



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2018-104

A by-law to designate the Glassco House at 338 Spruce Street as a property of cultural heritage value or interest.

WHEREAS pursuant to Part IV of the *Ontario Heritage Act*, R.S.O. 1990, chapter O.18, the council of a municipality is authorized to enact by-laws to designate a real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

WHEREAS the council of the Corporation of the Town of Oakville has caused to be served on the owners of the lands and premises at:

338 Spruce Street
Oakville, ON

and upon the Ontario Heritage Trust, notice of intention to designate the Glassco House at 338 Spruce Street as a property of cultural heritage value or interest, and further, has caused the notice of intention to be published in the *Oakville Beaver*, being a newspaper of general circulation in the municipality;

AND WHEREAS no notice of objection to the proposed designation has been served on the municipality;

COUNCIL ENACTS AS FOLLOWS:

1. That the following real property, more particularly described in Schedule "A", is hereby designated as being of cultural heritage value or interest, for the reasons set out in Schedule B:

Glassco House
338 Spruce Street
Town of Oakville
The Regional Municipality of Halton

2. That the attached Schedules form part of the by-law.
3. And that the Town Solicitor be authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" at the Land Registry Office.

PASSED this 7th day of August, 2018

Rob Burton

Mayor

Kathy Patrick

Acting Town Clerk

SCHEDULE "A" TO
BY-LAW 2018-104

In the Town of Oakville in the Regional Municipality of Halton, property description
as follows:

Glassco House
338 Spruce Street
Lot 13, Part Lot 12, Plan 121 Town of Oakville,
Regional Municipality of Halton

SCHEDULE "B" TO
BY-LAW 2018-104

STATEMENT OF SIGNIFICANCE

Description of Property – Glassco House, 338 Spruce Street

The Glassco House is located on the south side of Spruce Street between Allan Street and Reynolds Street. The property contains the Glassco House, a private residence.

Statement of Cultural Heritage Value or Interest

Historical Value or Associative Value

The Glassco House has cultural heritage value for its historical associations with the Glassco, Perdue and Tough families, all of whom contributed to their local community and played significant roles in Oakville's early industries, organizations and schools. The property also contributes to the understanding of the development of the Brantwood Annex and the local residential neighbourhood.

The property is comprised of Lot 13 and part of Lot 12 in Plan 121, known as the Brantwood Annex. This was an area of land adjacent to the Brantwood subdivision. Originally part of the farm estate of Cyrus Anderson, Brantwood was bounded by Spruce Street to the north, Gloucester Avenue to the east, Lakeshore Road to the south and Allan Street to the west. The Brantwood Annex was located directly to the west of Brantwood in a block bounded by Spruce Street to the north, Allan Street to the east, Division Street (now MacDonald Road) to the south and Reynolds Street to the west. The lands were originally part of John A. Chisholm's farm and were purchased by Louis P. Snyder and Charles A. Bradbury in 1909.

Until 2017, the Glassco House occupied two full lots, Lots 13 and 14, and ten feet of the easterly portion of Lot 12 from the original survey. Today, Lot 14 is a separate empty lot and the house only occupies Lot 13 and the portion of Lot 12.

Land registry records show that all three lots, in addition to most of the surrounding lands, were sold by banker and land developer Louis Phillip Snyder in 1909. Snyder sold Lot 12 (and three other lots in Plan 121) to William B. Charlton for \$1500.00 and Lot 13 (as well as Lot 7 in Plan 121) to George Edwards Moore for \$800.00. In 1910, James Phinnamore, a contractor, purchased Lot 13 from Moore and Lot 14

from Snyder. He paid a total of \$450.00 for each lot. In 1911, Daniel C. Smith, a builder, purchased Lot 12 from Charlton.

In 1911, Phinnamore sold both Lots 13 and 14 to Theresa Mackay, along with an assumption of a mortgage. MacKay in turn sold both lots to Bessie Irene Armstrong in 1912, also with a mortgage. Armstrong, later known as Bessie Glassco, purchased the ten feet of the easterly portion of Lot 12 in 1940. The property remained this size until 2017.

Former owner Elizabeth (Betty) Tough noted that the house was constructed by Mr. Ernest Spencer “Bonnie” Glassco. She wrote that Glassco apparently chose the location for the house for its proximity to his factory and also noted that the house was the first house constructed on Spruce Street.

Ernest Glassco owned a factory that produced “Glassco’s Jams and Jellies”, located just west of the Basket Factory and south of the railway on the north side of what is now Old Mill Road. He started this business when he and his brother took over the premises of the Oakville Fruit Growers’ association in 1912. Land registry records indicate that Ernest’s soon to-be wife, Bessie Irene Armstrong, purchased the lots at 338-340 Spruce Street in 1912. The property remained in her name until it was sold to the Perdues. Based on land records and other historical records, it is likely that the house was constructed in 1912.

The 1921 census shows Ernest and Bessie living in the house as a married couple with their children Riley, 16, and Betty, 15 (both from Bessie’s first marriage), and Eleanor, the couple’s 9-year-old daughter. The couple also had a maid living with them at the time. Voting records show the couple still living on the property in the 1930s.

