15 SDS	1806-1831
William Chisholm	Ibid.	1831-1845
George K. Chisholm	Ibid.	1845-1854
John J. Hibberd	Block 97, W Part Lot 2	1854-1856
Robert Patterson	Ibid.	1856-1857
Andrew LeBar	Ibid.	1857-1858
Esther Thomas	Ibid.	1858-1891
Robert Murray Thomas	Ibid.	1891-1931
Mary Florence Thomas	Ibid.	1931-1939
James Clarence DeLong	Ibid.	1939-1963
Vivien DeLong	Ibid.	1963-1965
Jack Ribble	Ibid.	1965
Verna Adele Ribble	Ibid.	1965-1973
Robert James Carley and Mary Elizabeth Carley	Ibid.	1973-1978
Janet and George Atkins	Ibid.	1978-1999
Wayne and Karen Heath	Ibid.	1999-2014
Current owners	Ibid.	2014-present

In 1845, George K. Chisholm acquired the land. In 1854, he sold Lot 2, Block 97, to John J. Hibberd. Hibberd, a joiner or carpenter, was the probable builder of the home, which was likely built around 1855.¹³ He subdivided the lot into equal halves and sold the east portion to a Kingston for six pounds in February of 1856; the same month, he sold the west portion for 117 pounds to Robert Patterson.¹⁴ This is the property with the subject house, and this sale value indicates there was a structure on the property.¹⁵ Because it was so early in the year, it was likely completed the year before. At the time of sale, Hibberd was listed as a machinist, not a joiner, and it is possible then he was related to Ashley Hibberd, machinist, who had opened a foundry with John Doty in Oakville in the 1850s, but left in 1856 due to a fire.¹⁶ The following year, Patterson sold to Andrew LeBar, and the year after that, LeBar sold to Esther Thomas, widow of Merrick Thomas, who had died in 1856.¹⁷ Merrick Thomas is a widely known historic figure in Oakville.

Merrick Thomas was born in Vermont. His father brought the family to Canada in 1810, but fled to join the American Forces during the War of 1812 and left his family in Canada.¹⁸ He did not return to Canada. Merrick grew up in Canada and found employment and a home as a young boy in Saltfleet Township (Stoney Creek, Hamilton). His employer also acquired a sawmill, salt works, and sailing ships. Thomas worked up to the position of general manger of these various enterprises.¹⁹



When Chisholm purchased the 1000 acres for the Town of Oakville, he hired Thomas to oversee the placing of a village and shipyard on the site.²⁰ Several months before Chisholm purchased the land, Thomas married William Chisholm's sister-in-law, Esther, in 1827.²¹ They had four sons and three daughters; only the sons lived to adulthood. He and Esther leased a farm on Lot 17, Concession 3 SDS west of town, eventually purchasing it and naming it Murray Hill Farm.²² Their original house from the farm now sits at Lakeside Park in Oakville.

The original Thomas farmhouse, standing in Lakeside Park, 2022. Source: *Town of Oakville files*

¹³ Tax rolls are not available between 1854-1856 when the house was built, however, an increase in the price of the lot between these dates indicates that the house was likely built during this period. Hibberd sold the east lot in February of 1856 for 6 pounds; the west (ours) was sold for 117 pounds in the same month, indicating a building is present.

¹⁴ LRO Instrument 380, being a Bill and Sale, dated February 5, 1856, between John J. Hibberd, who sold West Part of Lot 2 to Robert Patterson for 117 pounds, 10 shillings

¹⁵ Oakville Historical Society research by homeowner Robert Carley, 1974

¹⁶ Mathews, Hazel. *Oakville and the Sixteen: The History of an Ontario Port*, Toronto: University of Toronto Press, pg. 201

¹⁷ Oakville Historical Society, https://oakvillehistory.pastperfectonline.com/Search?search_criteria=%22robert+thomas%22&onlyimages=false

¹⁸ Mathews, Hazel. *Oakville and the Sixteen: The History of an Ontario Port*, Toronto: University of Toronto Press, pg. 42

¹⁹ Ibid.

²⁰ Oakville Historical Society

²¹ Ancestry.ca, "Ontario, Canada, Marriages, 1826-1940, Esther Silverthorn" married Merrick Thomas January 25, 1827

²² Mathews, Hazel. *Oakville and the Sixteen: The History of an Ontario Port*, Toronto: University of Toronto Press, pg. 42-43



Esther Thomas. Source: Oakville Historical Society

Land from the Thomas farm was left to the St. Jude's Rectory for a cemetery in 1894.²³ Esther Thomas is said to have donated the land to St. Jude's on the south side of Lakeshore Road for a cemetery, where a rectory was also constructed and still stands as a private residence (2 Holyrood Avenue). Esther was a busy farmer and considered the sandy land on the south side to be of little use to her for farming crops and pastured her cows there. The family farm remained in their ownership after Merrick's death, so it is unclear why Esther moved into town.

When she did move into town, she lived in the subject house for 33 years and was the first to live in the home for an extended period of time.²⁴ Despite living in town, in the 1871 Census of Canada her job is listed as "farm work", indicating she was still running the farm west of Oakville.²⁵ Esther died in 1891, and her will instructed her executors to sell all "her real and personal estate".²⁶

During her lifetime, her son Robert Murray Thomas lived with her in the house, and upon her death, he likely took over ownership of the house, as it is noted in his will when he leaves it to his wife.²⁷

Robert Murray Thomas (known as Murray), was born in 1846 and was deaf. He became a respected member of the community and was a teacher for deaf students.²⁸ The 1871 Census of Canada indicates that he was a teacher who was "teaching up west".²⁹ According to his obituary, he was very involved in the Evangelical Church for the Deaf on Wellesley Street in Toronto.³⁰

OAKVILLE

**INTERPRET FUNERAL
FOR DEAF AND DUMB**

"Nearer My God to Thee"
Also Given

Oakville, April 10.—The funeral of **Murray Thomas**, who died on Monday night, was held from his late residence, corner Chisholm and Head Sts., yesterday afternoon and was largely attended, many being present from Toronto. The service was conducted by Rev. J. Forbes Wedderburn of Knox church.

Mr. Thomas was a deaf-mute and was associated with the Evangelical Church of the Deaf, Wellesley St., Toronto, and many of his deaf-mute friends were present.

Services at the house and grave were interpreted in the mute language by Mrs. James Forster who, before her marriage, was a teacher in the deaf and dumb institute at Belleville. "Nearer My God to Thee" was also rendered by a member of the Toronto church in the mute language.

Interment took place in the family plot in St. Jude's cemetery, just across the highway from where Mr. Thomas was born 85 years ago.

Robert Thomas' obituary. Source: Toronto Star Archives

²³ LRO Instrument 2796, being an Agreement, between Robert Murray Thomas and John Thomas, heirs of Esther Thomas, and the Rector and Church Wardens of St. Jude's Parish, Oakville. However, it is unclear how much land. It is also unclear how the Thomas' began owning the land, as a sale to them in this lot and concession is not shown in the abstract. According to Mathews, the land was assessed to Merrick Thomas in 1850 and the following year to the church, and the original deed with the Church is from 1853 (page 277).

²⁴ Various census data from 1861-1891 show her living in Oakville in a frame 1 ½ storey house.

²⁵ 1871 Census of Canada

²⁶ Ancestry.ca, "Ontario, Canada, Deaths and Deaths Overseas, 1869-1949, Esther Thomas"; LRO abstract

²⁷ Letters Probate, 7087, dated August 28, 1931, Robert Murray Thomas to "my wife during her life, after her death to my niece Florence DeLong and my nephew James Clarence DeLong, share and share alike."

²⁸ Mathews, Hazel. *Oakville and the Sixteen: The History of an Ontario Port*, Toronto: University of Toronto Press, pg. 115

²⁹ 1871 Census of Canada

³⁰ Toronto Star, "Interpret funeral for deaf and dumb", April 10, 193, pg. 5



In 1900, Robert Murray married Mary Florence DeLong in Chicago, Illinois. He was likely in Chicago as his brother George lived there. Mary Florence was also deaf. In the 1901 Census of Canada, they were living in Oakville together on Head Street in this home. In his obituary, the house is referred to as Georgia Cottage, indicating the name as historical.³¹

Robert Murray died at the house in 1931, and his wife Mary Florence continued to live there until her own death in 1939.³² The letters probate of Robert Murray indicated that the property would go to “my wife during her life, after her death to my niece Florence DeLong and my nephew James Clarence DeLong, share and share alike.”³³ By 1939, however, their niece Florence had died, so the property went to James Clarence DeLong.

James was born in 1891 in Chicago, Illinois and emigrated to Canada sometime before or during the First World War. In 1917 he enlisted at Cobourg, Ontario in the Canadian Expeditionary Force, joining the Cobourg Heavy Battery Draft-Siege and Heavy Artillery where he served overseas in France.³⁴ His papers indicate he lived in Oakville at the time. Fortunately, he survived the war and returned to Canada in 1919.

James and Vivien DeLong, undated. Source: *Walter Martha Moore Family Tree, Ancestry.ca*

In 1920, James married Vivien Reeves in Toronto.³⁵ They lived in Toronto, where James worked as a clerk with the Bank of Commerce.³⁶ When James inherited the house at 19 Head Street, he didn’t live there, but remained in Toronto. However, he is listed as living at the address in a 1957 voter’s list as a manager.³⁷

James died in 1963 and his wife Vivien sold the property in 1965 to Jack Ribble, who transferred it to his wife Verna Adele Ribble the same year. Jack Ribble operated the William Whitaker and Son Garage in the 1940s, which was the same business as the earlier and well-known Whitaker and Sons Wagon and Carriage Works.³⁸ In 1973, Verna Adele Ribble sold the property to Robert James Carley and Mary Elizabeth Carley who had gotten married in 1971 in Oakville.³⁹ Robert Carley performed research on the history of the house for the Oakville Historical Society. In 1978, they sold to Janet and George Atkins.

³¹ Globe and Mail, “Murry Thomas dies at Oakville”, April 7, 1931

³² Find-A-Grave, Mary Florence DeLong Thomas, 1857-1939

³³ Letters Probate, 7087, dated August 28, 1931, Robert Murray Thomas to “my wife during her life, after her death to my niece Florence DeLong and my nephew James Clarence DeLong, share and share alike.”

³⁴ Library and Archives Canada, RG 150, Accession 1992-93/166, Box 2423 – 61

³⁵ Ancestry.ca, “Ontario, Canada, Marriages, 1801-1928, James Clarence DeLong” married Vivien Alberta Reeves in York in 1920.

³⁶ Oakville Historical Society research

³⁷ 1957 voter’s list. It is not clear if this indicates only ownership or residence as well. Voting indicates they may have lived there for a time, although his wife is not listed.

³⁸ Globe and Mail, “Highway garages busy repairing ailing cars”, August 1, 1944, pg. 5; Our Ontario search

³⁹ Globe and Mail, “Social Notices, Engagements”, July 31, 1971, pg. 27

George Atkins was born in New Jersey and then moved to the Bronte area as a child, where his family had a dairy and orchard farm.⁴⁰ He was a farmer for 15 years, where he played a key role in the early development of the Ontario Junior Farmers Association and the Halton Region Conservation Authority.⁴¹ He was then recruited by the CBC in 1955, where for the next 25 years he was the network's farm and gardening commentator and host. He got his start in broadcasting by hosting a junior farmer program radio and television program in Hamilton.⁴² He and Janet got married in 1941.

Atkins then started Farm Radio International, which is a radio broadcasting company for developing countries. Much of the work developing the company was done from this house on Head Street.⁴³ He earned awards for his more than 50 years of farm radio broadcasting, and in 1989 received an honorary degree from the University of Guelph and was named a Member of the Order of Canada. He died in 2009, and his wife, Janet, lived to be 100 and died in 2016.⁴⁴ Janet and her husband George sold the house in 1999 to Wayne and Karen Heath. The Heaths sold it to the current owners in 2014.⁴⁵



George and Janet, undated. Source: *Farm Radio International*

In summary, the house has historical value as it has direct associations with the Thomas family, who were important in the development of the Town of Oakville. The house is over 150 years old and the Thomas family owned and descendants owned it for 109 years. The property is also associated with George Atkins and with the builder, John Hibberd, although not much is known about him.

⁴⁰ <https://www.lib.uoguelph.ca/archives/our-collections/regional-early-campus-history/alumni/george-atkins/>

⁴¹ Ibid.

⁴² Inside Halton, "George Atkins founded Farm Radio International", December 9, 2009, https://www.insidehalton.com/news/george-atkins-founded-farm-radio-international/article_6ec361c1-3ed0-500d-b6d1-d90aa627fdd4.html

⁴³ <https://www.lib.uoguelph.ca/archives/our-collections/regional-early-campus-history/alumni/george-atkins/>

⁴⁴ Ibid.

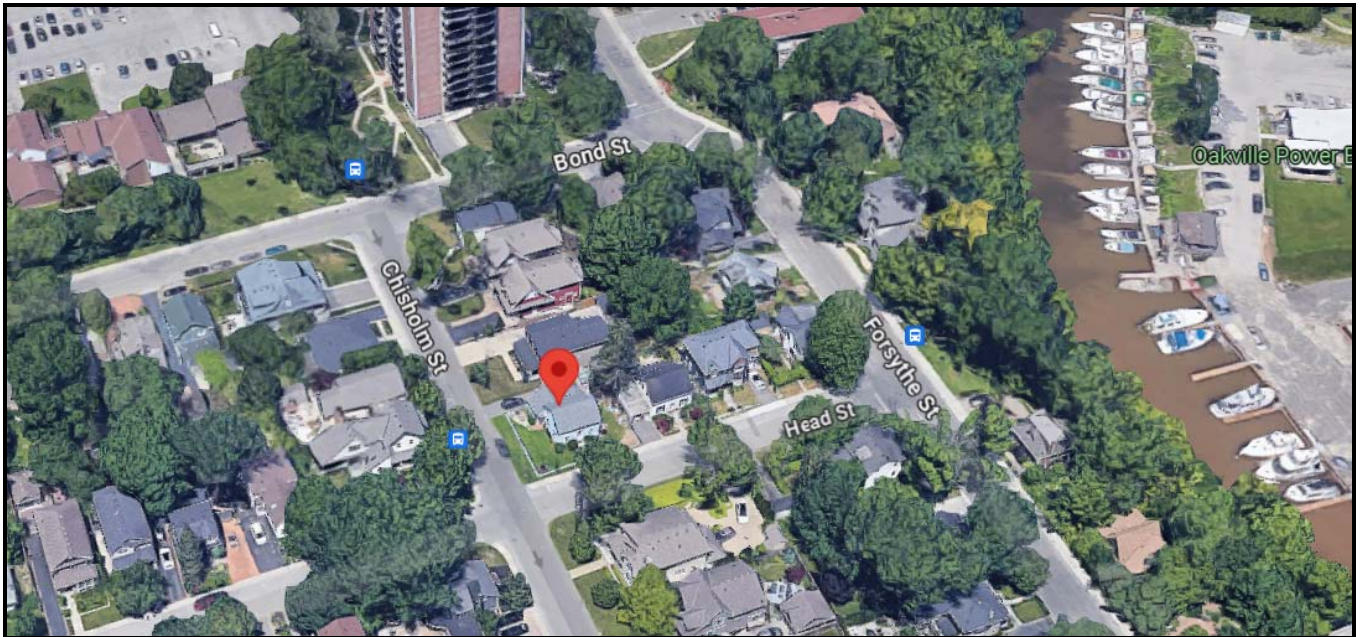
⁴⁵ Town of Oakville files

Contextual Value

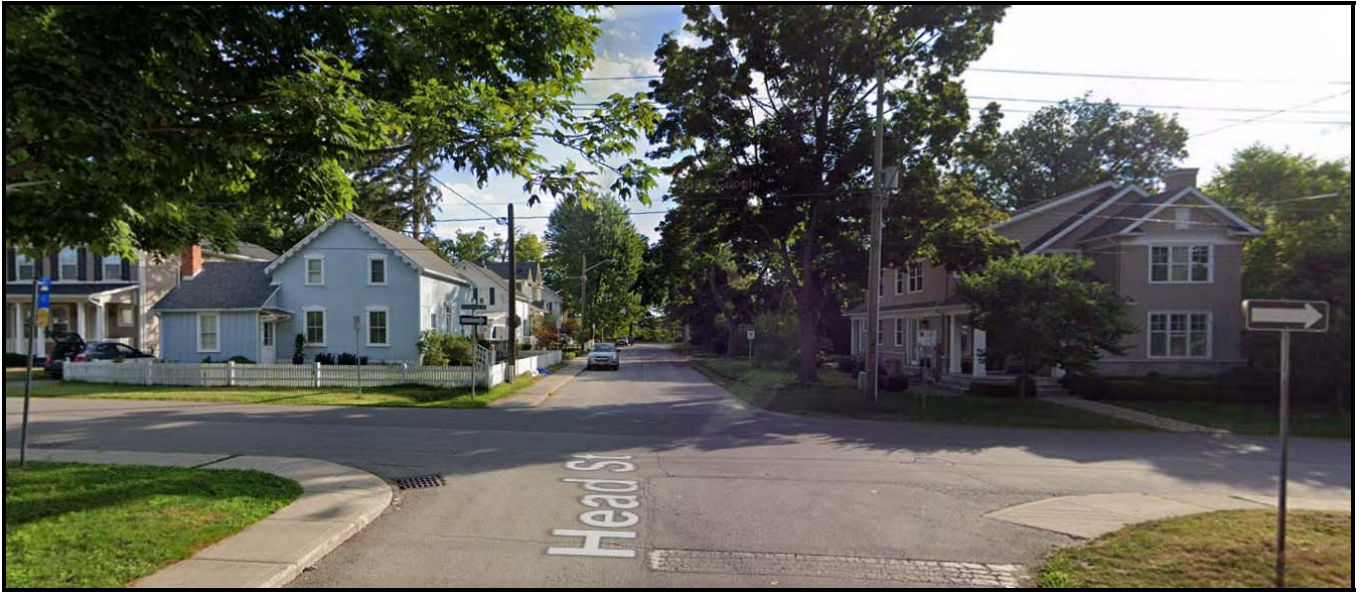
The subject property is important in defining, supporting, and maintaining the character of the area. It is one of the older houses in the neighbourhood and its presence adds to the historical character of the area. It also places the surrounding blocks in historical context as one of the first surveyed parts of the Town of Oakville. It sits on a corner lot, making it a prominent structure in the neighbourhood.

The property is physically, functionally, visually, and historically linked to its surroundings. It stands on its original location and retains the original portion of the house. It continues to serve its original purpose as a residential home. It was one of the early houses constructed in Oakville, and its presence is a reminder of the long history of the neighbourhood.

The streetscape of the area consists of mature trees and moderate to small lots which contain medium to small sized houses, many of them from the early days of settlement in the town. The size of the area with these houses is approximately a square of four blocks. Areas outside of this have had some structures demolished and replaced with apartments and townhouses to the north and south, most from post-Second World War. The subject house sits only one block away from the Sixteen Mile Creek.



Aerial of the neighbourhood from 2021. Note the proximity of the creek. Source: Google



2018 view east on Head Street at Chisholm Street, with the subject property on the left. The rear addition is now slightly taller. *Source: Google Street View*



2020 view west on Head Street at Chisholm Street, with the subject property on the right. *Source: Google Street View*



2021 view north on Chisholm Street at Head Street, with the subject property on the right. The rear addition is now slightly taller. *Source: Google Street View*



2021 view north on Chisholm Street at Head Street, with the subject property on the right. The rear addition is now slightly taller and covers a portion of the rear roof and the eastern side of the rear façade (see design section). *Source: Google Street View*

4. Evaluation under Ontario Regulation 9/06

Evaluation of the cultural heritage value of the subject property is guided by the criteria outlined in the *Ontario Heritage Act's, Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest*. This Regulation outlines several criteria for determining whether a property is of cultural heritage value or interest. For a property to be designated under section 29 of the *Ontario Heritage Act*, it must meet two or more of these criteria, which are outlined below.

Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
1. The property has design value or physical value because it:		
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The property is an early representative example of a vernacular Oakville frame house with Georgian and Neoclassical architectural influences.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship.	N
iii. demonstrates a high degree of technical or scientific achievement.	The property does not demonstrate a high degree of technical or scientific achievement.	N
2. The property has historical value or associative value because it:		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	The property is associated the Thomas family, who were early pioneers in the area and who owned the house for over a century. It is also associated with George Atkins, a Member of the Order of Canada, recognized for his work in the field of agriculture and the radio and television broadcasting industry.	Y
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The property does not yield or have a strong potential to yield information that contributes to an understanding of a community or culture.	N
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The property is associated with John Hibberd, who constructed the house. But no significant information has been found on Hibberd.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining, or supporting the character of an area;	The subject house is important in defining, supporting and maintaining the character of the area. It is one of the oldest houses in the neighbourhood and its presence adds to the historical character of the area. It sits on a corner lot, making it a prominent structure in the neighbourhood.	Y
ii. is physically, functionally, visually, or historically linked to its surroundings;	The property is physically, functionally, visually, and historically linked to its surroundings. It stands in its original location and retains the original portion of the house. It is still a residential home. It was one of the first houses constructed in this part of Oakville.	Y
iii. is a landmark.	The property is not a landmark.	N

5. Statement of Cultural Heritage Value or Interest

The subject property has been researched and evaluated to determine its cultural heritage value or interest according to the criteria outlined in Ontario Regulation 9/06. By using these criteria, staff have determined that the property's cultural heritage value or interest merits designation under the *Ontario Heritage Act*.

Description of Property

The property at 19 Head Street is located on the north side of Head Street, between Bond Street and Rebecca Street. The property contains a circa 1855 one-and-a-half storey frame house.

Design Value or Physical Value:

Georgia Cottage has design and physical value as a representative example of a vernacular Oakville frame house with general Georgian and Neoclassical architectural influences. The home was built circa 1855 with characteristics influenced by Georgian elements of the home include its symmetrical façade and fenestration, as well as the simple rectangular massing and frame construction with stucco cladding. The Neoclassical elements still present are the transom window above the door, the wooden sash windows 2/2 panes, and wooden window pediment lintels. A unique element is the Gothic Revival-style bargeboard.

Historical Value or Associative Value:

Georgia Cottage has historical value as it has direct associations with the Thomas family, who were important in the development of the Town of Oakville, including Merrick Thomas' wife, Esther, who was the first long-time owner of the house, and her son, Robert Murray Thomas, who was a respected member of the community and did important work as a deaf teacher in the late 1800s and early 1900s. The house is over 150 years old, and the Thomas family and descendants owned it for 109 years. The property is also associated with George Atkins, a farmer who played a key role in the early development of the Ontario Junior Farmers Association and the Halton Region Conservation Authority. He was a radio and television broadcaster and started Farm Radio International, a radio broadcasting company for developing countries. He earned many awards, received an honorary degree from the University of Guelph and was named a Member of the Order of Canada.

Contextual Value:

Georgia Cottage is important in defining, supporting, and maintaining the character of the area. It is one of the oldest houses in the neighbourhood and its presence adds to the historical character of the area. It sits on a corner lot, making it a prominent structure in the neighbourhood. Its presence calls back to Oakville's origins. The property is physically, functionally, visually, and historically linked to its surroundings. It stands in its original location and retains the original house structure. It is still a residential home. It was one of the earliest houses constructed in this part of Oakville and is historically linked to the origins of the town.

Description of Heritage Attributes

Key attributes of the property at 19 Head Street that exemplify its cultural heritage value as a vernacular house frame house with general Georgian and Neoclassical influences, as they relate to the west, south and east elevations of the original one-and-a-half storey portion, include:

- The massing of the rectangular one-and-a-half storey structure with side gable roof;
- Stucco cladding;
- Fenestration of the windows and front entrance;
- Wooden front door with vertical panels and window, with wooden transom window above;
- The presence of 2/2 wooden windows;
- Wooden window pediment lintels;

- Wooden Gothic Revival-style bargeboard on east and west gables; and
- Lakestone foundation above grade.

6. Conclusion

This property meets four of the criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. It is therefore recommended that the property be designated under Part IV, section 29 of the *Ontario Heritage Act*.

7. Sources

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Cultural Heritage Evaluation Report
Fairmount
129 Tavistock Square, Oakville, Ontario



129 Tavistock Square, 1955. Source: S. Goodin

Town of Oakville
Heritage Planning
Authors: Elaine Eigl, Carolyn Van Sligtenhorst
March 2024

1. Executive Summary

The purpose of this Cultural Heritage Evaluation Report, or CHER, is to determine if the subject property merits designation under Part IV, section 29 of the *Ontario Heritage Act* (OHA). A Cultural Heritage Evaluation Report (CHER) provides an overview of the property based on primary and secondary research and visual inspection of the property. It also includes an evaluation against the prescribed criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. This CHER also includes a draft Statement of Cultural Heritage Value or Interest and identification of heritage attributes.

The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official Plan, the Livable Oakville Plan, the North Oakville East Secondary Plan, and the North Oakville West Secondary Plan.

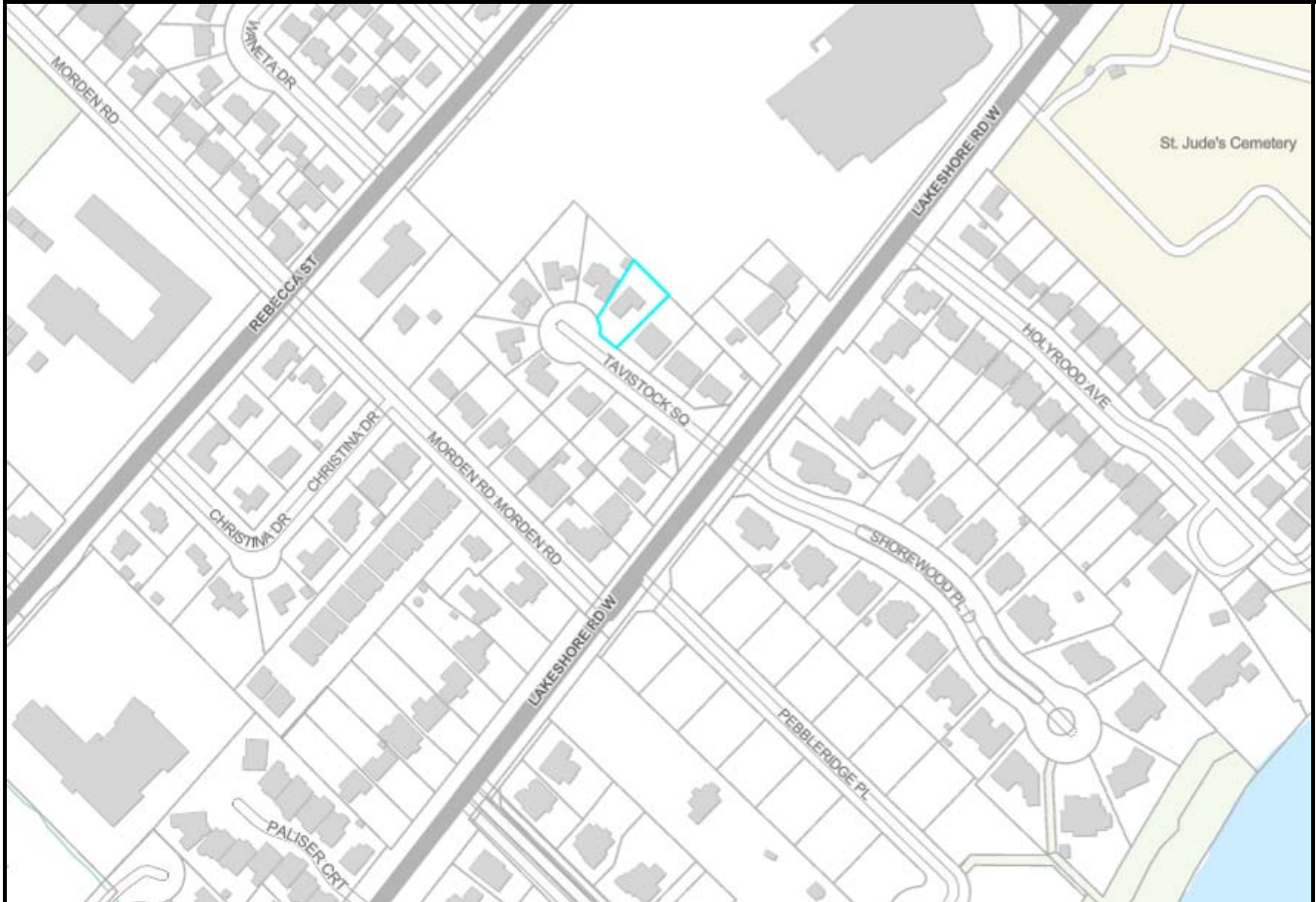
The property at 129 Tavistock Square is located on the north side of Lakeshore Road West, between Morden Road and Dorval Drive. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. The property was added as a 'listed' property to Oakville's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* for its potential cultural heritage value for its "c.1930s brick house with Tudor Style influences".

This CHER has evaluated the property in accordance with the requirements of the OHA and finds that the property meets three of the criteria of Regulation 9/06. It is therefore recommended that the property be designated under Part IV, section 29 of the OHA.

The findings presented in this report are based on professional research and guidance. Future discovery of additional sources or interpretations may affect the conclusions.

2. Subject Property

The property at 129 Tavistock Square is located on the east side of Tavistock Square, a short cul-de-sac street located on the north side of Lakeshore Road West, just east of Morden Road. The property is located on Part Lot 18 of Concession 3 South of Dundas Street (SDS) within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. While the building was originally on a larger rural lot, in 1970, Plan M40 subdivided the land, creating the small subdivision that remains today. The property is Lot 11 within this subdivision. The property contains a detached one-and-a-half-storey house built in 1931 with influences from the Tudor architectural style.



Location map: Subject property is outlined blue. December 2023. Source: Town of Oakville GIS

Legal description: PCL 11-1, SEC M40 ; LT 11, PL M40 ; OAKVILLE

3. Background Research

Design and Physical Value

Fairmount is a detached one-and-a-half-storey house built in 1931 and has design value as a representative example of a Tudor Revival style home built during the Arts and Crafts Movement of the early 20th century.¹



West and south elevations of the house, 2023. Source: Town of Oakville Planning Services Staff

Arts and Crafts Movement (1890-1940)

The Arts and Crafts movement began in Britain as a reaction to the rapid growth of industry and the dehumanization of society that resulted from the sudden restructuring of the population to accommodate large factories.² The movement spread to North America and many structures built between 1890 and 1940 demonstrate Arts and Crafts influenced architectural details.³ Generally, the goal of the residential Arts and Crafts movement was to portray the home as a place of serenity, with a focus on the home as part of the natural environment.⁴ Specific architectural styles, including Period Revivals, were common architectural expressions of the Arts and Crafts movement.

Period Revival and Tudor Revival

In his book, *Ontario Architecture*, John Blumenson states that the term “Period Revival” was coined to refer to twentieth century designs which reflect the “transitional era from the late Gothic or Tudor to the Jacobean

¹ Oakville Public Library, *Township of Trafalgar, Assessment Rolls, 1910-1939*, RG1: Series A: Financial Records, TO.004, 1931

² Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province’s 18th and 19th century homes*, 101.

³ Blumenson, John, *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present*, Fitzhenry & Whiteside, Canada, 1990, 102.

⁴ Mikel, *Ontario House Styles*, 105.

periods.”⁵ He explains that Period Revival buildings were inspired primarily by English and French precedents. The English version is mostly loosely modelled after “rural cottages and country manor houses of the Tudor period with the occasional high-style Gothic feature.”⁶

In Ontario, the most popular of the Period Revivals is a variation on the Tudor Revival House. The most noticeable features are found in its building method and materials. This includes steeply pitched gable roofs, cross gables and dormers, all of which are, ideally, covered with wood shingles that mimic a Medieval thatched roof.⁷ Gable ends are sometimes clipped to form a jerkinhead roof. Stone or brick walls are often combined with a projecting upper floor, which are typically clad in half-timbering and stucco.

Narrow casement windows with leaded glass panes are often topped by lintels that imitate stone or roughly hewn timbers, and drip moulds, when used, accentuate openings. Entryways are highlighted by either the characteristic Tudor arch or a simple round arch.⁸ Although less popular in Ontario, “elaborate designs based upon more formal manor houses may include not only high-style Gothic details, such as parapet or shaped gables and transomed windows, but numerous Classical elements, including pilaster strips, columns, decorative strap work and stone banding or dressings accentuating corners and window surrounds.”⁹

Subject House Design

Fairmount is a representative example of a Tudor Revival style house, built towards the end of the Arts and Crafts era. This simple brick home is a modest example of the style, but still includes many of the typical Tudor style architectural elements, including: irregular, non-linear façades; steep roofs with varying designs and heights; random window patterns and sizes; tall, narrow leaded-glass windows; exposed wood eaves; and brick, stucco and half-timbered cladding.



South elevation showing the original front of the house. *Town of Oakville Planning Services Staff*

⁵ Blumenson, *Ontario Architecture*, 156.

⁶ *Ibid.*

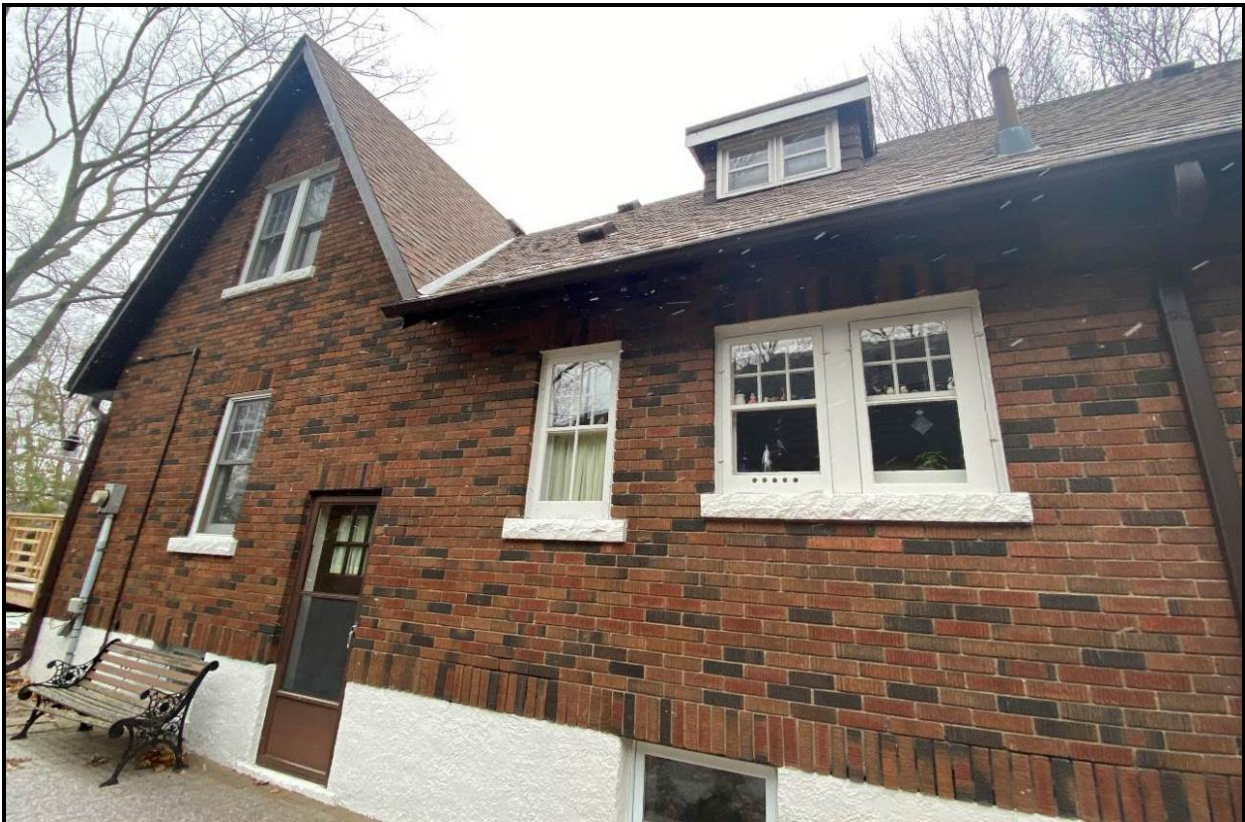
⁷ *Ibid.*, 157.

⁸ *Ibid.*, 157-158.

⁹ *Ibid.*, 158.



West elevation of the house, showing the enclosed side porch that now faces the street. *Source: Town of Oakville Planning Services Staff*



North elevation of the house. *Town of Oakville Planning Services Staff*



East elevation. Source: Town of Oakville Planning Services Staff

Fairmount is a frame building clad in multicoloured corduroy brick, ranging in colour from orange to red to brown. The brick is finished in a running bond pattern, with bricks laid vertically above the concrete foundation and above the doors and windows. An original brick chimney is still present on the west side of the house. The original concrete sills below the windows have been painted white, as has the concrete foundation which has been plastered. Within the gables of the house, the walls are finished in traditional stucco with wood half-timbering, the most recognizable architectural element of the Tudor Revival style.

The house has steep, intersecting gable roofs in a variety of heights, with a small shed dormer on the north elevation. The house includes a one-storey enclosed sunroom with a low-sloped hip roof on the west elevation. Originally, this porch was open but was converted to an enclosed sunroom not long after its construction.¹⁰ Side porches like this one, both open and enclosed, were common elements in Arts and Crafts style homes, and this one adds to the charm of this house.

The steep roofs are finished with simple wood fascia and soffits in the gable ends, while the side gables are embellished with exposed wood eaves, an element found on many Arts and Crafts era homes, including Tudor Revival houses. These eaves, along with the stucco and half-timbering cladding, contribute to the natural and rustic look that is so indicative of the Arts and Crafts era.

¹⁰ Interview with S. Goodin, 11 November 2023.



The house contains many of its original wood windows. Typical of the Tudor Style, there is a variety of styles and sizes of windows throughout the house. On the south and north elevations, the original 6/1 wood sash windows and 6-pane wood fixed windows remain, along with their wood storms.



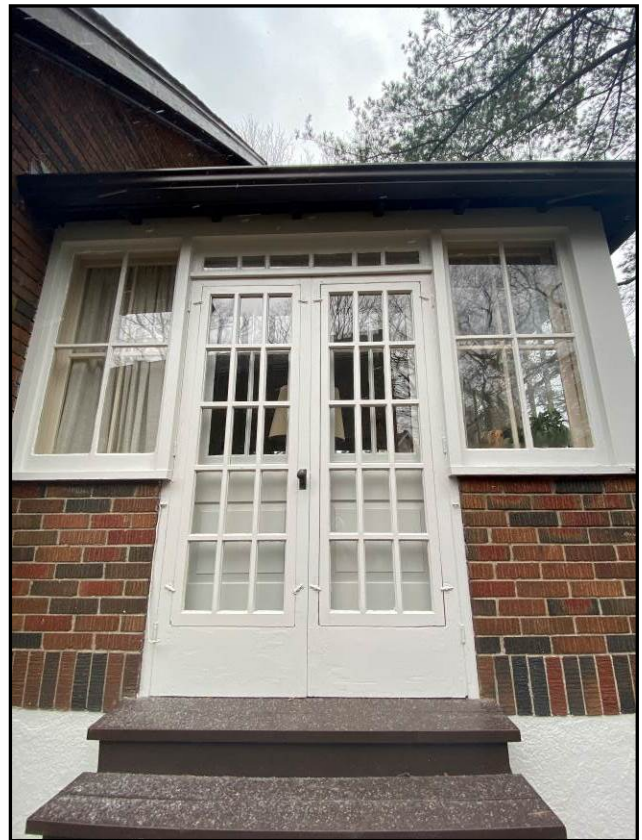
Left: windows on south elevation.



Right: Small leaded-glass window next to the front door. *Source: Town of Oakville Planning Services Staff*



Wood windows on the north elevation. *Source: Town of Oakville Planning Services Staff*



Left: Front door with its original hardware and leaded-glass window. *Source: Town of Oakville Planning Services Staff*

Right: French doors with wood storm doors on the north side of the enclosed sunroom. *Source: Town of Oakville Planning Services Staff*

The front door of the house is a solid oak door with vertical trim pieces and a leaded-glass window. With its raised wood trim and purposefully small window, the door has the appearance of a solid, heavy entrance that would have been found on a medieval fortress, a typical feature of Tudor Revival homes.

The enclosed sunroom also includes original French doors, including their original wood storm doors. Fixed 2/2 wood windows are accompanied by 2/2 wood storm windows on all elevations of the sunroom.

Much of the original 1930s house with its Tudor Revival elements remains today. Some windows on the house have been replaced with new wood windows that retain the pane design of the originals. On the east elevation, a new door and windows were installed, replacing an original smaller window, to provide access to a new deck. Other than these small changes, the original building and its features all remain.

In summary, the house has design value as a representative example of the Tudor Revival architectural style. It retains heritage features such as: multicoloured brick cladding and brick chimney; stucco and half-timbered cladding in the gables; intersecting side gable roofs with projecting exposed wood eaves, wood soffits and wood fascia; multipaned wood windows with wood storm windows; leaded-glass windows; wood front door with leaded-glass window; and enclosed sunroom with wood windows and French doors.



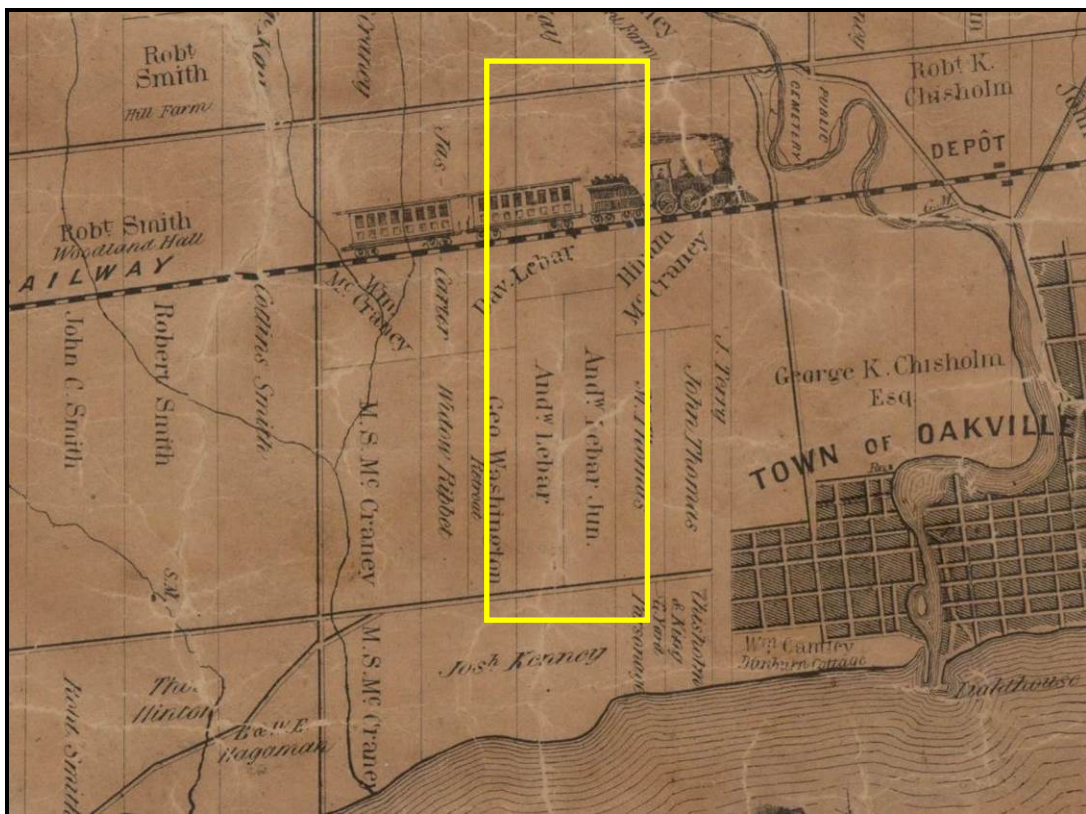
Fairmount, 1955. The house itself remains almost the same today. *Source: S. Goodin*

Historical and Associative Value

Historically, the property at 129 Tavistock Square was part of a larger 200-acre parcel, which was sold and subdivided many times. Previous addresses for the property include 317 Lakeshore Highway West and 317 Lakeshore Road West.