In 1938, Ernest died at the age of 64 and Bessie sold the house four years later and moved to 115 Morrison Road. The Spruce Street house was purchased by Gordon and Jennie Perdue. The Perdue family was also a well-known prominent family in Oakville. Jennie was the sister of John M. Wallace, owner of the Oakville Basket Factory at that time, and after whom Wallace Park is named.

Gordon Perdue served as chairman of the Board of Education and was instrumental in building a new technical high school on Maurice Drive. Named in his honour, the Gordon E. Perdue High School was opened in 1962 but shut down in 1989 when it was sold to the Halton Catholic District School Board. Originally a school teacher, Gordon was also the general manager at the Oakville Basket Factory for many years. He was also president, district governor and international director of the Rotary Club and was a co-founder of the Oakville Curling Club.

Jennie Perdue was involved with the Red Cross during World War II, she convened the women's section at the founding of the Oakville Y.M.-Y.W.C.A. and was the first president of the ladies' group at the Oakville Curling Club. In 1979, when she turned 90 years old, Jennie was nominated as Citizen of the Year in Oakville and was made a Paul Harris Fellow at the Rotary Club for her work with the Rotary Anns. Jennie was also a president of the United Church Women for many years and was very active in St. John's United Church.

Gordon and Jennie had two daughters, Elizabeth (Betty) and Dorothy, and one son Robert, who was killed in action during World War II. Land Registry records indicate that daughter Betty Tough purchased the property from her parents in 1969, though Betty noted that she and her husband Doug had moved into the house by 1948. Around that time, Gordon and Jennie built a new house at 356 Trafalgar Road, which still stands and is part of the Trafalgar Road Heritage Conservation District.

According to Betty, she and Doug raised their three children, Jeanine, Douglas and Graham, in the house and lived there for 59 years. Doug was a manager at the Ford Motor Company and Betty did supply teaching for many years and was a French teacher at White Oaks Secondary School. Like Betty's parents, the family was involved in the Oakville Club and Betty served on the Board of the Oakville Y.M.-Y.W.C.A.. She was also active in her church, the Oakville Hospital Auxiliary and the University Women's Club (now the Canadian Federation of University Women).

After the passing of Doug in 2007, the house was sold to new owners. Since the larger property contained two original lots (plus ten feet of a third lot), the owners of the property in 2017 decided to separate Lot 14. At one point, a sunroom was constructed onto the north side of the house and this portion straddled the property line between Lot 13 and 14. In 2017, the sunroom wing was removed and Lot 14 became a separate lot.

Design Value or Physical Value

The Glassco House is considered to have heritage value for its c.1912 Craftsman bungalow style design. It is an early example of this style in Oakville and is one of the few remaining houses that define the Arts and Crafts character of the early 20th century residential developments to the north and east of downtown Oakville. The brick structure contains many of its original features that are characteristic of the Craftsman Bungalow style.

The 2 ½ storey house has a concrete foundation with several side and rear additions that have been added over time. The original structure has a simple side gable roof with a large shed dormer. The symmetrical front façade has a central entrance flanked by two sets of wood casement windows with lead paned glass. The

gables, dormers and front porch are clad in wood shingles, as are the later additions. The front entrance includes a contemporary wood door with original wood sidelights. The wide and deep front porch has simple wood columns and trim.

The house was designed in the Arts and Crafts style, particularly the Craftsman Bungalow style, which became popular in the early 1900s. This style is emphasized by sloped roofs that allow the house to appear modest from the street, while often accommodating two to three floors. A symmetrical façade with a full-width veranda and wide shed dormer was very common on bungalows. Standard materials used were brick, wood siding and wood shingles. Bungalows usually contained numerous windows, often grouped together in twos or threes, and extruding bay windows were often constructed on side elevations. Diamond-shaped lead paned windows on the front elevation were also typical features.

These Bungalow features can be seen on the subject house which still retains many of these elements. The additions, while not considered to be heritage, were built using compatible designs and materials to support the original house. The front porch remains the statement piece of the house, and the unique rectangular-shaped lead paned glass windows are significant original features.

Contextual Value

Considered to be the first house built on Spruce Street, the Glassco House is a historic anchor in a neighbourhood that contains a variety of homes built throughout the 20th century. The property helps to define and support the historic residential character of the neighbourhood and is visually and historically linked to the surrounding neighbourhood.

Description of Heritage Attributes

Key features that relate to the historical, associative, design and physical value of the 2 ½ storey gable-roofed portion of the Glassco House include:

- 2 ½ storey form of the building and gable roof with front shed dormer;
- Brick cladding on the first storey;
- The use of wood shingle cladding on the front shed dormer, the walls of the front porch, the first and second storey bay window on the west elevation, the west and east gables and the first storey of the east elevation;
- Wood porch columns;
- The use of wood floors and wood ceiling on the front porch;
- The fenestration on the first storey of the north elevation;

- The four sets of leaded glass windows on the north elevation, including all wood trim and wood storm windows; and
- The sidelights and transom windows, including all wood trim, on the north elevation front entrance.

Explanatory Note

Re: Heritage Designation By-law No. 2018-104

By-law No. 2018-104 has the following purpose and effect:

To designate the Glassco House located at 338 Spruce Street as a property of cultural heritage value or interest pursuant to the provisions of the *Ontario Heritage Act*, R.S.O., 1990, Chapter O.18, Part IV, Section 29.