The property at 129 Tavistock Square is located on lands that were part of the traditional territory of the Mississaugas of the Credit First Nation. In 1805, the Mississaugas and the British Crown reached an agreement in which the Mississaugas ceded almost 71,000 acres of land. In return they were given £1000 of trade goods, promised the sole right of the fisheries in the Twelve Mile Creek, Sixteen Mile Creek, and the Credit River, and a strip of land on the banks of these waterways. The agreement was formalized with the signing of the Head of the Lake Treaty, No. 14, on September 5, 1806.¹¹ The subject property lies within Treaty No. 14 territory.¹²

The Mississaugas and the Crown entered into a subsequent treaty, Treaty No. 22, in February 1820, at a time when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline. Treaty No. 22 stipulated that in exchange for ceding “about 20,000” acres of their land to the British Crown, the Mississaugas would receive a 200-acre parcel of land on the Credit River, and the proceeds from the sale of the remaining lands on the Twelve and Sixteen Mile Creeks would be “used to instruct the Mississaugas in the rudiments of the Christian religion and to provide education for their children.”¹³



George Tremaine's "County of Halton" survey, 1858, with Lot 18, Concession 3 SDS outlined in yellow. The subject property is in the southeast corner, in the section that was owned by Andrew Lebar, Junior. Source: University of Toronto

¹¹ Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, 9.

¹² 1806 Wilmot Survey; Mississaugas of the Credit GIS Treaty Map

¹³ "12 Mile Creek, 16 Mile Creek and Credit River Reserves, Treaty Nos. 22 and 23 (1820)." *Mississaugas of the Credit First Nation*, <https://mncfn.ca/12-mile-creek-16-mile-creek-and-credit-river-reserves-treaty-nos-22-and-23-1820/>. Accessed 21 Mar. 2024.



Lot 18, 3rd Concession SDS is outlined in yellow on the 1877 Historical Atlas of Halton County. The subject property lies within the south part of Lot 18. Source: *Historical Atlas of Halton County, 1877*

Below is a summary of the owners of the property from the Crown patent to the current owners. Some owners held the property for relatively short periods of time. In many cases, information about the purchasers was limited to only that contained within the real estate transaction documents. As such, not all owners will be discussed in the CHER. Rather, the focus will be on persons of note, with a focus on the most likely candidate to have built, or commissioned the construction of, the property’s building or buildings; on anyone who was significant to the community; or on anyone who lived on the subject property for an extended period.

Name of Owner(s)	Acreage or Lot	Years of Ownership
Crown	200 acres of Lot 18, 3 rd Concession SDS	1806-1812
John Wise	200 acres	1812-1828
Andrew Lebar, Senior	200 acres	1828-1856
Andrew Lebar, Junior	50 acres	1856-1885
Andrew Lebar, Junior	66 acres	1864-1885
William E. Lebar	96,608 sq. ft.	1885-1892
Andrew Le Barre	96,608 sq. ft.	1892-1897
George H. Morden	120 acres	1897-1902

William Hardy Morden	115-¾ acres	1902-1920
Plan 190 registered by William Hardy Morden	Lot 8	1920-1929
Henry Sutherland Thornton & wife	2-54/100 th acres of Lot 8	1929-1945
Jeffery Page Rein Wadsworth	2-54/100 th acres	1945-1950
R. E. Goodin	2-54/100 th acres	1950-1969
Edenbridge Estates Limited	2-54/100 th acres	1969-1969
R.E. Goodin		1969-1983
R. Alison Goodin		1983-1985
Current owner		1985-present

The Crown held the property from 1806, when it was ceded by the Mississaugas, until 1812 when it was granted to John Wise.¹⁴ In 1828, Wise sold the whole 200 acres to Andrew Lebar, senior (1781-1871).¹⁵ By 1846, Lot 18 was occupied by Andrew senior and his two sons; William David Lebar (1807-1874), and Andrew Lebar, junior (1821-1897).^{16, 17} The larger property within which the subject property lies remained in the Lebar (Lebarr/LeBarre) family for almost seventy years. Andrew Le Barre sold the property in 1897 to Captain George Hardy Morden.¹⁸

George Hardy Morden (1837-1908), a lake captain, was the founder of the Morden Line, a company of steamers that transported lumber from the north around Georgian Bay. All of Morden's sons sailed as well, but only his youngest, Captain George Ellsworth Morden (1863-1934), remained "on the lakes."¹⁹ After leaving shipping, George Morden, who also served for a number of years as township reeve, went into the coal business in Oakville. The Morden family was said to be "a great one to buy land", and by the time of his death, Captain George H. Morden's farm was part of a thousand acres he had acquired over his lifetime.²⁰ This included the land upon which the subject property stands, and the one to the west, Lot 19, 3rd Concession SDS, which had at one time been tilled by the Reverend George Washington.²¹ Captain George H. Morden sold most of his 120 acre parcel of land to his son William Hardy Morden in 1902.²²

Like his father George, William Hardy Morden (1862-1940), was engaged in the coal business, an endeavour that, along with supplying fuel and ice, was considered "of the greatest importance to everyone in town."²³ W. H. Morden Coal Company was one of at least five that provided the town with its needed supply, most of which "arrived by lake-boat and was stock-piled along the east bank of the river."²⁴

¹⁴ LRO Instrument Patent, dated 6 May 1812, between the Crown and John Wise.

¹⁵ LRO Instrument #549, dated 4 August 1828, between John Wise and Andrew Lebar.

¹⁶ Warnock, Robert. "A Sketch of the County of Halton, Canada West [Microform]." *A Sketch of the County of Halton, Canada West [Microform]*, HathiTrust, 1993, www.electriccanadian.com/history/ontario/halton.pdf.

¹⁷ "Find a Grave Index," database, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:QVGM-27YV> : 24 August 2022), William David Lebar, ; Burial, Oakville, Halton Regional Municipality, Ontario, Canada, St Jude's Cemetery; citing record ID 109599669, *Find a Grave*, <http://www.findagrave.com>.

¹⁸ LRO Instrument #6863, being a Bargain and Sale dated 5 December 1897, between Andrew LeBarre, and unmarried man, and Captain George H. Morden.

¹⁹ Hazel C. Mathews, *Oakville and the Sixteen: The History of an Ontario Port* (University of Toronto Press Inc., 1953), 342.

²⁰ *Ibid.*

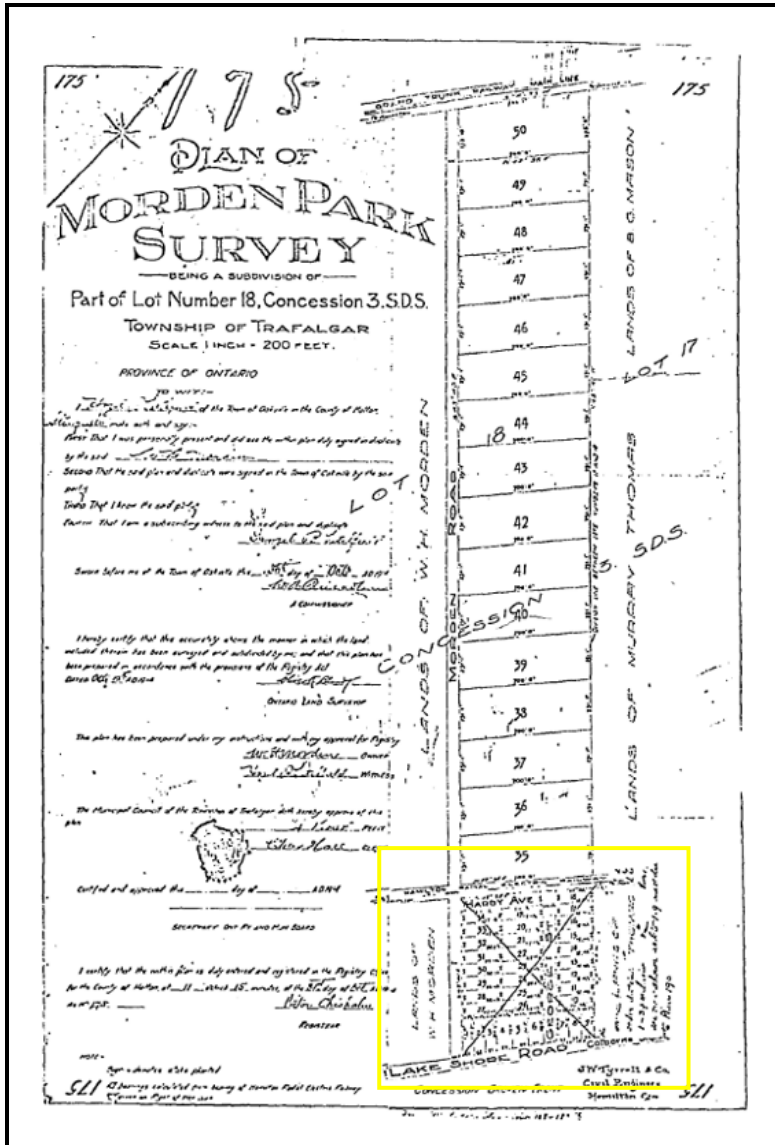
²¹ Warnock, *A Sketch of the County of Halton, Canada West [Microform]*, www.electriccanadian.com/history/ontario/halton.pdf.

²² LRO Instrument #8899, being a Bargain and Sale dated 10 July 1902, between George Hardy Morden and William Hardy Morden.

²³ Ahern, Frances Robin, *Oakville, a Small Town: 1900-1930*, Oakville Historical Society in Association with the Boston Mills Press, Erin, Ont., 1981, 40.

²⁴ *Ibid.*

William Morden is responsible for the earliest plans of subdivision on the south part of Lot 18, 3rd Concession SDS. In October 1914, W. H. Morden's "Plan of Morden Park Survey" was registered.²⁵ However, for some reason the land where the subject property lies, the area crossed out with an "X" at the bottom of the plan, was never developed in the way it was envisioned in Plan 175. It is highlighted in yellow. It is possible that the outbreak of World War I was the cause of the subdivision not coming to fruition.

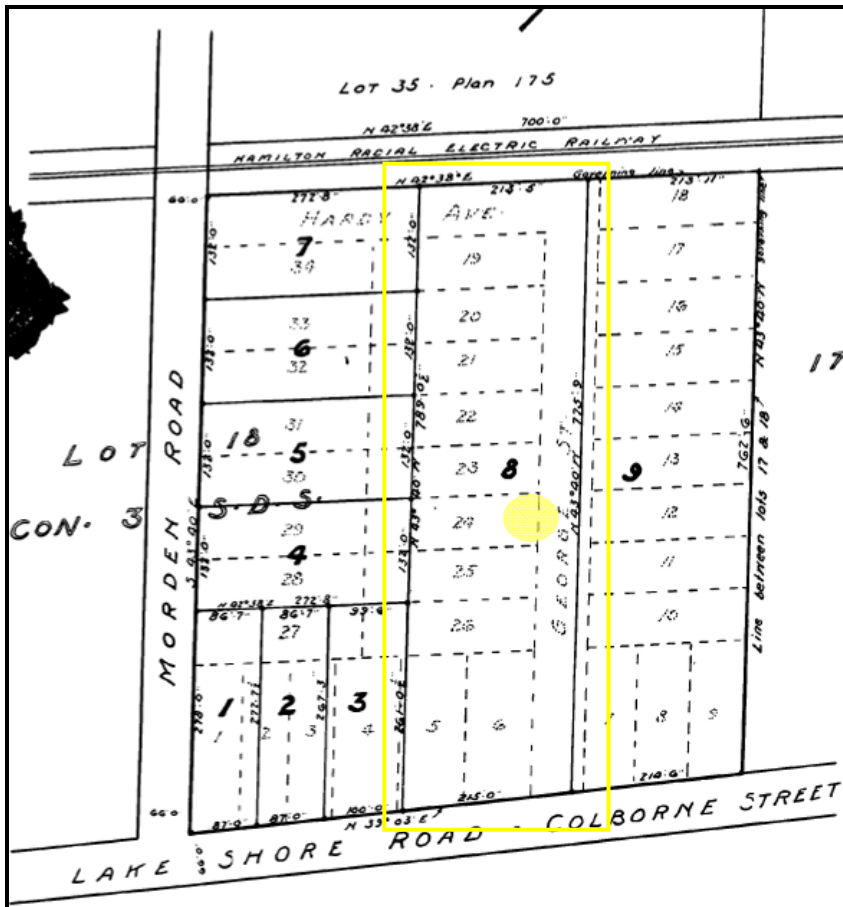


In October 1914, a plan of subdivision (Plan 175) was registered but the portion where the subject property lies, highlighted in yellow, was never implemented. Source: Town of Oakville files.

Five-and-a-half years later, in April 1920, W. H. Morden commissioned a new plan of subdivision, Plan 190.²⁶ In this plan, William honoured his father, Captain George Hardy Morden (1837-1908), by naming the new streets George and Hardy. Plan 190 was only partially implemented. The 34 lot layout was never realized and William's idea of recognizing his father never came to fruition as there is no George Street or Hardy Avenue in this part of Oakville. However, Lots 1 through 9 were sold and it is within Lot 8 that the subject property lies.

²⁵ LRO Instrument #175, being a Plan, dated 12 October 1914, and registered 31 October 1914, by W. H. Morden.

²⁶ LRO Instrument #190, being a Plan, dated 14 April 1920, and registered 19 July 1920, by W. H. Morden.



Plan 190 from 1920 shows two subdivision configurations. The greyed-out lot configuration implies an earlier, unrealized plan. The dark black lots and lot numbers did come to fruition, or at least in part. Lot 8 is highlighted in yellow, and the yellow dot indicates the general location of the subject house. Source: Town of Oakville files.

William H. Morden remained the owner of Lot 8 in Plan 190 until November 1929, when he sold the 2-54/100th acre lot to Henry Sutherland Thornton.²⁷

Henry S. Thornton (1899-1972), who went by Harry, was the son of Thomas Patrick Thornton (1857-1939), and Alice (nee Macleod) Thornton (1871-1922).^{28, 29} Thomas Thornton was born in 1857 in Woolwich, Kent, England. Thornton immigrated to Canada, and upon his arrival in Toronto he found work in the printing business, an industry he had been active in while living in England. While in Toronto, Thornton befriended, and became the client of John A. McDonald, the first Prime Minister of Canada, who, at the time, was the President of Manufacturer's Life Insurance.³⁰ Thornton eventually opened his own printing company, a business he co-owned with Francis J. Dudgeon, which went by the name Dudgeon & Thornton.

²⁷ LRO Instrument #16960, being a Grant dated 14 November 1929, between William Hardy Morden & wife, and Henry Sutherland Thornton.

²⁸ Interview with Bruce Thornton, 22 March 2024.

²⁹ "Canada, Ontario Births, 1869-1912", , FamilySearch (<https://www.familysearch.org/ark:/61903/1:1:KZ14-RYT> : Sat Mar 09 04:33:52 UTC 2024), Entry for Henry Sutherland Thornton and Thos Patrick Thornton, 01 May 1899.

³⁰ Thornton, *GM Thornton Printing Services*.

In 1889, Thomas and Alice married and eventually had six children together, including Harry.³¹ In 1908, while Harry was still a child, the family relocated the family to Oakville, where they bought property on the east side of Trafalgar Road between Palmer Avenue and Freestone Lane, at what is now 217 Trafalgar Road. In 1913, the Thorntons purchased land at what is now 376 Douglas Avenue in the newly formed Brantwood Survey. However, with the outbreak of WWI, and then after the war due to a scarcity of building materials and manpower, the house wasn't constructed until 1920. The house remains today and is designated under the *Ontario Heritage Act*.

Thomas Thornton continued to work in the printing business after the family had relocated to Oakville, commuting to Toronto daily with his son Goldwyn or Goldwin Thornton, Harry's older brother, who had joined their father in the printing business. When Goldie, as he was called, joined Thomas in the business it was renamed to T. P. Thornton & Sons, a reflection of the fact that it was now a family enterprise.³²



Thomas Patrick Thornton, father of Henry "Harry" Sutherland Thornton. Thomas Thornton was the founder and president of Thornton and Son, a Toronto print shop. *Source: GMThornton*

Harry Thornton also worked in the industry. In August 1925, when he married Laura Sagriff (nee Gibson) (1902-1957), Harry indicated that he was occupied as a printer, presumably with his father and brother in the family business.^{33, 34}

Goldie Thornton's son, Charles Thornton, became the third generation to work in the family business, and Bruce Thornton, Charles' son, became the fourth generation when he also started working in the family business in 1996, which still operates today as GM Thornton Print Management.³⁵

³¹ "Another New Plaque Went up Today on Douglas Avenue." *Facebook*, Oakville Historical Society, www.facebook.com/OakvilleHistoricalSociety/posts/another-new-plaque-went-up-today-on-douglas-avenue376-douglas-avethe-first-owner/5235793726464744/?locale=zh_CN. Accessed 27 Mar. 2024.

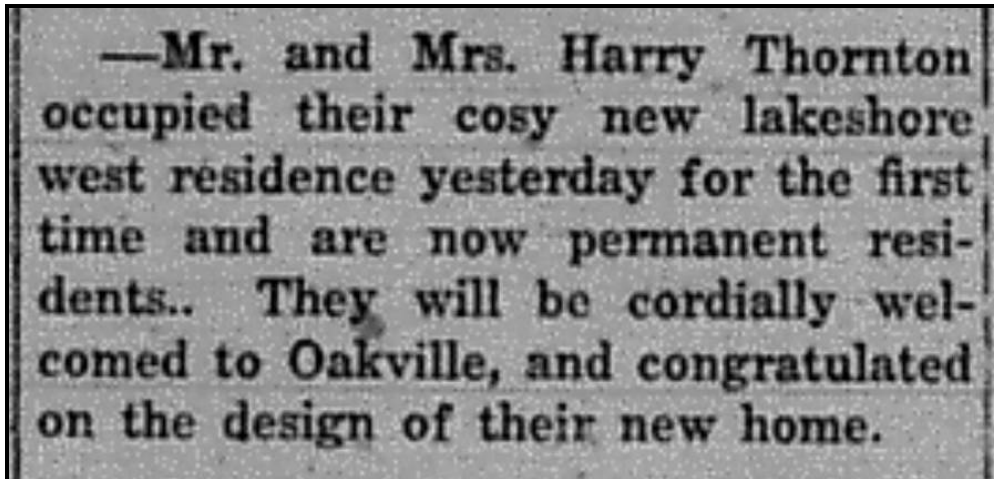
³² "Another New Plaque Went up Today on Douglas Avenue." *Facebook*, Oakville Historical Society, www.facebook.com/OakvilleHistoricalSociety/posts/another-new-plaque-went-up-today-on-douglas-avenue376-douglas-avethe-first-owner/5235793726464744/?locale=zh_CN. Accessed 27 Mar. 2024.

³³ "Canada, Ontario Marriages, 1869-1927", , *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:QKM5-YCW8> : Sat Mar 09 21:14:56 UTC 2024), Entry for Henry Sutherland Thornton and Thomas Patrick Thornton, 07 Aug 1925.

³⁴ "Canada, Ontario Marriages, 1869-1927", , *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:QKM5-YCW8> : Sat Mar 09 21:14:56 UTC 2024), Entry for Henry Sutherland Thornton and Thomas Patrick Thornton, 07 Aug 1925.

³⁵ Thornton, *GM Thornton Printing Services*.

Harry and Laura Thornton had two daughters, Joan G. MacLean (1927-2005) and Patricia Colenutt (1933-2002).^{36, 37} By 1931, Harry identified himself as farmer/market gardener.³⁸ In 1930-1931, Harry and Laura had the subject house constructed. The Thorntons moved into the house in March 1931, an event that was commemorated in *The Oakville Star*.³⁹ An untitled newspaper article from 27 March 1931, contained within the local gossip column, congratulated the Thorntons for the move into their “cosy new lakeshore west residence yesterday for the first time.”⁴⁰



—Mr. and Mrs. Harry Thornton occupied their cosy new lakeshore west residence yesterday for the first time and are now permanent residents.. They will be cordially welcomed to Oakville, and congratulated on the design of their new home.

The Thornton's arrival in their new home on Lot 8, Plan 190, later 317 Lakeshore Highway West, was newsworthy in March 1931.
Source: *The Oakville Star*

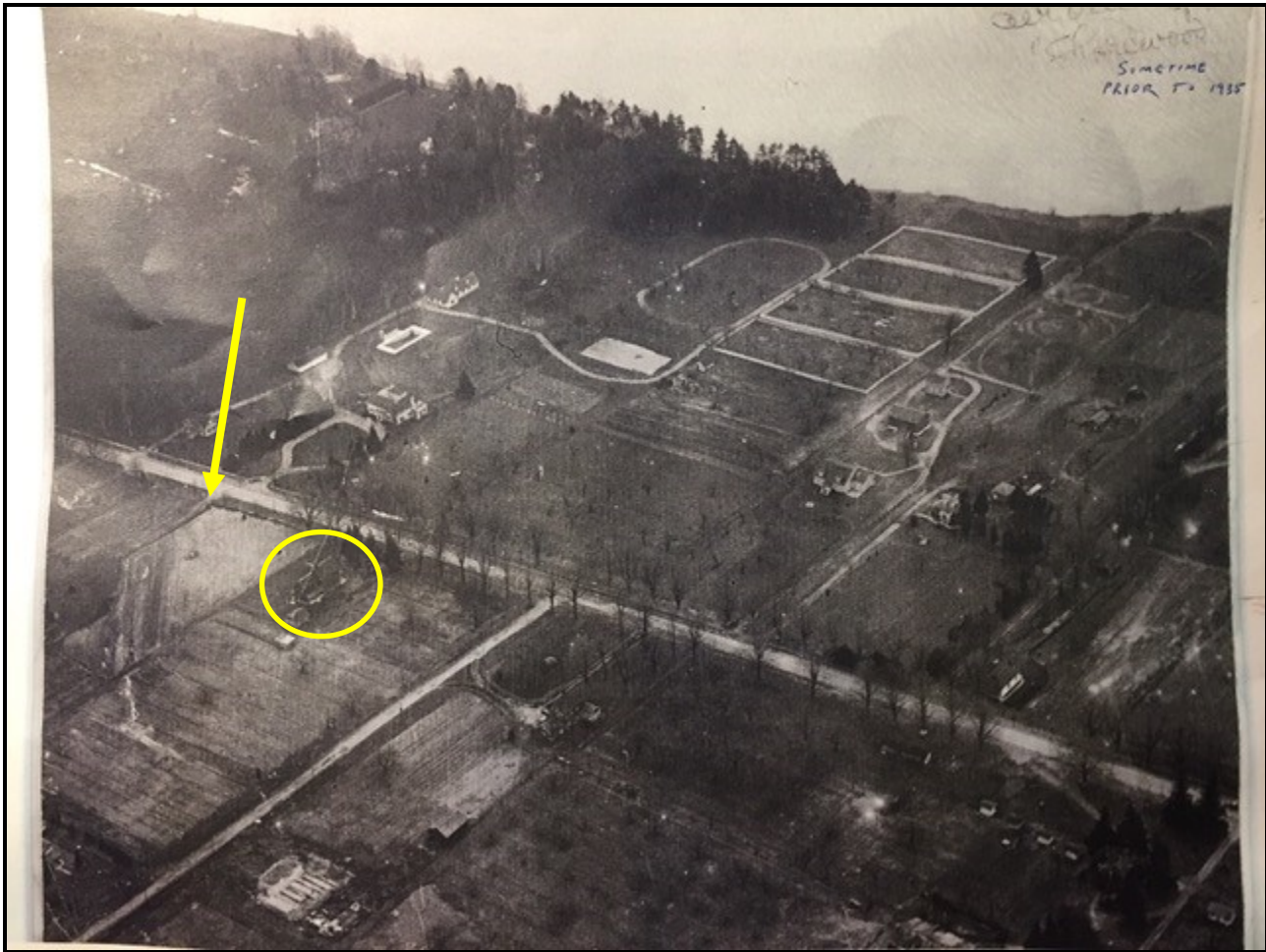
³⁶ "Canada Census, 1931", , *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:6R33-911R> : Sat Dec 30 19:19:14 UTC 2023), Entry for Henry S Thornton and Laura S Thornton, June 1, 1931.

³⁷ "Find a Grave Index," database, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:6NL8-3F6Z> : 12 September 2022), Patricia Thornton Colenutt, ; Burial, Oakville, Halton Regional Municipality, Ontario, Canada, St Jude's Cemetery; citing record ID 243049905, *Find a Grave*, <http://www.findagrave.com>.

³⁸ "Canada Census, 1931", , *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:6R33-911R> : Sat Dec 30 19:19:14 UTC 2023), Entry for Henry S Thornton and Laura S Thornton, June 1, 1931.

³⁹ Oakville Public Library, *Township of Trafalgar, Assessment Rolls, 1910-1939*, RG1: Series A: Financial Records, TO.004, 1931

⁴⁰ "Local Gossip: Knobs of News Well Worth Reading," *The Oakville Star*, March 27, 1931.



Lakeshore Road West at Morden Road, sometime prior to 1935. Source: George Gilraine via Oakville Historical Society

The image above shows the intersection of Morden Road and Lakeshore Road West sometime before 1935. Lakeshore Road West runs parallel to the lake, and Morden Road runs perpendicular. The laneway to the subject house is on the left-hand side of the image, about halfway up the photo, and parallel to Morden Road. It is indicated by a yellow arrow. The subject house is just out of sight at the left side of the photo, at the end of their laneway. The home of the previous property owners, William and Christina Morden, circled in yellow, still stands today at 335 Lakeshore Road West. The former Holyrood Estate can be seen across the road along the lakeshore.

Henry and Laura Thornton owned Lot 8 for sixteen years, selling it in 1945 to Jeffery Page Rein Wadsworth.⁴¹ Wadsworth owned the subject property for a relatively brief period of time, and it is possible that he never lived there, as most of his life events seem to have happened outside of Oakville. Wadsworth and his wife Betty lived in Toronto, and he served, for more than two decades, as a chairman of the University of Waterloo.⁴² Wadsworth was a chairman, the chief executive officer, and the president of the Canadian Imperial Bank of

⁴¹ LRO Instrument #21160, being a Grant dated 15 October 1945, between Henry Sutherland Thornton and wife, and Jeffery Page Rein Wadsworth.

⁴² Cherry, Z. (1983, Nov 10). Guests cheer chair for U of Waterloo. *The Globe and Mail* (1936-) Retrieved from <https://www.proquest.com/historical-newspapers/guests-cheer-chair-u-waterloo/docview/1238794718/se-2>

Commerce.^{43, 44} In 1950, J.P.R. Wadsworth sold the property to Richard E. Goodin, beginning what has been an almost 75-year-long Goodin family ownership.⁴⁵

Richard Edward Goodin (1906-1983), who went by Dick, was the son of Thomas Goodin (b. 1858) and Lulu E. A. Kingston (b. 1871). Dick Goodin married Ruth Alison Craigie (1910-1985), who went by Alison, in February 1938.⁴⁶ Together they had three children, all daughters.⁴⁷



February 1938 newspaper article announcing the engagement of Ruth Alison Craigie and Richard Edward Goodin, and Mr. & Mrs. Goodin at home on their Tavistock Square property in 1969. Source: S. Goodin

Dick was described by nephew, Elmer Throop as being “a true man of the soil” who “devoted his life to the fruits of the earth and the land he loved.”⁴⁸ His passion for “the land began while growing up on a farm in Spencerville, Ont.,” where there is a Goodin Road, a street that is named after his family, including a number of uncles who, along with his family, had and still have farms on the road.^{49, 50, 51}

⁴³ Deaths. (1997, Jan 23). *The Globe and Mail* (1936-) Retrieved from <https://www.proquest.com/historical-newspapers/deaths/docview/1140471116/se-2>

⁴⁴ Greenwood named commerce president, youngest bank head. (1968, Apr 05). *The Globe and Mail* (1936-) Retrieved from <https://www.proquest.com/historical-newspapers/greenwood-named-commerce-president-youngest-bank/docview/1242321277/se-2>

⁴⁵ LRO Instrument #24250, being a Grant dated 13 July 1950, between Jeffery Page Rein Wadsworth and R. E. Goodin.

⁴⁶ Engaged: (1938, Feb 12). *The Globe and Mail* (1936-) Retrieved from <https://www.proquest.com/historical-newspapers/engaged/docview/1351116318/se-2>

⁴⁷ Interview with S. Goodin, 26 March 2024.

⁴⁸ Page A11. (1983, Jun 13). *Toronto Star* (1971-2009) Retrieved from <https://www.proquest.com/historical-newspapers/page-a11/docview/1398223981/se-2>

⁴⁹ Ibid.

⁵⁰ “Spencerville, Ontario.” *Wikipedia*, Wikimedia Foundation, 30 Nov. 2023, en.m.wikipedia.org/wiki/Spencerville,_Ontario.

⁵¹ Interview with S. Goodin, 26 March 2024.

Upon graduation from the Agronomy program at the Ontario Agricultural College, Goodin joined the Cooperation and Markets Branch of the Ontario Department of Agriculture as a marketing specialist.⁵² He also worked as the Assistant Director, Field Crops Branch with the Ontario Department of Agriculture, and as the Secretary & Market Development Specialist, Ontario Food Council.^{53, 54} When he was secretary of the Ontario Potato Growers' Association, the association held a testimonial dinner for him with 80 guests from across the province.⁵⁵



1955 photo of the house with a line of Lombardy Poplars to the north and west of the house. The Spruce tree still stands today on a neighbouring property. Source: S. Goodin.

Goodin's many, albeit slightly bizarre nicknames reflect his commitment to all things agricultural. They included "Rutabaga King," "Mr. Potato," and "Father of the Potato Industry Conference" amongst others.^{56, 57} Goodin's commitment to marketing the goods that sprung from the "rich Ontario soil" extended to the subject property, which he farmed.⁵⁸

Because of his expertise in the field, Goodin was often invited to speak as a subject matter expert on one of CBC radio's daily shows, the *National Farm Radio Forum* program. Goodin was friends with George Atkins, a broadcaster at the CBC and founder of Farm Radio International. He and Dick shared a passion for farming, and Mr. Atkins often called on Dick Goodin to share his agricultural advice.

⁵² "1973 Honorary Life Member Selections - Potato Association of America." *Potato Association of America - Better Potatoes for a Better World*, The Potato Association of America, 21 Oct. 2019, potatoassociation.org/membership/honorary-life-members-list/1973-honorary-life-member-selections/.

⁵³ Ibid.

⁵⁴ DEATHS. (1983, Jun 13). *The Globe and Mail (1936-)* Retrieved from <https://www.proquest.com/historical-newspapers/deaths/docview/1238615736/se-2>

⁵⁵ "Honor R. Goodin Potato Growers Gave Dinner", undated, unattributed newspaper article, provided by Mr. Goodin's daughter, S. Goodin, 26 March 2024.

⁵⁶ Page A11. (1983, Jun 13). *Toronto Star (1971-2009)* Retrieved from <https://www.proquest.com/historical-newspapers/page-a11/docview/1398223981/se-2>

⁵⁷ "1973 Honorary Life Member Selections - Potato Association of America." *Potato Association of America - Better Potatoes for a Better World*, The Potato Association of America, 21 Oct. 2019, potatoassociation.org/membership/honorary-life-members-list/1973-honorary-life-member-selections/.

⁵⁸ Page A11. (1983, Jun 13). *Toronto Star (1971-2009)* Retrieved from <https://www.proquest.com/historical-newspapers/page-a11/docview/1398223981/se-2>

From his home, Goodin wrote newspaper articles on behalf of the Ontario department of agriculture under the pseudonym “June Conway.”⁵⁹ As Conway, Goodin shared recipes if people wrote to “June” at “Tavistock Square, Oakville,” especially ones for rutabagas, “a high-quality hybrid vegetable” that Goodin considered to be much misunderstood.⁶⁰

In his work, Dick Goodin worked very closely with Mr. and Mrs. Snyder from Alliston, Ontario, owners of the Snyder Potato Chip Company.⁶¹ In 1935, Edward Snyder, a potato farmer began cooking chips on his mother’s stove.⁶² Dick Goodin worked closely with farmers in the Alliston area, encouraging them to sell their potatoes to the Snyders.⁶³ In 1955, Mr. Snyder sold the company, and Snyder’s potato chips were rebranded as Hostess potato chips.⁶⁴



Dick Goodin, getting ready to cut the grass at Fairmount, an activity that took a whole day before the family purchased a ride-on lawn mower. 1957 *Source: S. Goodin*

⁵⁹ Page A11. (1983, Jun 13). *Toronto Star (1971-2009)* Retrieved from <https://www.proquest.com/historical-newspapers/page-a11/docview/1398223981/se-2>

⁶⁰ Ibid.

⁶¹ Interview with S. Goodin, 2 April 2024

⁶² Peyton, Gabby. “The Snack Story: A History of Canada’s Favourite Snack Foods.” *Canadian Food Focus*, 21 Mar. 2024, canadianfoodfocus.org/canadian-food-stories/the-snack-story-a-history-of-canadas-favourite-snack-foods/#:~:text=Hostess%20was%20founded%20in%20Cambridge,which%20is%20now%20Frito%20Lay.

⁶³ Interview with S. Goodin, 2 April 2024

⁶⁴ Peyton, Gabby. “The Snack Story: A History of Canada’s Favourite Snack Foods.” *Canadian Food Focus*, 21 Mar. 2024, canadianfoodfocus.org/canadian-food-stories/the-snack-story-a-history-of-canadas-favourite-snack-foods/#:~:text=Hostess%20was%20founded%20in%20Cambridge,which%20is%20now%20Frito%20Lay.

Dick Goodin was very involved in his community. He served as a Trustee with the Board of Education; on the Oakville Parks and Cemetery Board; and on the Bronte Provincial Park committee.^{65, 66} He was appointed to the “community and social services ministry’s Senior Citizens Advisory Council”, and in 1974, he was elected as chairman at the Oakville Senior Citizens Residence.⁶⁷ In 1973, he was nominated as a candidate for Honorary Life Membership in The Potato Association of America, in recognition of his “dedicated and humanistic efforts towards the welfare of the potato industry in particular, and good citizenship in general.”⁶⁸ And in 1984, the Town of Oakville planted a White Pine tree in honour of Dick, with a plaque that bears a quote from him: “Trees are what make Oakville beautiful”.⁶⁹

Before they married, Dick’s wife Alison trained to become a registered nurse at the Toronto General Hospital and then as a Public Health Nurse at the University of Toronto. After graduating, Alison went to work at the Swansea School in Toronto as the school nurse. Later, after marrying Dick Goodin, she volunteered for a couple of years testing the hearing of all Halton County school children. This volunteer work led to an offer of a job with the Halton County Health Unit, where Mrs. Goodin was paid to test hearing in all the board’s schools. In this role, she identified many children who had hearing problems and they were subsequently provided with hearing aids, an event that most definitely would have a positive impact on their learning abilities and as such their life’s prospects! Alison Goodin loved her job, and she held it for 15 years, from 1960 until 1975.⁷⁰

The Goodins gave the property the name Fairmount, due to its location on a slight hill which offered a view to the surrounding area.⁷¹ Under the Goodins’ ownership, there was a two-storey outbuilding, referred to by the family as the Chicken House. The barn-like structure housed chickens, a garage and a one-bedroom apartment, as well as storage rooms.⁷² The family rented the apartment out to tenants over the years, expanding the structure to provide more space to tenants. By the early 1960s, the structure had been relocated to Speers Road.⁷³

The Goodins also kept a very large garden on the property and the children would help grow the vegetables and flowers and sell them at a roadside stand at the end of the driveway, including asparagus, corn, carrots, potatoes, strawberries, raspberries and Gladiolas. Pear, apple, and cherry trees produced fruit and apple cider.⁷⁴

Mr. and Mrs. Goodin were both very active in their church – Oakville’s St. John’s United. Dick was an elder and every Thanksgiving he would load up his car with produce from the family’s garden – squash, corn stalks, flowers, plants, etc., with which to decorate the church. For her part, Mrs. Goodin was active in the women’s group at the church and very often held church picnics and parties on the property.⁷⁵

⁶⁵ Other 3 -- no title. (1973, Oct 03). *The Globe and Mail* (1936-) Retrieved from <https://www.proquest.com/historical-newspapers/other-3-no-title/docview/1240059971/se-2>

⁶⁶ Page A11. (1983, Jun 13). *Toronto Star* (1971-2009) Retrieved from <https://www.proquest.com/historical-newspapers/page-a11/docview/1398223981/se-2>

⁶⁷ Ibid.

⁶⁸ “1973 Honorary Life Member Selections - Potato Association of America.” *Potato Association of America - Better Potatoes for a Better World*, The Potato Association of America, 21 Oct. 2019, potatoassociation.org/membership/honorary-life-members-list/1973-honorary-life-member-selections/.

⁶⁹ Interview with S. Goodin, 27 March 2024.

⁷⁰ Interview with S. Goodin, 27 March 2024.

⁷¹ Interview with S. Goodin, 15 March 2024.

⁷² Patricia Stephenson, “A Beloved Childhood Home,” *Oakville Historical Society News* 56, no. 4 (Dec. 2022): 8.

⁷³ Patricia Stephenson, “A Beloved Childhood Home,” *Oakville Historical Society News* 56, no. 4 (Dec. 2022): 8.

⁷⁴ Patricia Stephenson, “A Beloved Childhood Home,” *Oakville Historical Society News* 56, no. 4 (Dec. 2022): 9.

⁷⁵ Ibid.

In 1969, the Goodins sold the whole 2-54/100 acres of Lot 8 to Edenbridge Estates Limited.⁷⁶ As a condition of the sale of their land to Edenbridge Estates Ltd., Mr. and Mrs. Goodin retained an option to repurchase the land upon which their house stood.⁷⁷ In April 1970, Subdivision Plan M40 was registered at the Land Registry Office, and the subject property became Lot 11, Plan M40. The Goodins repurchased the property and their daughter acquired the property after the death of her mother, Ruth A. Goodin, in 1985.⁷⁸

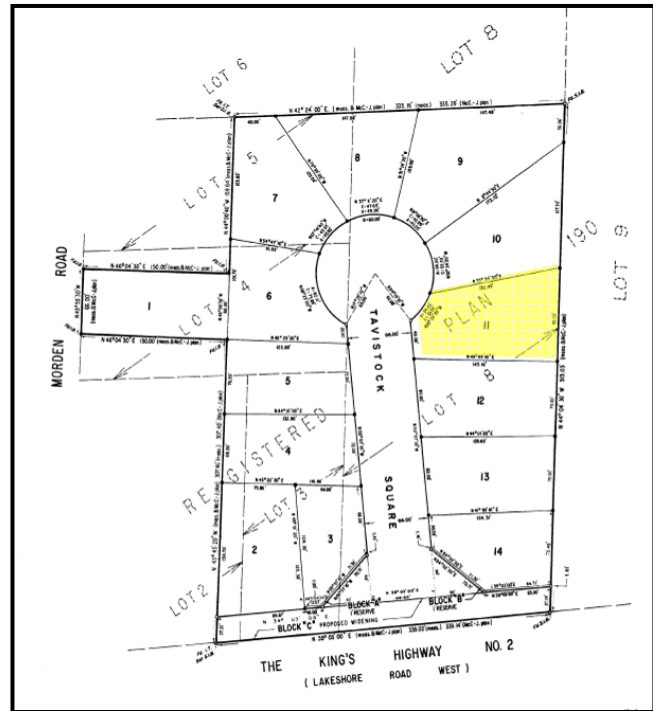
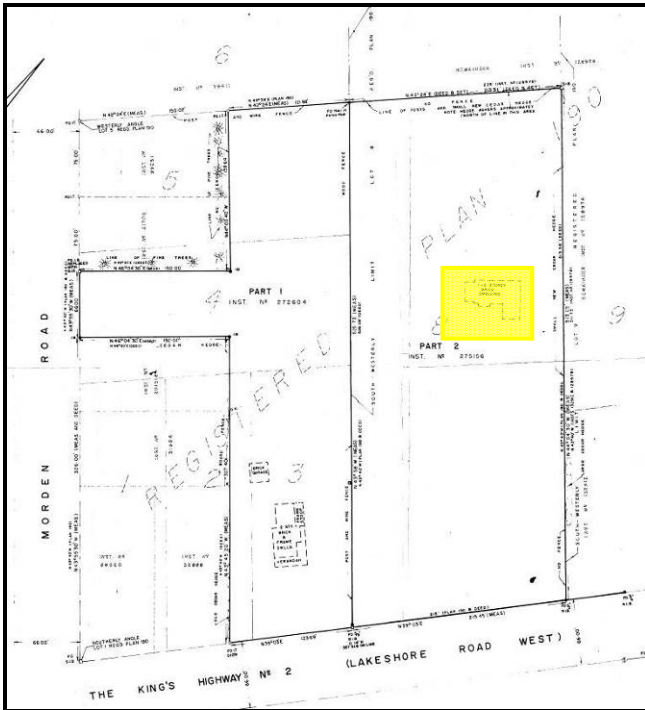


317 Lakeshore Road West, which later became 129 Tavistock Square. May 1970. *Source:* S. Goodin.

⁷⁶ LRO Instrument #275156, being a Grant dated 5 March 1969, between R. E. Goodin & wife and Edenbridge Estates Limited.

⁷⁷ Oakville Historical Society interview with S. Goodin, 2022.

⁷⁸ LRO Instrument #HR253204, being a transfer dated 6 September 1985.



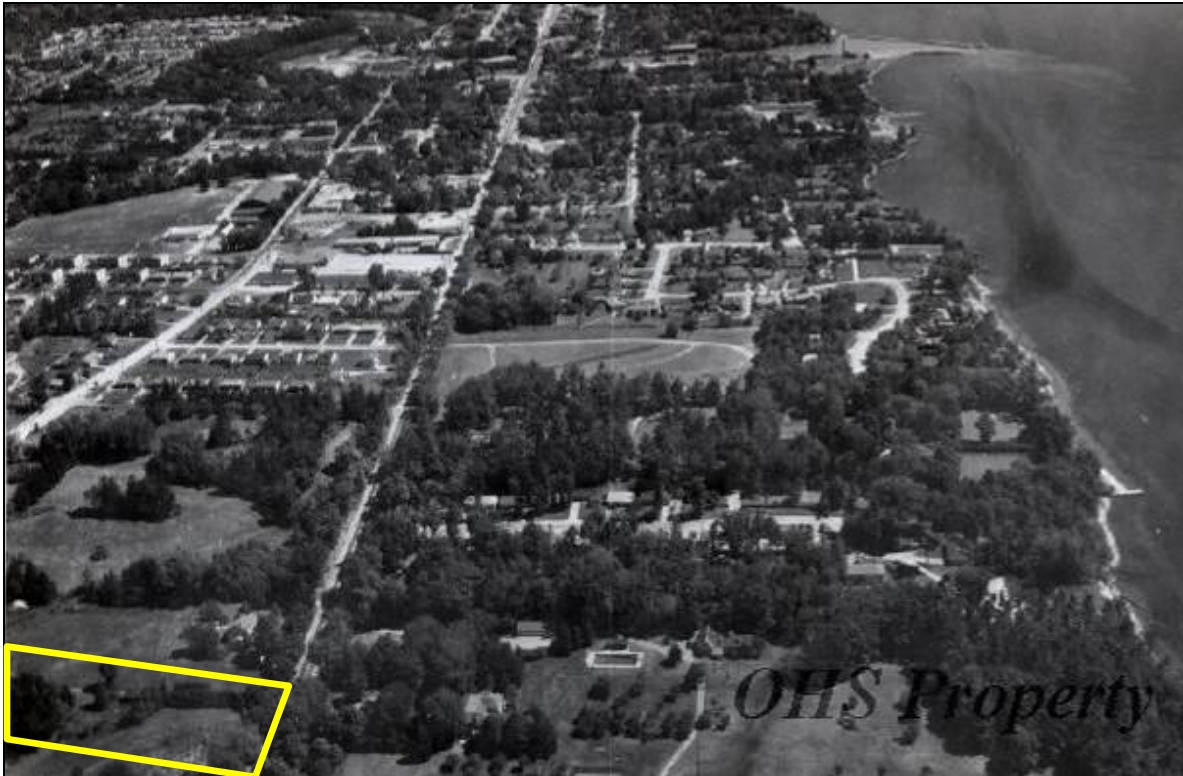
Left: Plan HR-103, which was registered in the Land Registry Office in November 1969, shows two existing houses on the land which in 1920 became part of Plan 190. The house on Plan 109's Lot 8, or Part 2 in this plan, includes the 1-½ storey subject house, highlighted in yellow. *Source: Town of Oakville files.*

Right: Plan M40, registered in 1970. The subject property on Lot 11 is highlighted in yellow. *Source: Town of Oakville files.*



The subject house is marked by a red circle in this 1938 Department of National Defence map. *Source: Scholars GeoPortal*

From the construction of the house in 1931 until 1970, the house was surrounded on all sides by pastures, fields, and even a large pond to the north. Shorewood Estate and Holyrood Estate were both across the road.⁷⁹

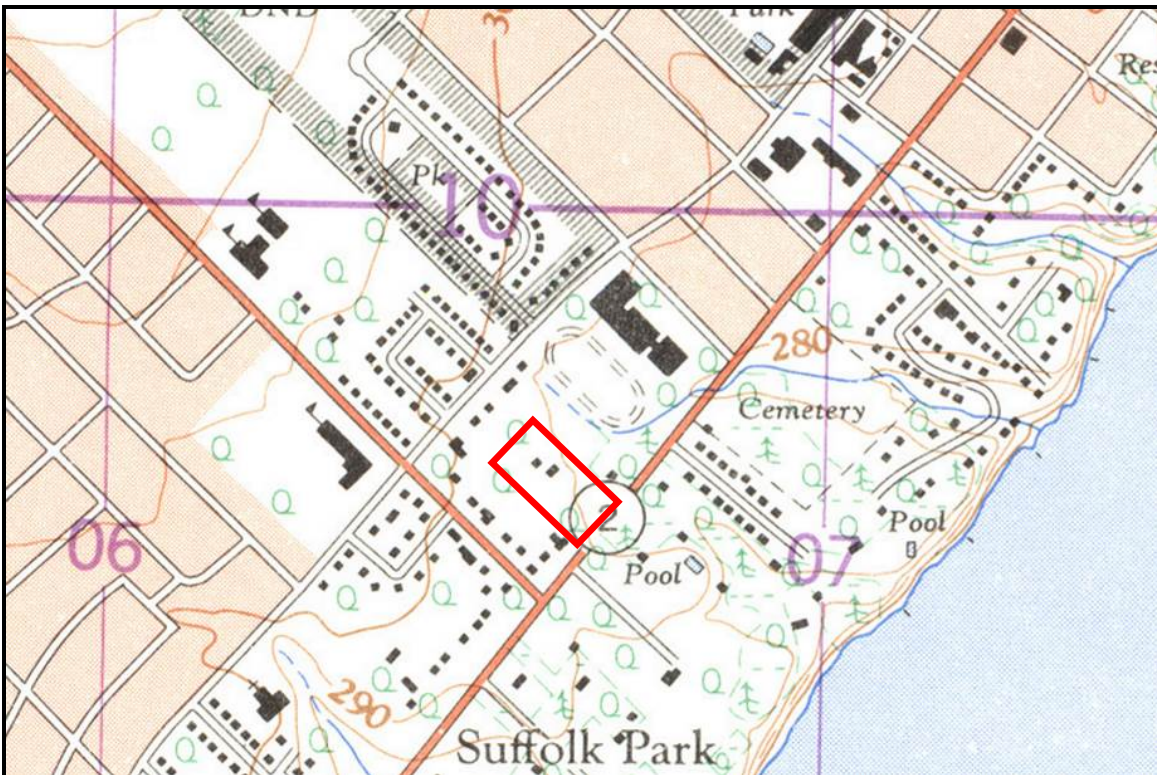


Aerial view likely taken in the 1950s. The yellow outlines the general boundaries of the subject property before it was subdivided in 1970. Source: *Oakville Historical Society* 1986.6.876.

⁷⁹ Patricia Stephenson, "A Beloved Childhood Home," *Oakville Historical Society News* 56, no. 4 (Dec. 2022): 9.



Aerial view from 1954. The original lot of the subject house is outlined in yellow.
Source: *University of Toronto archives.*

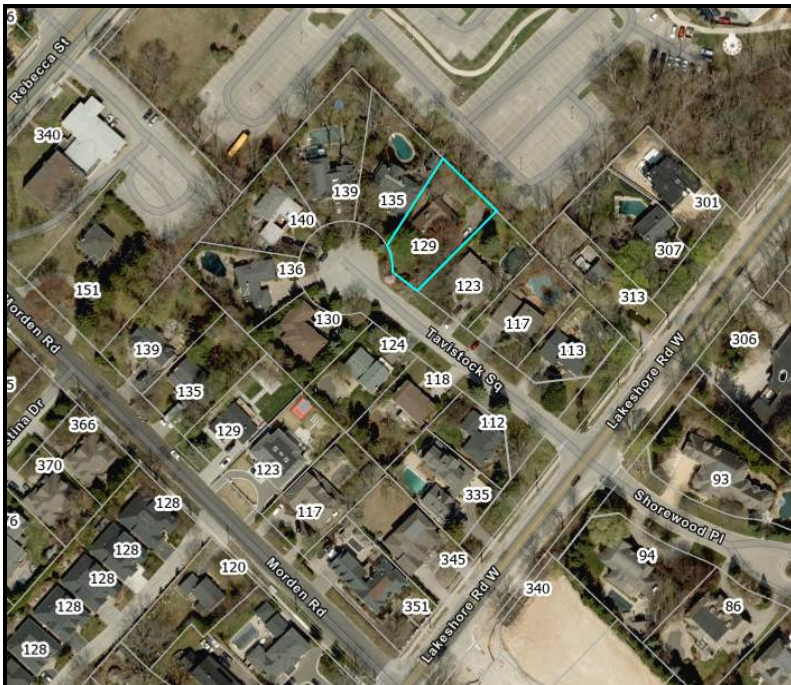


The subject house and its original barn are marked by a red rectangle in this 1961 Department of Energy, Mines and Resources map. Source: *Scholars GeoPortal, 2019*

Contextual Value

Fairmount has cultural heritage value because it is physically and historically linked to its surroundings. When it was constructed, it was identified as being in Trafalgar Township, as the property lay outside of the historic Town of Oakville. The building is located in its original location where it was retained as part of the development of a 1970 subdivision on Tavistock Square. This street is characterized by large lots, mature trees, and a variety of homes, mostly built in the 1970s.

Fairmount still functions as a residential home and contributes to the understanding of local history, particularly early 1900s Oakville. It documents a time when many areas surrounding the Town of Oakville were transitioning from farmland to estates and residential subdivisions. This subject property is an example of this important shift in Oakville that would later define the Town.



Aerial view of Tavistock Square with the subject property outlined in blue. *Source: Town of Oakville, GIS*



Looking east, with the subject house in the middle of the image, 2022. *Source: Google Images*



Looking north along Tavistock Square, with the subject house in the middle of the image, 2022. Source: Google Images



Looking south along Tavistock Square, with the subject house left of middle in the image, 2022. Source: Google Images



Looking north to Tavistock Square from Lakeshore Road West, 2022. Source: Google Images

4. Evaluation under Ontario Regulation 9/06

Evaluation of the cultural heritage value of the subject property is guided by the criteria outlined in the *Ontario Heritage Act's, Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest*. This Regulation outlines several criteria for determining whether a property is of cultural heritage value or interest. For a property to be designated under section 29 of the *Ontario Heritage Act*, it must meet two or more of these criteria, which are outlined below.

Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
1. The property has design value or physical value because it:		
i. is a rare, unique, representative, or early example of a style, type, expression, material or construction method;	The property is a representative example of a modest and charming 1930s Tudor Revival style home.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship or artistic merit.	N
iii. demonstrates a high degree of technical or scientific achievement.	The property does not demonstrate a high degree of technical or scientific achievement.	N
2. The property has historical value or associative value because it:		
i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;	The subject property is associated with Henry S. Thornton who constructed the house, and with Dick Goodin, an agricultural specialist who had a significant impact on the local community and on the larger field of agriculture.	Y
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The property does not yield or have a strong potential to yield information that contributes to an understanding of a community or culture.	N
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	The house does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist significant to the community.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining, or supporting the character of an area;	The subject house does not define, maintain or support the character of the area in any significant way.	N
ii. is physically, functionally, visually, or historically linked to its surroundings;	The property is physically and historically linked to its surroundings and acts as an important anchor to the understanding of the residential development of the local community from farmland. It remains on its historical grounds and is closely linked both physically and historically to the historic house to the north.	Y
iii. is a landmark.	The property is not a landmark.	N

5. Statement of Cultural Heritage Value or Interest

The subject property has been researched and evaluated to determine its cultural heritage value or interest according to the criteria outlined in Ontario Regulation 9/06. By using these criteria, staff have determined that the property's cultural heritage value or interest merits designation under the *Ontario Heritage Act*.

Description of Property

The property at 129 Tavistock Square is located on the east side of Tavistock Square, a short cul-de-sac street located on the north side of Lakeshore Road West, just east of Morden Road. The property contains a 1931 Tudor Revival style one-and-a-half-storey house known as Fairmount.

Design Value or Physical Value:

Fairmount has design value as a representative example of a 1930s Tudor Revival style home. This Period Revival style of architecture came out of the Arts and Crafts movement and became popular in Ontario in the early 20th century. Designed to reference and mimic historic Tudor-era architecture, the style revived and reinterpreted historic medieval aesthetics in a contemporary way. The Tudor Revival style can be seen in the following attributes of the Thornton House: irregular, non-linear façades; steep roofs with varying designs and heights; random window patterns and sizes; tall, narrow leaded-glass windows; exposed wood eaves; brick cladding; and stucco and half-timbered cladding. The house contains a mix of local materials and elements from the Arts and Crafts era that embody craftsmanship made from natural materials. The house is a modest yet charming structure and a good representative example of the Tudor Revival style.

Historical Value or Associative Value:

Fairmount has cultural heritage value for its association with Henry S. Thornton, whose family founded the Dudgeon and Thornton printing company in Toronto, which remains today as GMThornton Print Management. Henry had the subject house constructed and as a market gardener, likely used the land to grow his produce. The property is also associated with Dick Goodin, an agricultural specialist who was known across North America for his commitment to growing and marketing produce. In addition to his professional work in the agricultural field, Goodin contributed to his local community in a variety of ways, serving on a number of boards and committees.

Contextual Value:

Fairmount has cultural heritage value because it is physically and historically linked to its surroundings. The building is located in its original location where it was retained as part of the development of a 1970 subdivision on Tavistock Square. The Thornton House still functions as a residential home and contributes to the understanding of local history, particularly early 1900s Oakville. It documents a time when many areas surrounding the Town of Oakville were transitioning from farmland to estates and residential subdivisions. This subject property is an example of this important shift in Oakville that would later define the Town.

Description of Heritage Attributes

Key heritage attributes of the property at 129 Tavistock Square that exemplify its cultural heritage value as a representative example of a 1930s Tudor Revival style home, as they relate to the north, east, south and west elevations of the historic one-and-a-half-storey house, include:

- The massing and form of the historic one-and-a-half-storey house with intersecting gable roofs of varying heights and the one-storey hip-roofed sunroom wing;
- Multi-coloured corduroy brick in a running bond pattern;
- Heavily textured stucco and wood half-timbering cladding in the gables;

- Projecting and exposed wood eaves, wood soffits, and wood fascia;
- The fenestration of the windows and front door on the west and south elevations;
- The presence of wood windows and a wood front door in the Tudor Revival style;
- Three leaded-glass windows adjacent to and near the front door;
- Concrete window sills; and
- Brick chimney on the west elevation.

6. Conclusion

This property meets three of the criteria of Ontario Regulation 9/06, including historical/associative value and contextual value. It is therefore recommended that the property be designated under Part IV, section 29 of the *Ontario Heritage Act*.

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Cultural Heritage Evaluation Report
Heeks Family Farmhouse
115 Third Line, Oakville, Ontario



115 Third Line, 2024. Source: Town of Oakville Planning/Heritage Planning

Town of Oakville
Heritage Planning
Authors: Kristen McLaughlin, Carolyn Van Sligtenhorst
March 2024

1. Executive Summary

The purpose of this Cultural Heritage Evaluation Report, or CHER, is to determine if the subject property merits designation under Part IV, section 29 of the *Ontario Heritage Act* (OHA). A Cultural Heritage Evaluation Report (CHER) provides an overview of the property based on primary and secondary research and visual inspection of the property. It also includes an evaluation against the prescribed criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. This CHER also includes a draft Statement of Cultural Heritage Value or Interest and identification of heritage attributes.

The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official Plan, the Livable Oakville Plan, the North Oakville East Secondary Plan, and the North Oakville West Secondary Plan.

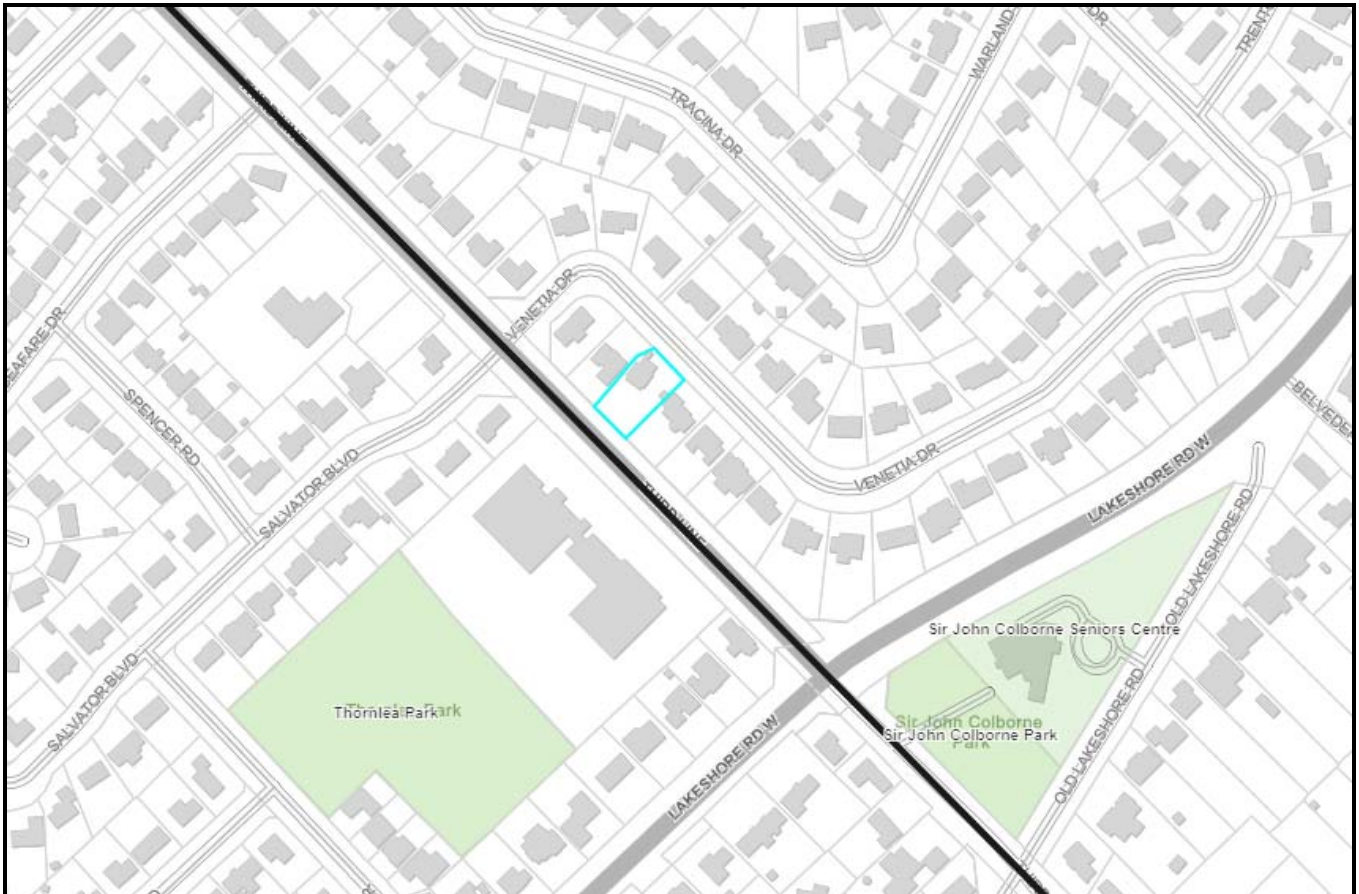
The property at 115 Third Line is located on the east side of Third Line between Venetia Drive and Lakeshore Road West. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. The property was added as a 'listed' property to Oakville's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* in 2009 for its "potential cultural heritage value for its circa 1909 brick house and its association with the Belyea Family." It was originally built and owned by Alfred and Catherine Heeks.

This CHER has evaluated the property in accordance with the requirements of the OHA and finds that the property meets three of the criteria of Regulation 9/06. It is therefore recommended that the property be designated under Part IV, section 29 of the OHA.

The findings presented in this report are based on professional research and guidance. Future discovery of additional sources or interpretations may affect the conclusions.

2. Subject Property

The property at 115 Third Line is located on the east side of Third Line between Venetia Drive and Lakeshore Road West. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. It was historically a part of the Fourth Concession South of Dundas, Lot 25. Previously part of a large fruit farm managed by the Heeks family from 1905 until approximately 1960, the property contains a detached two-and-a-half-storey brick house, built circa 1909.



Location map: Subject property is outlined blue. March 2024. Source: Town of Oakville GIS

Legal description: PLAN 1252 PT LOT 2 RP 20R8962 PARTS 2,4; OAKVILLE

3. Background Research

Design and Physical Value

The subject building at 115 Third Line is a two-and-a-half-storey brick house. The house has design and physical value as a representative example of a vernacular farmhouse with influences from the Edwardian style.



Front elevation of the house, 2024. *Town of Oakville Planning/Heritage Planning*

Vernacular Homes in Oakville

A vernacular home is one that is built with local resources and in local styles, often influenced by popular styles elsewhere in the region or Europe, but made to suit either the different weather conditions, purposes for the structure, or the available resources. Often, they do not fit into one architectural style, but were constructed with unique features of various styles.

Edwardian Classic Style (1900-1930)

Edwardian architectural style emerged in the early 1900s. A reaction against busy Victorian architecture, the style emphasized simplified, balanced, and formal composition.¹ It was influenced by the Beaux-Arts movement, which focused on a reinterpretation of classical architecture by combining elements of the Greek, Roman, and Renaissance elements to create a more modern style.² A simple version of this style became popular in Ontario and was known as Edwardian Classicism. Typical of the style is a symmetrical square house with a hipped roof

¹ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 166

² Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 111

and central dormer, smooth red brick surfaces, tall balanced chimneys, and projecting frontispieces. The porch often has columns on brick piers, and the house typically has many windows.³



The subject property in 2009 showing the front yard. Source: *Town of Oakville planning files*

Subject Property Description

The property at 115 Third Line is a unique vernacular farmhouse in the Edwardian style, which would have been popular at the time of construction. The home has a simplified but formal composition, with a balanced façade and a selective distribution of strong Classical elements. The home is rectangular in shape with a rear wing. It has a side gabled roof, which is unique for a home with so many Edwardian influences and is indicative of its vernacular heritage, built to suit the owners' needs at the time. The house has two gabled dormers on the front with one on the rear wing facing south. The two front gabled dormers and three bay façade are more common in the Colonial Revival style, but in this case are most likely a vernacular interpretation of Edwardian architecture. The house was built for the large Heeks family, and was likely designed for the needs of their large family.

³ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 113



North elevation.



East (rear) and north elevation showing the covered sunroom and rear wing on the left.



Rear wing of the home.



South elevation.



Google aerial showing the overall shape of the house, looking southwest. *Source: Google*

Since this house was built with a side gabled roof—potentially to create more room on the third storey—cornice returns have been included as a design feature, which are not typically found on Edwardian homes. The house has boxed corniced and a plain frieze as the roof trim. The roof is large, but simple.



Cornice returns on the gabled sides and frieze.

The cladding is smooth brick in a running bond pattern with no adornment, which is a main element of Edwardian architecture. Simple brick vousoirs are included above windows and doors.

The house has a large front porch running the width of the house, a typical element found on almost all Edwardian homes. Less common, though there are other examples, is the second-storey balcony above it. The front entry is symmetrical and the first-storey porch originally had Edwardian style round wood columns (visible in the 1980s photo below) on brick piers. These were replaced with square columns. Along with the columns, the spindles on the upper storey balcony were replaced sometime between 2009 and 2024, but those had also been replaced circa 1980s. Even so, the replacements are generally in keeping with the style of the home.



The previous porch columns and pickets circa 2009 but were replacements from the 1980s. *Source: Town of Oakville planning files*



An older photo showing the overall symmetry of the front façade, circa 1980s. Note the original first floor windows in this photo, with the smaller upper window over the larger bottom; this is a typical Edwardian window feature. *Source: Town of Oakville planning files*

The home also has symmetrical dormers and even the chimney is central, adding to the overall symmetry of the home. The dormers are less Edwardian, which would normally have one central dormer, but again, make the house more vernacular in style as it was based on the large family's needs for space.

Interestingly, the two front windows on the first storey project slightly from the rest of the house, as if imitating bay windows. These styles of frontispieces can be seen in other Edwardian style homes. The front door has a

transom window and simple voussoir header. Also running along the base of the home against the front porch floor is a unique angled brick footing, also known as a brick plinth, which extends to the rest of the house.



Photo showing the brick projections for the on the front porch and wooden ceiling.



Brick footing running along the porch and house.



Left: Porch railings and columns on brick piers. Right: Front door with simple single row voussoir header.



Photo showing the front porch and upper balcony together. A simple frieze runs underneath the upper roof between the porches.



Skirting for the front porch. The brick piers also show some detail here, with a similar brick footing as between the house and porch running in the middle of the pier. The photo also shows the brick footing running around the house and not just on the front porch.

The home has many window openings, which is common in Edwardian architecture. They are all segmental in shape aside from those in the dormers, which are flat. The windows have single radiating voussoirs aside from the two front porch windows on the first storey, which have double radiating voussoirs. The windows all have concrete sills. Most of the windows are contemporary 1/1 sash windows, but the dormers have multi-pane windows. The general symmetry of the fenestration runs along the entire house, not just the front façade, indicating a well thought-out house.



Shape of the windows on the house. In this case, the south elevation.

The rear of the home has an interesting wing that is the same height as the rest of the house and appears to be made of the same material. An interview with the son of the man who built it, Walter Heeks, indicates there was also a large summer kitchen at one point that had since become a back porch.⁴ This back porch, on the northeast corner of the house, was then renovated in 2011 into an enclosed sunroom.⁵

In summary, the house has many Edwardian vernacular architectural features that help to indicate the home's 115-year-long history. These elements include: the massing with side gabled roof and cornice returns; the simple brick cladding in running bond pattern with horizontal siding on the dormers; the three-bay symmetry of the front façade with central doors on both storeys; the first storey porch that runs the width of the house with the upper balcony above it; Classical columns on brick piers with wooden railing on the first storey porch; wooden railing on the upper porch; and the central brick chimney.

⁴ Interview took place circa 1984, see "Markham, Vivan" in sources

⁵ Town planning files

Historical and Associative Value

The property at 115 Third Line is located on lands that were part of the traditional territory of the Mississaugas of the Credit First Nation. In 1805, the Mississaugas and the British Crown reached an agreement in which the Mississaugas ceded almost 71,000 acres of land. In return they were given £1000 of trade goods, promised the sole right of the fisheries in the Twelve Mile Creek, Sixteen Mile Creek, and the Credit River, and a strip of land on the banks of these waterways. The agreement was formalized with the signing of the Head of the Lake Treaty, No. 14, on September 5, 1806.⁶ The subject property is located within the territory of Treaty No. 14.⁷

The land outside of the waterway reserves kept by the Mississauga was divided up by the Crown. The subject area was known as the Fourth Concession South of Dundas Street, Lot 25, and would later be farmland for over 100 years that was then subdivided into residential homes in the mid to late 20th century.



Wilmot's updated Trafalgar Township Survey, 1806, with Lot 25, Fourth Concession South of Dundas Street highlighted in yellow. It was briefly owned by Matthias Zimmerman. Third Line was the western boundary of the historic lot. Source: Archives of Ontario

The creek lands were ceded by the Mississauga in Treaty No. 22, which was signed in February of 1820, when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline. Treaty 22 stipulated that in exchange for ceding "about 20,000" acres of their land to the British Crown, the Mississaugas would receive a 200-acre parcel of land on the Credit River, and the profits from the sale of the remaining lands on the Twelve and Sixteen Mile Creeks.⁸

Below is a summary of the owners of the property from the Crown patent to the current owners. Some owners held the property for relatively short periods of time. In many cases, information about the purchasers was limited to only that contained within the real estate transaction documents. As such, not all owners will be discussed in the CHER. Rather, the focus will be on persons of note, with a focus on the most likely candidate to

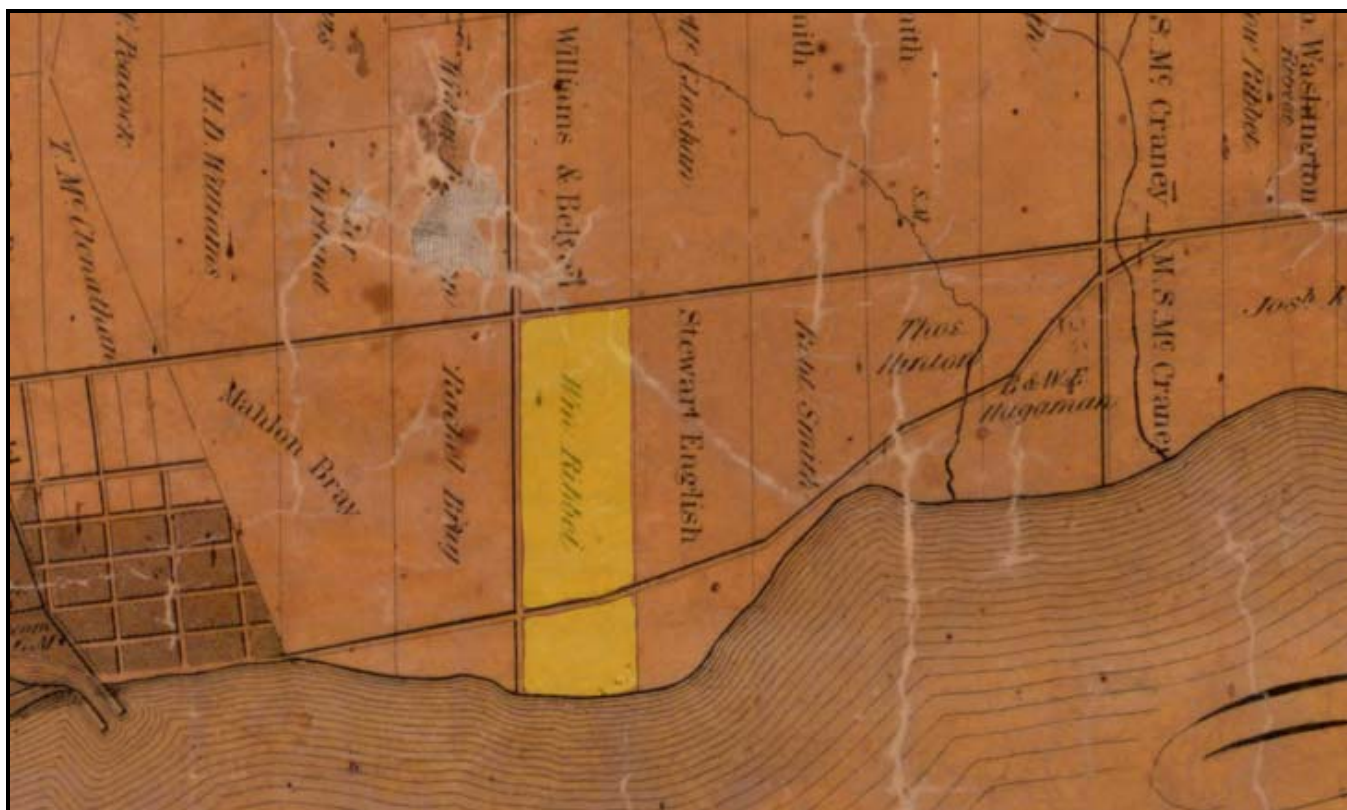
⁶ Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

⁷ 1806 Wilmot Survey

⁸ Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 10

have built, or commissioned the construction of, the property's building or buildings; on anyone who was significant to the community; or on anyone who lived on the subject property for an extended period.

Name of Owner(s)	Acreage or Lot	Years of Ownership
Crown	136 acres	1806-1809
Matthias Zimmerman	136 acres	1809-1811
William Ribble	136 acres	1811-1850
Anthony Ribble	Western ½	1850-1870
James H. Johnstone	Western ½	1870-1872
Joseph Bunston	Western ½ except 2 acres	1872-1877
Bunston family	Western ½ except 2 acres	1877-1904
George Grice	68 acres	1904
John Wilson Junior	68 acres in westerly half (two acres in NW corner in 1907)	1904-1913
Alfred Heeks	48 acres on western half	1913-1932
Walter Heeks	Half of 48 acres	1932-1960
Walter Heeks	Lot 2 and 3 of Plan 1252 (approx. 0.48 acres)	Continues to 1988
Felte Construction	Part 2 of Lot 2 (structure)	1988-1989
Kenneth, Helen, Matthew, and Lesley Van Demark	Part 2 of Lot 2	1989-1997
Hong Kong Bank Trust Company (power of sale)	Part 2 of Lot 2	1997
Current owners	Part 2 of Lot 2	1997-present



George Tremaine's "County of Halton" survey, 1858, with Lot 25, Fourth Concession South of Dundas Street highlighted in yellow. Bronte Village is to the left. At this time, it was owned by William Ribble. Source: University of Toronto

In 1809, the Crown granted Lot 25 to Matthias Zimmerman.⁹ Two years later, he sold the lot to William Ribble¹⁰ who was born in 1759 in New Jersey, U.S.A. and appears to have lived there while owning the property.¹¹ Upon his death, his lands were given to his sons, Anthony and John Ribble.¹² The brothers split the lot into a western and eastern half, which is how the lot stayed until it was subdivided around 100 years later. They appear to have sold the land back and forth several times between themselves; Anthony Ribble owned the western half (plus two acres of the eastern half), and this is where the subject house was later built. The Ribbles farmed the western portion for 60 years. In 1870, Anthony sold his half to James H. Johnstone, who then sold it to Joseph Bunston two years later.¹³



1877 Township of Trafalgar map, showing the subject's historic lot highlighted in yellow when it was owned by Joseph Bunston. Note the 2-acre portion in the northwest corner that was owned by Benjamin Hagaman, along with the east half. The original house is shown beside an orchard. Source: Oakville Historical Society

The Bunstons farmed the land until 1904. According to the 1877 map above, the original farmhouse (now demolished) was present at the time of Joseph Bunston owning the property. Born in England in 1818,¹⁴ he was in Canada by at least 1847, when he married his wife, Mary Jane McCann.¹⁵ Joseph Bunston died in 1877 from asthma and consumption.¹⁶ After that, it is somewhat unclear what happens with the farm. According to his will, the land went to his wife, Mary Jane, but in 1897 (when she was still alive), their son, John, sold the land to George Grice, an intermediary who farmed nearby, who then sold it to John Wilson Junior.¹⁷

John Wilson Junior was a farmer in the area, who worked several lots directly east of the subject property. He was born in England in approximately 1857.¹⁸ Wilson was married to Martha Head, who died in 1892 in her late twenties from scarlet fever.¹⁹ Wilson later remarried Harriett Ward, and they remained married until his death

⁹ LRO Patent, dated November 1809, from the Crown to Matthias Zimmerman for 136 acres

¹⁰ LRO Instrument 1444R, being a Bill and Sale, dated January, 1811, between Matthias Zimmerman and William Ribble for 136 acres.

¹¹ Ancestry.ca, "William Ribble Sr"

¹² LRO Instrument 65E, being a Will, dated February 29, 1850.

¹³ LRO Instrument 1255I, being a Bill and Sale, dated May 25, 1872, between James H Johnstone and Joesph Bunston.

¹⁴ Find-A-Grave, "Joseph Bunston", <https://www.findagrave.com/memorial/202411860/joseph-bunston>

¹⁵ Ancestry.ca, *Ontario, Canada, Marriages, 1826-1940*, "Joseph Bunston"

¹⁶ Ancestry.ca, *Ontario, Canada, Deaths and Death Overseas, 1969-1949*, for Joseph Bunston, pg. 218

¹⁷ LRO Instrument 8443X, being a Bill and Sale, dated November 1, 1804, between George R. Grice and John Wilson, for 68 acres in westerly ½ for \$5,950

¹⁸ Ancestry.ca, John Wilson's death certificate

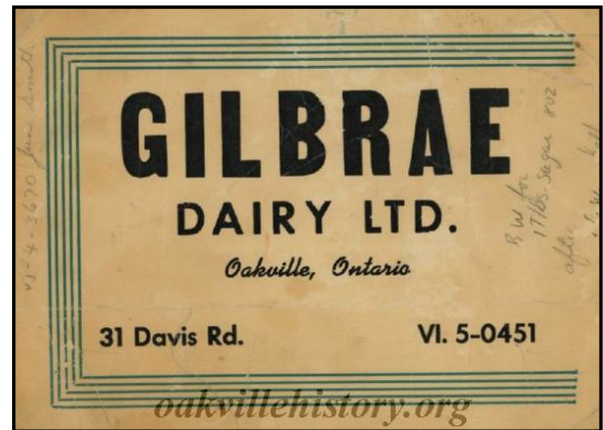
¹⁹ Find-A-Grave, "Martha Head Wilson", 1865-1892

in 1941.²⁰ On this same census, Alfred Heeks (the builder of the subject house) is listed as a farm labourer for John Wilson, along with a George Heeks, and a Charles [illegible]. Alfred and his family live in a separate wooden house, which was one storey with four rooms. They had three children at the time.²¹ It is not clear where on Wilson's farmland the Heeks family would have lived.

Wilson's farm was known as Gilbrae or Gilbrea (both names are used in sources) and was mostly a dairy and fruit operation.²² John W. Wilson operated the Gilbrae Dairy in Oakville and sold the dairy products from the farm.²³

The Wilson farm originally consisted of Lot 23 (part later sold), Lot 24, and later, Lot 25. John Wilson's father visited the farm in 1887 (before Wilson had purchased the west portion that would become Heeks' farm) but his description of the farm can give us a picture of the area and what it would have looked like when Heeks worked on the farm for Wilson and later worked on his own land:

"On our arrival we found John and his men busy in the fields near the house ploughing..."



Gilbrae Dairy calling card c. 1950. Source: Oakville Historical Society

"John took us round his farm and through his noble woods. Found things rough as compared with England but fancied I could see a fine farm being developed . . ." ²⁴

He also documents work pruning orchard trees, working the vegetable garden, picking berries like strawberries, raspberries, and currants, and cutting a channel through the southern portion at the lakeshore to help drain a swampy area. This was later Coronation Park.

Interestingly, by the 1900s this area was a popular beach for the people of Oakville. In *Oakville: A Small Town*, Ahern writes: "Those who took the time to travel west for a few miles could enjoy swimming, picnics, corn roasts, and similar pleasures on a long stretch of beautiful sand beach (known to all as "Wilson's Beach") that ran along the shoreline of part of Mr. John Wilson's 210-acre property "Gilbrae Farm". Now difficult to identify . . . the beach would have been situated, roughly, between 1210 Lakeshore Road and the vicinity of Coronation Park . . . There still stands opposite this popular sandy beach of the past a fringe of trees, the remains of the beautiful "Willson's Bush", once crammed with wildflowers. . ."

Wilson continued to farm the land and purchased the western half of Lot 25 from the Bunston family in 1904. It is likely he started renting 48 acres from this half to Alfred shortly after.

Alfred Heek came to Ontario from England in 1885-1887, when he was in his late teens or early twenties.²⁵ He initially worked for other farmers in the Bronte area, such as John White and Mahlon Bray, on whose farm he

²⁰ Ibid. She is listed on his certificate as his wife

²¹ Ibid.

²² Wilson, Paul. "My dad – the best farmer who never was", *Hamilton Spectator*, June 16, 2015.

https://www.thespec.com/life/relationships/paul-wilson-my-dad---the-best-farmer-who-never-was/article_4c8db9bf-92ad-5e57-b8e9-07d9fe804d84.html

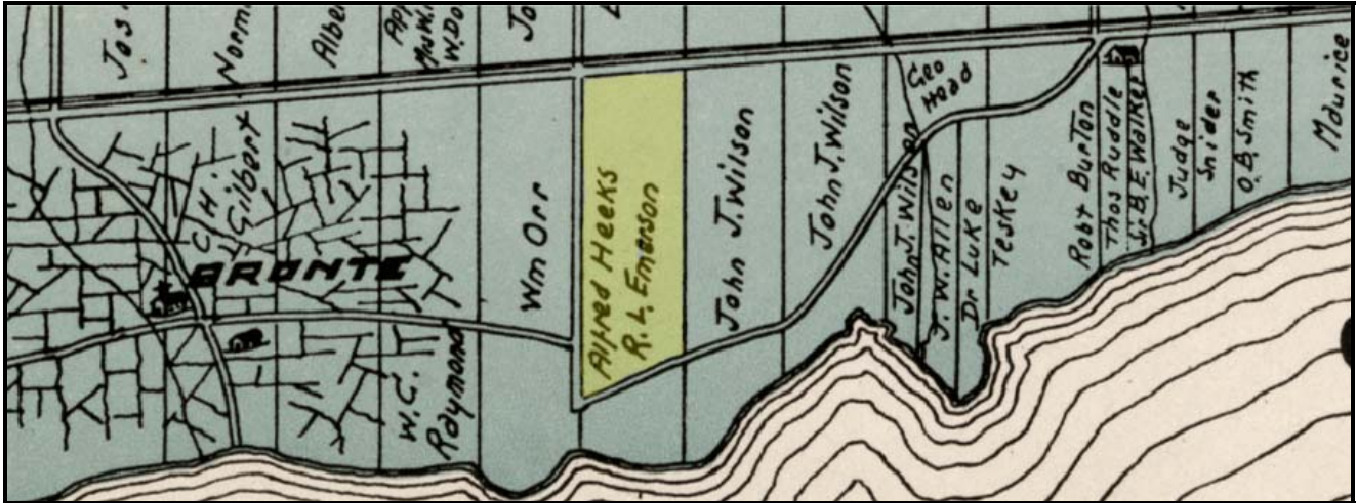
²³ Our Ontario search

²⁴ Oakville Historical Society, *John Wilson's Diary, 1887*, 2021.05.010

²⁵ Interview with his son, Walter, states 1885, but 1921 census states he came in 1887.

met his wife, Catherine.²⁶ He then started working for John Wilson for 16 years. While working for Wilson, he saved his wages to buy his own farm. He and his wife had several children while working on the Wilson farm.

After Wilson bought the western half of Lot 25 in 1904, Alfred Heeks began renting a portion of it (48 acres) in 1905.²⁷ At this point, the Heeks farm went from Rebecca Street to the north down to the Old Lakeshore Road to the south. Third Line formed the western boundary and the farm extended east about 650 feet.²⁸



The lot owned by Alfred Heeks in 1917; the southern portion was sold for the Toronto Hamilton Highway, which would have run through slightly more north than indicated (this is the Old Lakeshore Road). Robert L. Emerson owned the portion south of the Old Lakeshore Road. Source: *Town of Oakville Planning Services Files*

The Heeks', including their four daughters and three sons, moved into the house which had been on the property for previous farmers. Four years later, in 1909, they completed building their new brick house: the subject house. According to an interview with Alfred's son, Walter, the house was brick, three storeys, with a porch the width of the house and a second storey balcony above it, which is still its appearance. The house had 10' ceilings in the large kitchen and a large living/dining room where the family would have large gatherings. There was a large back porch, originally the summer kitchen. The house had an entrance hallway with a staircase, and one bedroom on the main floor. The house had five bedrooms upstairs with 9' ceilings.²⁹ It was a large home compared to what they had lived in while working on the Wilson farm.³⁰

At one point, there were other farm buildings such as a cow barn, a pot house where grains were cooked for animal feed, a woodshed, a horse stable, and later, a five-door garage for trucks and tractor, a chicken coop, and an ice house.³¹

After Walter Heeks finished high school, he worked on the farm with his father. His older brother, Thomas, had died in the First World War, and their father Alfred suffered a heart attack years after in 1918. After that, he could only work the farm in a supervisory role, so Walter and his brother, William, ran the farm. Alfred died in 1932, and Catherine several years later.³² At that point, the brothers owned the two halves of the western lot, with William owning the north half and Walter the south.

²⁶ Markham, Vivian. "A Glimpse into Life in Oakville, 1910-1960: as recalled by Walter Heeks", 1984

²⁷ Ibid.

²⁸ Ibid.

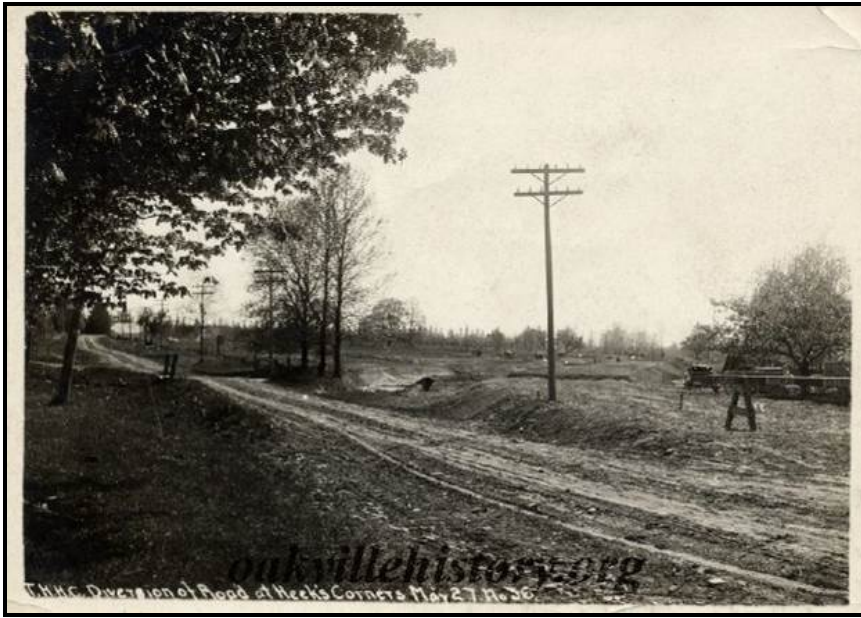
²⁹ Ibid.

³⁰ As indicated in the 1891 census, they lived in a four room, one-storey wooden house.

³¹ Ibid.

³² Toronto Daily Star, "Fruit grower dies of heart trouble", June 20, 1932

The Heeks farm was a small fruit farm to start, since the demand for Oakville berries at the time was high. When they first bought the land, it was in a somewhat neglected state and much of the grounds needed to be cleaned up and prepared.³³ Alfred also owned cows and sold dairy products to the Gilbrae Dairy, his old boss's son's dairy in Oakville, while they built up the farm. In 1915, the Heeks sold the southern portion of their farm for the reconstruction of the Toronto Hamilton Highway (Lakeshore Road West); the Old Lakeshore Road was further south and exists now as Marine Drive and was the original farm boundary.³⁴



This 1915 photo shows the reconstruction of Lakeshore Road on the southern portion of the Heeks property (noted as “Heek’s Corners” in the photo). If the photo is looking west, the north fields shown here may be part of the Heeks farm. *Source: Oakville Historical Society*



Another photo showing a highway construction camp at Heek’s Corners, circa 1915. It is not clear which direction this photo faces *Source: Oakville Historical Society*

³³ Markham, Vivian. “A Glimpse into Life in Oakville, 1910-1960: as recalled by Walter Heeks”, 1984

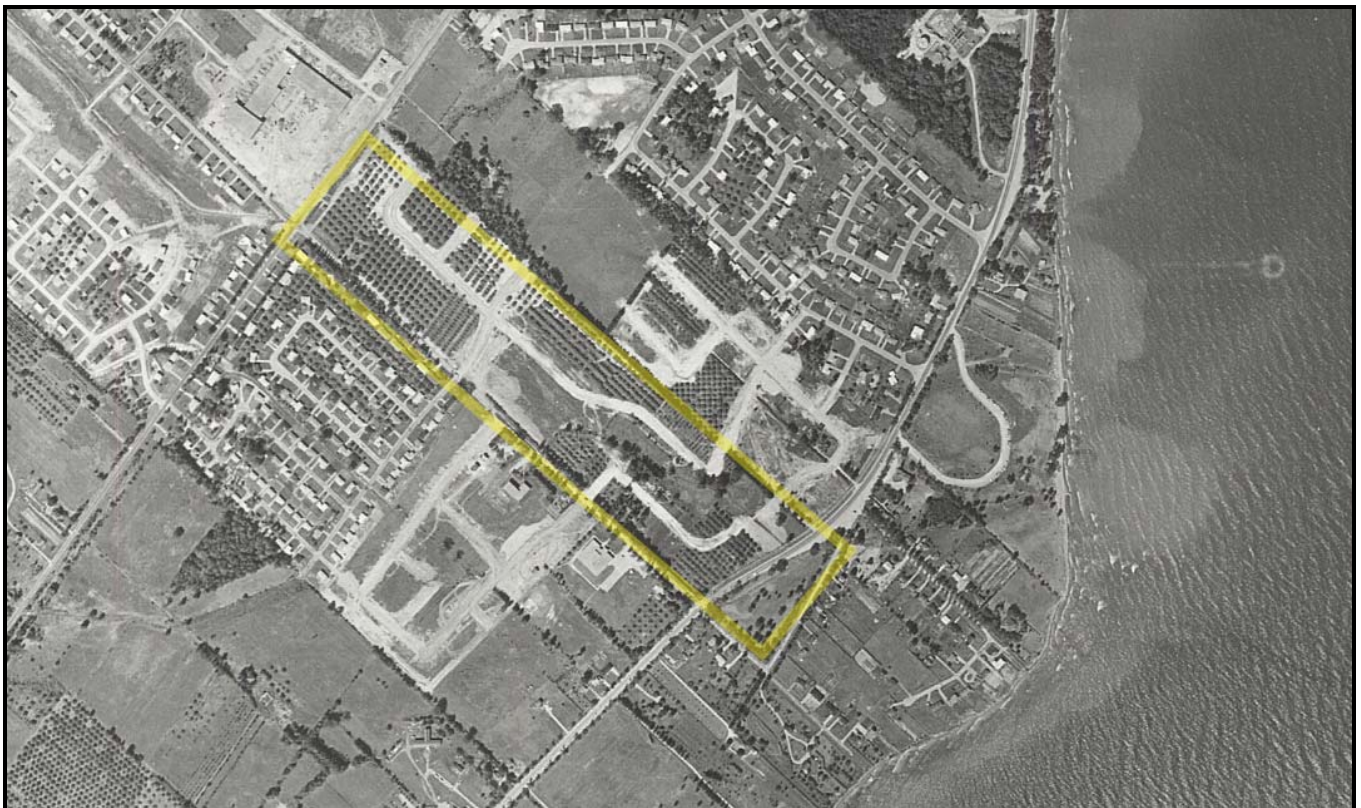
³⁴ *Ibid.*

The Heeks farm produced a good variety of small fruits: red raspberries, thimbleberries, blackcaps, red and black currants, gooseberries, and strawberries. The Heeks did everything by hand until they purchased a tractor in 1928 and a planting machine in 1930 which helped plant the labour-intensive strawberry plants. According to the 1921 census, Alfred's brother Allan had come over from England in 1906 and was living with them, probably helping on the farm.³⁵

Alfred Heeks purchased the baskets for his fruit from Charles Taylor in Bronte, and then a supplier he knew in Grimsby, as opposed to the better-known Oakville Basket Factory. During the Second World War, Walter sold his berries to the local jam factory, which had a government contract to supply jam to the army. After the war, he sold his fruits at Cudmore's Market in Bronte on Highway 2.³⁶

Walt and William also planted orchards on the farm, such as apple, pear, and cherry trees. The orchard became a larger part of the brothers' business.

From the 1930s to the 1960s, the area surrounding the farm began to develop into a residential neighbourhood. According to Walter Heeks, the brothers were often approached by developers to sell their land. The aerial photographs below show the development of the surrounding area, particularly in the 1950s and 1960s.



1959 aerial showing the original Heeks farm boundary in yellow, with development in varying stages around it. Source: McMaster Aerial Photograph Library

³⁵ Library and Archives Canada, 1921 Census of Canada. They also have one servant listed, named Flossie Dent.

³⁶ Markham, Vivian. "A Glimpse into Life in Oakville, 1910-1960: as recalled by Walter Heeks", 1984



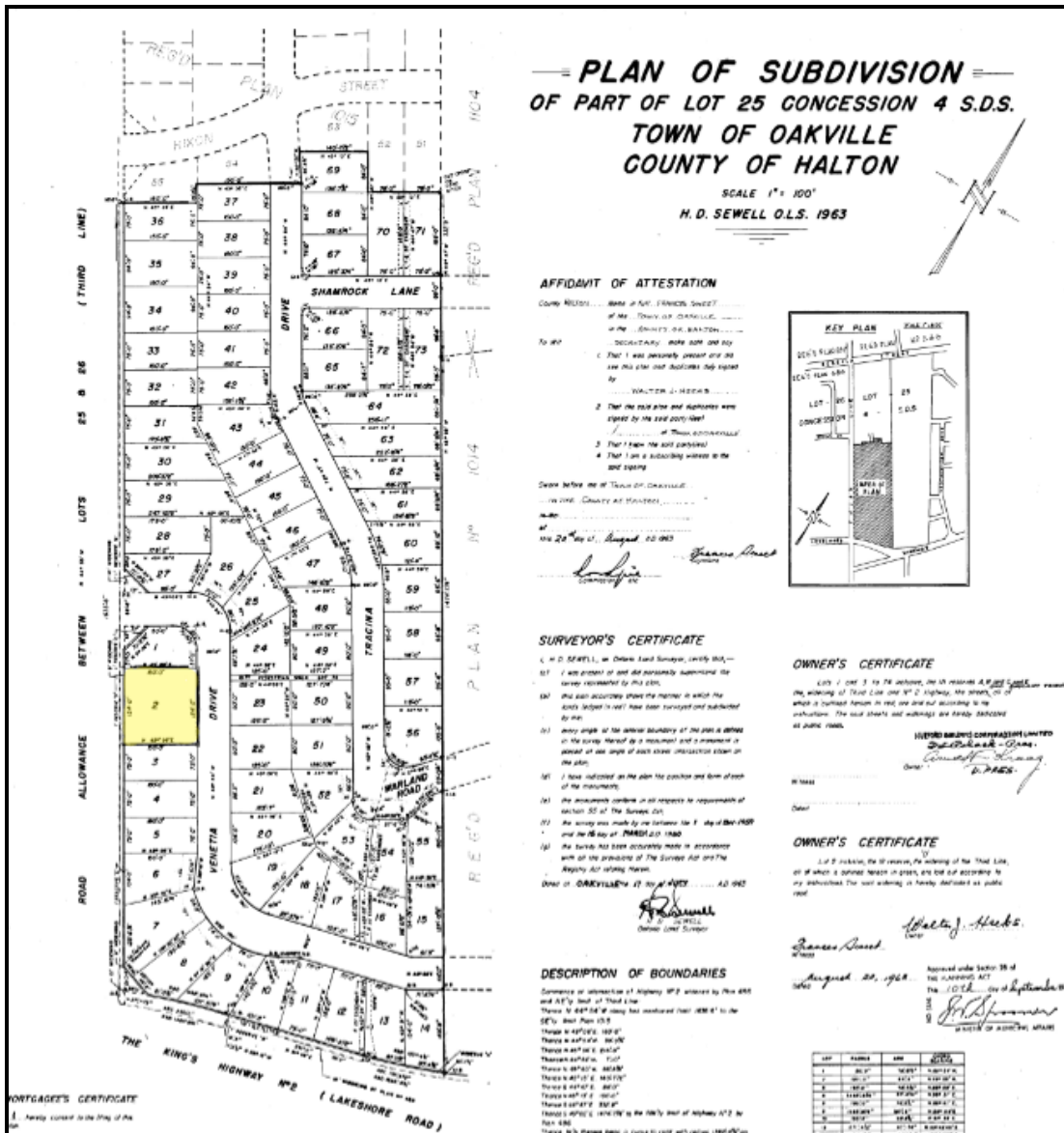
An aerial photo looking north from Lake Ontario, circa 1950s, showing the original Heeks Farm outlined in yellow with the subject house highlighted. The orchard was still quite prominent in the growing residential neighbourhood. New subdivision roads, including Venetia Drive and Tracina Drive, had been roughly built through the Heeks land already. *Source: Oakville Historical Society*

In 1960, the brothers finally sold their portions of the farm to developers. Walter kept the family house and continued to live there until his passing in 1988. He also owned the new subdivision lot just south of the house for a large yard. The Heeks family had farmed and lived in the area from 1885 to 1988, over 100 years. They purchased their own farm and developed one of the last remaining orchards in the area. Walter lived in the family farmhouse for 80 years.



A 1962 aerial of the home. At this point, the rest of the Heeks land had been purchased and was beginning to be developed. The house is highlighted in yellow, outbuildings in orange, and the purple indicates ruins of past outbuildings. *Source: McMaster Aerial Photo Library*

After Walter Heeks died, the southern lot was sold and the subject property lot was split into two parts. The part of the lot with the house was then purchased by Kenneth Felte/Felte Construction. The next year the Van Demark family bought the house, but it was sold through power of sale in 1997 to the current owners.



The original subdivision plan for Walter Heeks' portion of the Heeks farm. The lot with the subject house is highlighted in yellow, and Walter kept the lot to the south (3) until he died in 1988. Source: Town of Oakville planning files

The subject property has historical value for its connection to the Heeks family, who farmed in the Bronte area from 1885 to 1960, with Walter living in the farmhouse for another 28 years. The Heeks were also associated with John Wilson and his large next-door farm, Gilbrae, where Alfred Heeks worked for 16 years until he purchased land from Wilson and started his own farm. Alfred Heeks was the one to build the subject house, which retains much of its original design and material.

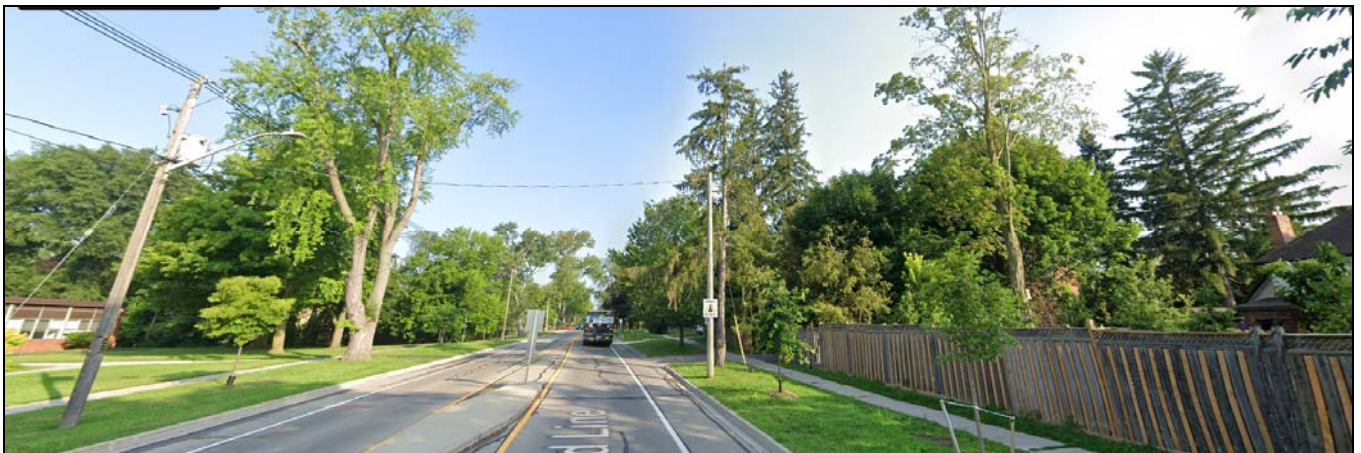
Contextual Value

The subject property has cultural heritage value because it is physically and historically linked to its surroundings. The house is one of a few remaining historic farmhouse structures in the area. It was built by a local fruit grower and farmer in an area that used to be filled with large fruit farms and orchards, which were main economic drivers in the area. The house stands in its original location and is directly linked to farming families from the area and stands as a reminder of the agricultural history of Oakville and Bronte communities.

The streetscape of the area consists of some mature trees and moderate sized lots which contain medium to large sized houses, mostly from the 1950s and 60s when the surrounding farmland was sold off for development as part of the post-Second World War building boom.



2023 view of the house from Third Line looking east. Note the large spruce trees on the north border of the lot. *Source: Google Street View*



2023 view of the house from Third Line looking north. The subject house is to the right where the large trees are located. *Source: Google Street View*

4. Evaluation under Ontario Regulation 9/06

Evaluation of the cultural heritage value of the subject property is guided by the criteria outlined in the *Ontario Heritage Act's, Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest*. This Regulation outlines several criteria for determining whether a property is of cultural heritage value or interest. For a property to be designated under section 29 of the *Ontario Heritage Act*, it must meet two or more of these criteria, which are outlined below.

Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
1. The property has design value or physical value because it:		
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The property is a representative example of a vernacular Oakville house with Edwardian style influences.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship.	N
iii. demonstrates a high degree of technical or scientific achievement.	The property does not demonstrate a high degree of technical or scientific achievement.	N
2. The property has historical value or associative value because it:		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	The property is associated the Heeks family, who built the house and started a fruit farming operation on the property, occupying the house from 1906 to 1988.	Y
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The property does not yield or have a strong potential to yield information that contributes to an understanding of a community or culture.	N
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	There are no known connections to an architect, artist, builder, designer or theorist who is significant to a community.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining. Or supporting the character of an area;	The subject house is not important in defining, supporting and maintaining the character of the area.	N
ii. is physically, functionally, visually, or historically linked to its surroundings;	The property is physically and historically linked to its surroundings. It contributes to the understanding of the local communities of Bronte and Oakville, and the long history of fruit farming and orchards in the area.	Y
iii. is a landmark.	The property is not a landmark.	N

5. Statement of Cultural Heritage Value or Interest

The subject property has been researched and evaluated to determine its cultural heritage value or interest according to the criteria outlined in Ontario Regulation 9/06. By using these criteria, staff have determined that the property's cultural heritage value or interest merits designation under the *Ontario Heritage Act*.

Description of Property

The property at 115 Third Line is located on the east side of Third Line, between Venetia Drive and Lakeshore Road West. The property contains a circa 1909 two-and-a-half-storey brick house.

Design Value or Physical Value:

The Heeks Farmhouse has design and physical value as a representative example of a vernacular home with Edwardian style influences. The home was built in 1909 and likely designed by the farmer who had it built, creating its vernacular style that does not strongly represent one architectural style. Constructed during the Edwardian era, it has characteristics influenced by the Edwardian style, such as its: simple but formal composition and balanced facade; large, square and tall form; red brick cladding with minimal decoration; front porch that runs the width of the house, including brick plinths and the presence of wood columns and railings; simple first-storey square bays; unadorned deep wooden roof eaves; and Classical elements like voussoirs and concrete sills. The house is unique because it was made specifically to suit the family for whom it was built, and there is no other house like it in Oakville.

Historical Value or Associative Value:

The Heeks Farmhouse has cultural heritage value for its direct associations with the Heeks family, specifically with Alfred Heeks, a local farmer who built and lived in the house with his family. Heeks immigrated to Canada in 1885 and worked on John Wilson's neighbouring farm, Gilbrae, for 16 years. He purchased land from Wilson and built the subject house there in 1909. At the same time, he started a fruit farming business, which was taken over by his sons, William and Walter. Walter maintained the orchard and farm until 1960 and continued to live in the subject house until 1988. The house remains as a physical reminder of the Heeks family and this farming heritage.

Contextual Value:

The Heeks Farmhouse has cultural heritage value because it is physically and historically linked to its surroundings. The house is one of a few remaining historic farmhouse structures in the area. It was built by a local fruit grower and farmer in an area that used to be filled with large fruit farms and orchards. The house stands in its original location and is directly linked to farming families from the area and stands as a reminder of the agricultural history of Oakville and Bronte communities.

Description of Heritage Attributes

Key attributes of the property at 115 Third Line that exemplify its cultural heritage value as a vernacular house with Edwardian style influences, as they relate to the original two-and-a-half-storey house, include:

- The simple and large massing and form of the two-and-a-half-storey side gable-roofed building;
- Deep wooden eaves with wooden cornice returns;
- Third storey dormers;
- The red brick cladding in running bond pattern, including brick plinth along the foundation and brick voussoirs over windows and doors;
- Central red brick chimney;
- Fenestration of the windows and doors, particularly the symmetrical front façade;

- Front porch that runs the width of the house with the upper balcony above it, including the brick piers and the presence of wood columns, railings and skirting;
- The presence of one-over-one windows in the Edwardian style; and
- Concrete window and door sills.

6. Conclusion

This property meets three of the criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. It is therefore recommended that the property be designated under Part IV, section 29 of the *Ontario Heritage Act*.

7. Sources

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- Town of Oakville, "North Oakville West Secondary Plan", 2023
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- Vancouver Heritage Foundation

On May **, 2024, Oakville Town Council resolved to pass a Notice of Intention to Designate the following property under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, as a property of cultural heritage value and interest:

Tyrwhitt House
379 Douglas Avenue
LOT 182, PLAN 113; TOWN OF OAKVILLE

Description of Property

The property at 379 Douglas Avenue is located on the east side of Douglas Avenue, between Macdonald Road and Spruce Street in the Brantwood neighbourhood. The property contains a circa 1925 one-and-half-storey brick and half-timbered house.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Tyrwhitt House has design and physical value as a representative example of an Arts and Crafts era house with Craftsman and Tudor Revival architectural and design elements. The goal of the residential Arts and Crafts movement was to portray the home as a place of serenity, with a focus on the home as part of the natural environment. The home was built in 1924 and finished by 1925, with characteristics of Craftsman and Period Revival architecture, such as: the massing and form of the one-and-a-half-storey gabled roofed building with asymmetrical façade; exposed wooden eaves and wooden soffits; brick cladding and brick chimneys; wooden cladding materials; pebbledash and half-timbering cladding on the west elevation gable; the fenestration of windows and front door on the north, west, and south elevations; and the presence of multipaned windows and front door in the Arts and Crafts era aesthetic.

Historical and Associative Value

The Tyrwhitt House property has cultural heritage value for its direct associations with the theme of the development of the local residential area known as 'Brantwood', an early 20th century subdivision of Oakville. The Arts and Crafts era character of the house has contributed to the neighbourhood's character over the last 100 years. Its presence contributes to the story of Oakville's early 20th century residential development that was defined by large lots with well-designed homes built by well-to-do families. The property also has historical value for its associations with owner and builder Raymond Tyrwhitt, the son of MP Richard Tyrwhitt, and a well-known dog breeder.

Contextual Value

The Tyrwhitt House has contextual value because it is physically, functionally, visually, and historically linked to its surroundings. As one of the earliest buildings in Brantwood, it is linked to the origins of the Brantwood subdivision and its development and subsequent influence on Oakville as a whole. The house has strong elements of the prevailing architecture designs of the Arts and Crafts era, particularly Craftsman and Period Revival. Its presence is important in defining, supporting, and maintaining the character of the historical residential area known as Brantwood. The subdivision was a significant development for Oakville and many buyers of the lots and houses during this time were upper middle-class businesspeople from larger cities, whose presence in turn affected Oakville.

Description of Heritage Attributes

Key attributes of the property at 379 Douglas Avenue that exemplify its cultural heritage value as an Ontario Arts and Crafts house built with Craftsman and Tudor Revival style influences, as they relate to the north, west and south elevations of the original one-and-a-half storey house, include:

Town of Oakville | 1225 Trafalgar Road, Oakville L6H 0H3 | 905-845-6601 | oakville.ca

- The massing and form of the one-and-a-half-storey gable roofed building;
- Exposed wooden eaves and wooden soffits;
- Brick cladding and brick chimneys;
- Pebbledash and half-timbering cladding on the west elevation gable;
- Fenestration of the first storey windows and front door; and
- The presence of wooden multipaned windows and wooden front door in the Arts and Crafts era aesthetic.

Any objection to this designation must be filed no later than June **, 2024. Objections must be directed to the Town Clerk at townclerk@oakville.ca or 1225 Trafalgar Road, Oakville, Ontario L6H 0H3. The objection must include the reasons for the objection and all relevant facts.

Further information respecting this proposed designation is available from the Town of Oakville. Any inquiries may be directed to Carolyn Van Sligtenhorst, Supervisor of Heritage Conservation at 905-845-6601, ext.3875 (TTY 905-338-4200), or by email at carolyn.van@oakville.ca.

Issued at the Town of Oakville on May **, 2024.

DRAFT

On May **, 2024, Oakville Town Council resolved to pass a Notice of Intention to Designate the following property under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, as a property of cultural heritage value and interest:

Georgia Cottage
19 Head Street
PCL 11-1, SEC M40 ; LT 11, PL M40 ; OAKVILLE

Description of Property

The property at 19 Head Street is located on the north side of Head Street, between Bond Street and Rebecca Street. The property contains a circa 1855 one-and-a-half storey frame house.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

Georgia Cottage has design and physical value as a representative example of a vernacular Oakville frame house with general Georgian and Neoclassical architectural influences. The home was built circa 1855 with characteristics influenced by Georgian elements of the home include its symmetrical façade and fenestration, as well as the simple rectangular massing and frame construction with stucco cladding. The Neoclassical elements still present are the transom window above the door, the wooden sash windows 2/2 panes, and wooden window pediment lintels. A unique element is the Gothic Revival-style bargeboard.

Historical and Associative Value

Georgia Cottage has historical value as it has direct associations with the Thomas family, who were important in the development of the Town of Oakville, including Merrick Thomas' wife, Esther, who was the first long-time owner of the house, and her son, Robert Murray Thomas, who was a respected member of the community and did important work as a deaf teacher in the late 1800s and early 1900s. The house is over 150 years old, and the Thomas family and descendants owned it for 109 years. The property is also associated with George Atkins, a farmer who played a key role in the early development of the Ontario Junior Farmers Association and the Halton Region Conservation Authority. He was a radio and television broadcaster and started Farm Radio International, a radio broadcasting company for developing countries. He earned many awards, received an honorary degree from the University of Guelph and was named a Member of the Order of Canada.

Contextual Value

Georgia Cottage is important in defining, supporting, and maintaining the character of the area. It is one of the oldest houses in the neighbourhood and its presence adds to the historical character of the area. It sits on a corner lot, making it a prominent structure in the neighbourhood. Its presence calls back to Oakville's origins. The property is physically, functionally, visually, and historically linked to its surroundings. It stands in its original location and retains the original house structure. It is still a residential home. It was one of the earliest houses constructed in this part of Oakville and is historically linked to the origins of the town.

Description of Heritage Attributes

Key attributes of the property at 19 Head Street that exemplify its cultural heritage value as a vernacular house frame house with general Georgian and Neoclassical influences, as they relate to the west, south and east elevations of the original one-and-a-half storey portion, include:

- The massing of the rectangular one-and-a-half storey structure with side gable roof;
- Stucco cladding;
- Fenestration of the windows and front entrance;
- Wooden front door with vertical panels and window, with wooden transom window above;
- The presence of 2/2 wooden windows;
- Wooden window pediment lintels;
- Wooden Gothic Revival-style bargeboard on east and west gables; and
- Lakestone foundation above grade.

Any objection to this designation must be filed no later than June **, 2024. Objections must be directed to the Town Clerk at townclerk@oakville.ca or 1225 Trafalgar Road, Oakville, Ontario L6H 0H3. The objection must include the reasons for the objection and all relevant facts.

Further information respecting this proposed designation is available from the Town of Oakville. Any inquiries may be directed to Carolyn Van Sligtenhorst, Supervisor of Heritage Conservation at 905-845-6601, ext.3875 (TTY 905-338-4200), or by email at carolyn.van@oakville.ca.

Issued at the Town of Oakville on May **, 2024.

DRAFT

On May **, 2024, Oakville Town Council resolved to pass a Notice of Intention to Designate the following property under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, as a property of cultural heritage value and interest:

Fairmount
129 Tavistock Square
PCL 11-1, SEC M40 ; LT 11, PL M40 ; OAKVILLE

Description of Property

The property at 129 Tavistock Square is located on the east side of Tavistock Square, a short cul-de-sac street located on the north side of Lakeshore Road West, just east of Morden Road. The property contains a 1931 Tudor Revival style one-and-a-half-storey house known as Fairmount.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

Fairmount has design value as a representative example of a 1930s Tudor Revival style home. This Period Revival style of architecture came out of the Arts and Crafts movement and became popular in Ontario in the early 20th century. Designed to reference and mimic historic Tudor-era architecture, the style revived and reinterpreted historic medieval aesthetics in a contemporary way. The Tudor Revival style can be seen in the following attributes of the Thornton House: irregular, non-linear façades; steep roofs with varying designs and heights; random window patterns and sizes; tall, narrow leaded-glass windows; exposed wood eaves; brick cladding; and stucco and half-timbered cladding. The house contains a mix of local materials and elements from the Arts and Crafts era that embody craftsmanship made from natural materials. The house is a modest yet charming structure and a good representative example of the Tudor Revival style.

Historical and Associative Value

Fairmount has cultural heritage value for its association with Henry S. Thornton, whose family founded the Dudgeon and Thornton printing company in Toronto, which remains today as GMThornton Print Management. Henry had the subject house constructed and as a market gardener, likely used the land to grow his produce. The property is also associated with Dick Goodin, an agricultural specialist who was known across North America for his commitment to growing and marketing produce. In addition to his professional work in the agricultural field, Goodin contributed to his local community in a variety of ways, serving on a number of boards and committees.

Contextual Value

Fairmount has cultural heritage value because it is physically and historically linked to its surroundings. The building is located in its original location where it was retained as part of the development of a 1970 subdivision on Tavistock Square. The Thornton House still functions as a residential home and contributes to the understanding of local history, particularly early 1900s Oakville. It documents a time when many areas surrounding the Town of Oakville were transitioning from farmland to estates and residential subdivisions. This subject property is an example of this important shift in Oakville that would later define the Town.

Description of Heritage Attributes

Key heritage attributes of the property at 129 Tavistock Square that exemplify its cultural heritage value as a representative example of a 1930s Tudor Revival style home, as they relate to the north, east, south and west elevations of the historic one-and-a-half-storey house, include:

- The massing and form of the historic one-and-a-half-storey house with intersecting gable roofs of varying heights and the one-storey hip-roofed sunroom wing;
- Multi-coloured corduroy brick in a running bond pattern;
- Heavily textured stucco and wood half-timbering cladding in the gables;
- Projecting and exposed wood eaves, wood soffits, and wood fascia;
- The fenestration of the windows and front door on the west and south elevations;
- The presence of wood windows and a wood front door in the Tudor Revival style;
- Three leaded-glass windows adjacent to and near the front door;
- Concrete window sills; and
- Brick chimney on the west elevation.

Any objection to this designation must be filed no later than June **, 2024. Objections must be directed to the Town Clerk at townclerk@oakville.ca or 1225 Trafalgar Road, Oakville, Ontario L6H 0H3. The objection must include the reasons for the objection and all relevant facts.

Further information respecting this proposed designation is available from the Town of Oakville. Any inquiries may be directed to Carolyn Van Sligtenhorst, Supervisor of Heritage Conservation at 905-845-6601, ext.3875 (TTY 905-338-4200), or by email at carolyn.van@oakville.ca.

Issued at the Town of Oakville on May **, 2024.

On May **, 2024, Oakville Town Council resolved to pass a Notice of Intention to Designate the following property under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, as a property of cultural heritage value and interest:

Heeks Family Farmhouse
115 Third Line
PLAN 1252 PT LOT 2 RP 20R8962 PARTS 2,4; OAKVILLE

Description of Property

The property at 115 Third Line is located on the east side of Third Line, between Venetia Drive and Lakeshore Road West. The property contains a circa 1909 two-and-a-half-storey brick house.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Heeks Farmhouse has design and physical value as a representative example of a vernacular home with Edwardian style influences. The home was built in 1909 and likely designed by the farmer who had it built, creating its vernacular style that does not strongly represent one architectural style. Constructed during the Edwardian era, it has characteristics influenced by the Edwardian style, such as its: simple but formal composition and balanced facade; large, square and tall form; red brick cladding with minimal decoration; front porch that runs the width of the house, including brick plinths and the presence of wood columns and railings; simple first-storey square bays; unadorned deep wooden roof eaves; and Classical elements like voussoirs and concrete sills. The house is unique because it was made specifically to suit the family for whom it was built, and there is no other house like it in Oakville.

Historical and Associative Value

The Heeks Farmhouse has cultural heritage value for its direct associations with the Heeks family, specifically with Alfred Heeks, a local farmer who built and lived in the house with his family. Heeks immigrated to Canada in 1885 and worked on John Wilson's neighbouring farm, Gilbrae, for 16 years. He purchased land from Wilson and built the subject house there in 1909. At the same time, he started a fruit farming business, which was taken over by his sons, William and Walter. Walter maintained the orchard and farm until 1960 and continued to live in the subject house until 1988. The house remains as a physical reminder of the Heeks family and this farming heritage.

Contextual Value

The Heeks Farmhouse has cultural heritage value because it is physically and historically linked to its surroundings. The house is one of a few remaining historic farmhouse structures in the area. It was built by a local fruit grower and farmer in an area that used to be filled with large fruit farms and orchards. The house stands in its original location and is directly linked to farming families from the area and stands as a reminder of the agricultural history of Oakville and Bronte communities.

Description of Heritage Attributes

Key attributes of the property at 115 Third Line that exemplify its cultural heritage value as a vernacular house with Edwardian style influences, as they relate to the original two-and-a-half-storey house, include:

- The simple and large massing and form of the two-and-a-half-storey side gable-roofed building;
- Deep wooden eaves with wooden cornice returns;
- Third storey dormers;

- The red brick cladding in running bond pattern, including brick plinth along the foundation and brick voussoirs over windows and doors;
- Central red brick chimney;
- Fenestration of the windows and doors, particularly the symmetrical front façade;
- Front porch that runs the width of the house with the upper balcony above it, including the brick piers and the presence of wood columns, railings and skirting;
- The presence of one-over-one windows in the Edwardian style; and
- Concrete window and door sills.

Any objection to this designation must be filed no later than June **, 2024. Objections must be directed to the Town Clerk at townclerk@oakville.ca or 1225 Trafalgar Road, Oakville, Ontario L6H 0H3. The objection must include the reasons for the objection and all relevant facts.

Further information respecting this proposed designation is available from the Town of Oakville. Any inquiries may be directed to Carolyn Van Sligtenhorst, Supervisor of Heritage Conservation at 905-845-6601, ext.3875 (TTY 905-338-4200), or by email at carolyn.van@oakville.ca.

Issued at the Town of Oakville on May **, 2024.



OAKVILLE

REPORT

Heritage Oakville Advisory Committee

Meeting Date: April 23, 2024

FROM: Planning Services Department

DATE: April 9, 2024

SUBJECT: 2024 Heritage Grant Program Recommendations

LOCATION: Town-wide

WARD: Town-wide

Page 1

RECOMMENDATION:

That the 2024 funding allotment as attached in 'Appendix A - Recommended Grant Projects and Maximum Approved Amounts' to the report titled 2024 Heritage Grant Program Recommendations dated April 9, 2024, be endorsed.

KEY FACTS:

The following are key points for consideration with respect to this report:

- This is the eleventh year of the Heritage Grant Program, which is an annual program with \$120,000 available in funding.
- Additional funds of \$35,340 are available for this project year from unused grants from previous years.
- 42 project applications were received requesting over \$287,000 in funding for conservation work on designated heritage properties.
- The Heritage Grant Evaluation Working Group met on Tuesday, April 2, 2024 to discuss all submissions and how to allot the available funding. This report contains their recommendations for projects and funding amounts. In total, 40 projects are recommended to receive funding.
- Restoration projects that improve structural stability and preserve exterior systems such as walls, roofs and windows were given priority during the evaluation process to ensure that the program funding supports the projects most necessary to preserve heritage buildings.
- Including this program year, the Heritage Grant Program will have provided over \$1,064,000 in funding to assist with more than 255 restoration and conservation projects worth more than \$6 million.

BACKGROUND:

This is the eleventh year of the Heritage Grant Program, which Council approved on an annual basis on May 16, 2016, following the successful completion of a three-year pilot program. The grant program was developed to provide funding for owners of properties designated under Part IV or Part V of the *Ontario Heritage Act* (OHA) or with a heritage conservation easement agreement under s. 37 of the OHA.

The program sets out criteria for eligible conservation work, and defines what projects are not eligible to receive funding. Grants can be applied for as matching funding up to a maximum contribution of \$15,000.

The program offers a total of \$120,000 in funding each year through the Town's operating budget but occasionally additional funds are available from unused grants, developer contributions or heritage fees.

The following chart provides an overview of the Heritage Grant Program statistics to date:

Program Year	Number of Projects	Requested Funding	Funding Available	Value of Projects
2014 (pilot)	28	\$235,000	\$80,000	\$500,000
2015 (pilot)	26	\$172,000	\$80,000	\$466,000
2016 (pilot)	23	\$138,000	\$80,000	\$370,000
2017	25	\$181,000	\$90,000	\$402,000
2018	19	\$164,000	\$90,000 + \$5,000	\$478,000
2019	51	\$379,000	\$90,000 + \$25,175	\$1,000,000
2020	25	\$207,000	\$90,000	\$510,000
2021	39	\$253,000	\$90,000 + \$53,275	\$740,000
2022	32	\$244,000	\$120,000 + \$26,834	\$827,000
2023	55	\$485,000	\$120,000 + \$17,965	\$2.1 million
2024	42	\$287,000	\$120,000 + \$35,340	\$717,000

This report provides recommendations for the allocation of the 2024 heritage grant funding and demonstrates the ongoing success of the program.

COMMENT/OPTIONS:2024 Heritage Grant Program Recommendations

The 2024 Heritage Grant Program had a record setting number of applications and requested funding. Heritage planning staff received more than 60 inquiries about the program and 42 applications requesting over \$287,000 in grant funding.

The 2024 program was launched in January 2024 and applications were received until March 15, 2024. The eleventh year of the Heritage Grant Program continues the success of the program, with the combined value of the proposed projects at more than \$717,000.

As approved in the staff report 'Heritage Grant Committee Working Group' dated March 12, 2024, five members of the Heritage Oakville Advisory Committee formed the Heritage Grant Evaluation Working Group to evaluate the applications. The working group met on Tuesday, April 2, 2024 at Town Hall to review all 42 applications. As with previous years, the working group had the choice to fund six to eight applications to the maximum requested amount or instead to distribute the grant money to a maximum number of applicants.

Given that many of the applications were for similar projects (i.e. painting woodwork, historic roof replacement, window restorations), the working group felt it was important to distribute the available funding to as many eligible projects as possible. This is consistent with the approach to grant allocation for the past program years.

In order to allocate grant funding consistently and fairly, the working group ranked priority projects in order to determine how much funding each project would receive. High priority projects were considered as follows:

- Projects that propose restoration work of a structural nature, such as foundation and roof repair and stabilization.
- Projects that restore existing heritage attributes that are integral to the preservation of the superstructure (wall systems, roof) of the heritage building. This years' approved projects included support for the restoration of the plaster walls at Knox Presbyterian Church Sixteen, which were irreparably damaged due to an oil furnace malfunction and has resulted in the temporary closure of the church.
- Many of this years' projects involved restoration of historic windows and replacement/new wood storm windows, as well as significant repairs to historic stucco, wood siding and cedar siding.

The recommended projects and their associated maximum funding amounts are attached to this report as Appendix A.

Each approved project has been provided with a 'maximum grant amount', so that they may receive 50% of the costs of their approved projects to the maximum amount. Grant recipients will still be encouraged to complete their entire projects as proposed, but if they are not able to, a minimum scope of work will be required to be eligible for funding. If the grant recipient has met the approved minimum scope of work, the project will be eligible for 50% of the costs up to the maximum approved amount.

Following consideration by Council, all applicants will be notified of the decision regarding their application, and if applicable, the minimum scope of work to be completed.

As outlined in the Heritage Grant Program Procedures, grants funds will be paid to successful applicants at the satisfactory completion of their project. Grant recipients are required to contact heritage planning staff to arrange for an inspection to ensure that the completed work matches the approved project. If work does not meet the satisfaction of heritage planning staff, the grant funds will be withheld until the project does meet the satisfaction of heritage planning staff.

Invoices must also be presented at the inspection to ensure that grant recipients have covered 50% or more of their approved project costs. If a project is completed under budget and the maximum approved amount is more than 50% of the project costs, the grant recipient will receive only 50% of the final project costs.

Additional Funds

Additional funds were available for this program year from the following source:

- Unused grant funding from 2019 - \$35,340

Unused grants become available after the completion of the two year period of validity, plus a two year extension, as outlined in the approved Heritage Grant Program Procedures. The unused grants are rolled into the next available program year and in this case, the unused portion of grants from 2019 is higher than typical. Staff attribute this to the COVID-19 pandemic that occurred less than a year after the approval of the 2019 grants and the subsequent shift in priorities, potential impact on personal finances and rapid increase of construction costs.

Designation Incentive

With the town's designation project to designate as many listed properties as possible before January 1, 2025, the Heritage Grant Program is the town's biggest incentive for property owners. Staff has heard from property owners that financial incentives can help balance any perceived negative impacts from heritage designation. Six applicants to the 2024 Heritage Grant Program have been designated under Part IV of the OHA within the past year. With the targeted

increase in designations, a budget increase for the Heritage Grant Program may need to be considered in the future.

Conclusion

The eleventh year of the Heritage Grant Program has built upon the achievements of the past ten years the program has been offered. The review of previous grant years demonstrates the value of financial support and incentives for property owners who are stewards of Oakville's cultural heritage resources. Additionally, the program is an incentive for property owners considering heritage designation.

Staff considers the eleventh year of the Heritage Grant Program a success and look forward to the improvements that will be made to Oakville's heritage properties because of this important program.

CONSIDERATIONS:

(A) PUBLIC

All applicants to the Heritage Grant Program will be notified of the approval/rejection of their application and the grant amount, if approved, following Council approval.

(B) FINANCIAL

Funding for the Heritage Grant Program was approved through the town's annual budget process.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

Heritage planning staff will continue to work with staff from the Finance Department to award heritage grants following the completion of approved projects.

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses Council's strategic priority of Accountable Government.

(E) CLIMATE CHANGE/ACTION

A Climate Emergency was declared by Council in June 2019 for the purposes of strengthening the Oakville community commitment in reducing carbon footprints. The Heritage Grant Program encourages the restoration of historic materials, which diverts waste from landfills. The greenest building is the one that already exists and the Heritage Grant Program helps owners of designated properties maintain their buildings.

APPENDICES:

Appendix A – 2024 Grant Recommendations

Prepared by:
Susan Schappert, CAHP, MCIP, RPP
Heritage Planner

Recommended by:
Kirk Biggar, MCIP, RPP
Manager, Policy Planning and Heritage

Submitted by:
Gabe Charles, MCIP, RPP
Director, Planning Services

**Appendix A - 2024 Grant
Recommendations**

Heritage Grant Applications 2024				
Property Address	Designation By-law/District	Summary of Proposed Works	Requested	Recommended
87 Allan Street	First and Second HCD	Restoration of front and rear porches	7000	3500
151 Allan Street	Trafalgar Road HCD	Structural basement repairs	4000	3500
151 Allan Street	Trafalgar Road HCD	Replacement of front and side doors	4440	0
1150 Dundas Street West	Part IV	Interior plaster repairs - furnace damage	15000	10500
2521 Dundas Street West	Part IV	Emergency wall and masonry repairs	800	560
405 Galt Avenue	Part IV	Structural roof repairs	5300	3700
68 George Street	Old Oakville HCD	Replacement of non-historic front door	8085	2400
146 King Street	Old Oakville HCD	Painting trim and woodwork	2245	1100
212 King Street	Old Oakville HCD	Repair and repainting of verandah	4125	2000
213 King Street	Old Oakville HCD	Window restoration	10170	7100
190-194 Lakeshore Rd E	Downtown HCD	Replacement of non-historic windows	8300	1200
250 Lakeshore Rd E/89 Dunn St	Part IV	Stained glass window repairs	15000	10500
457 Maplegrove Drive	Part IV	Restoration and repair storms and pinnacle	4375	2100
457 Maplegrove Drive	Part IV	Removal of dead tree, planting new tree	2050	0
85 Navy Street	Part IV	Window restoration	15000	10500
2401 Ontario Street	Part IV	Exterior painting	4195	2900
2403 Ontario Street	Part IV	Exterior painting	4195	2900
343 Palmer Avenue	Trafalgar Road HCD	Rebuilding of second storey balcony	6100	3000
262 Randall Street	Part IV	Ongoing masonry repairs	9605	6600
47 Reynolds St	Old Oakville HCD	Front door restoration	700	490
47 Reynolds St	Old Oakville HCD	Chimney capping	900	450
197 Reynolds St	Trafalgar Road HCD	Emergency tree pruning	950	140
236 Reynolds St	Trafalgar Road HCD	Repair and painting of wood trim and storms	3075	1500
288 Reynolds St	Trafalgar Road HCD	Replacement of exterior doors	9265	4600
69 Second St	First and Second HCD	Front porch restoration	15000	7500
93 Second St	First and Second HCD	Non-heritage window replacements	15000	10500
3065 Seneca Dr	Part IV	Repair of wood cladding and soffits	1750	1200
1072 Tanglewood Ct	Part IV	Front door restoration	7500	5200
29 Thomas St	Old Oakville HCD	Historic fence replacement	14885	4200
32 Thomas Street	Old Oakville HCD	Exterior painting	1585	750
76 Thomas St	Part IV	Roof structural repairs	2500	2200
76 Thomas St	Part IV	Exterior painting	8500	4000
43 Trafalgar Road	Old Oakville HCD	Interior storm windows	3490	2300
159 Trafalgar Road	Part IV	Front porch reconstruction	8770	2600
348 Trafalgar Road	Trafalgar Road HCD	Repointing brickwork	4105	2800
407 Trafalgar Road	Trafalgar Road HCD	Window restoration and new storms	15000	10500
265 Watson Avenue	Part IV	Masonry cleaning and repairs	5000	2500
307 Watson Avenue	Part IV	Replacement of cedar siding	15000	7500
356 Watson Avenue	Part IV	Exterior painting	2805	1900
148 William Street	Old Oakville HCD	Window replacement (6 aluminum clad, 3 wood)	10610	5200
263 William Street	Old Oakville HCD	Porch restoration	9420	2800
266 William Street	Old Oakville HCD	Fence restoration	1500	450
			287295	155340

Memo

To: Heritage Oakville Advisory Committee
From: Carolyn Van Sligtenhorst, Supervisor of Heritage Conservation
Date: April 9, 2024
Subject: Delegated Heritage Permits, December 2023 to April 2024

The following heritage permits were issued by Heritage Planning staff from December 2023 to April 2024 in accordance with Heritage Delegation By-law 2022-021:

HP041/23-42.20D – 3114 Dundas Street West
Severance of a small strip of land along Dundas Street West to accommodate a bus lay-by.

HP002/24-42.20T – 29 Thomas Street
Replacement of wood picket fence.

HP003/24-42.20L – 250 Lakeshore Road East
Replacement of 15 circa 1950s windows.

HP006/24-42.20W – 56 Water Street
Replacement of seasonal awning with permanent roof and associated works.

HP007/24-42.20S – 457 Smith Lane
Installation of new exterior lighting.

HP009/24-42.20G – 68 George Street
Replacement of non-historic front door