

## APPENDIX C

### Heritage Research Report



August 2020

**78 Allan Street**  
February 2021

## **Heritage Research Report Status Sheet**

Street Address:	78 Allan Street
Short Legal Description:	Part Lot C, Block 34, Plan 1, Town of Oakville Regional Municipality of Halton
Heritage Type:	Historical
Heritage Status:	Designated, Part IV, By-law 1991-219
Zoning:	RL6 sp:11
Land Use:	Residential
Research Report Completion Date:	February 17, 2021
Heritage Committee Meeting Date:	March 23, 2021
Research Report Completed by:	Elaine Eogl Heritage Planner Town of Oakville
Sources Consulted:	1877 Historical Atlas of Halton County, Ontario, Walker & Miles Ancestry <a href="http://www.ancestry.ca">www.ancestry.ca</a> Charles E. Goad Company Fire Insurance Plans George Chisholm, President, Oakville Historical Society Museums of Ontario <a href="http://www.museumontario.ca">www.museumontario.ca</a> <i>Oakville and the Sixteen</i> , Hazel C. Mathews Oakville Historical Society files Oakville Public Library Archives <i>Old Oakville</i> , David & Suzanne Peacock ONLAND, Ontario Land Registry Access Ontario Architecture <a href="http://www.ontarioarchitecture.com">www.ontarioarchitecture.com</a> Ontario Land Registry Records Town of Oakville files Wikipedia

### **Statement of Cultural Heritage Value or Interest**

78 Allan Street has previously been recognized as having cultural heritage value and interest. In 1991, it was identified and protected by designation By-law 1991-219. In the intervening 30 years, the criteria upon which a property is assessed in order to determine its cultural heritage value or significance has expanded. As such the decision was made to research and re-evaluate the property in order to better understand its cultural heritage value, and to identify its heritage attributes based on Ontario Regulation 9/06. This Regulation, defined in the *Ontario Heritage Act*, outlines several criteria for determining whether a property is of cultural heritage value or interest. In order for a property to be designated under section 29 of the *Ontario Heritage Act*, it must meet one or more of these criteria, which are outlined below. By using these criteria, staff can determine if the property's cultural heritage value or interest merits designation under the *Ontario Heritage Act*.

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 1-½ storey house has design and physical value as a representative example of a vernacular building which incorporates elements typical of 19<sup>th</sup> century residential Classical Revival style architecture.**

- ii. displays a high degree of craftsmanship or artistic merit

**The house was constructed by an experienced and accomplished builder but does not display a high degree of craftsmanship in any significant way.**

- iii. demonstrates a high degree of technical or scientific achievement

**There are no technical or scientific achievements associated with this property.**

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 has historical and associative value because of its direct associations with the Connor and McCraney families, both influential in early Oakville history.**

- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or

**The property has historical and associative value as the location of a late 19<sup>th</sup> century vernacular residence which yields general information that contributes to the understanding of the late 19<sup>th</sup> century development of Oakville.**

- 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 James O'Connor who likely built the house.**

3. The property has contextual value because it,

- i. is important in defining, maintaining or supporting the character of an area,

**The subject property defines, maintains and supports the late 19<sup>th</sup> century residential character of the area.**

- ii. is physically, functionally, visually or historically linked to its surroundings, or

**The subject property has contextual value as it remains physically, functionally, visually and historically linked to the area, and as such it provides a framework within which to understand Oakville's late 19<sup>th</sup> century residential development.**

- iii. is a landmark.

**The property is not a landmark.**

## **Property Description**

78 Allan Street is located at the southwest corner of Robinson and Allan Streets, a short distance from the Old Oakville Heritage Conservation District, and adjacent to First and Second Streets Heritage Conservation District. It contains a 1-½ storey residential building, constructed sometime between 1872 and 1910. The property is designated under Part IV of the *Ontario Heritage Act*, pursuant to By-Law 1991-219.

## **Design and Physical Value**

The building at 78 Allan Street is a well-proportioned rectangular, 1-½ storey, wood frame stucco clad structure, which was later reclad in wood.<sup>1</sup> The rear section of the house was added c.1940 and subsequently replaced c.2001.<sup>2</sup> The structure at 78 Allan Street represents vernacular design, and incorporates elements typical of 19<sup>th</sup> century residential Classical Revival style architecture. Vernacular design is characterised by the use of local materials and knowledge, and is typically undertaken without the supervision of a professional architect. Classical Revival style architecture is known for its “balanced, symmetrical buildings.”<sup>3</sup>

78 Allan Street has a medium pitched, front gable roof which is embellished by deep cornices that terminate, on the two-bay front and rear façades, in simple eave returns. Unpretentious capitals top the building’s corner-board pilasters. The ornate, off-centre front entryway architrave surrounds the stained glass transom window, and the decorative, multi-panel wood front door, which is not original. The house includes a mix of early and replacement wood windows in six-over-six configurations. The red brick chimney is centrally located within the building, a location common in vernacular construction.<sup>4</sup> The building’s decorative elements indicate that the builder was a craftsman capable of producing attractive architectural details.

The date of construction is unknown; however, based on various records, including Land Registry Office Abstract Records and C.E. Goad’s 1910 Fire Insurance Plan, the most likely date range of construction is between 1872 and 1910. Historically, it was believed that the building was constructed at a different location and subsequently relocated to the subject property around 1920.<sup>5</sup> However, research failed to find proof to substantiate this claim. Although the building’s foundation, which does not seamlessly fit its footprint, may be an indication of such a move.

All photos in the report were taken in July and August 2020, unless otherwise noted.



Front (northeast) façade



Side (northwest) façade

<sup>1</sup> *Fire Insurance Plan for Oakville, Ontario*. Toronto: C.E. Goad, 1910, revised 1913. Sheet #3.

<sup>2</sup> Town of Oakville, Planning Services property file, Staff Report, *Heritage Approval for 78 Allan Street*, October 5, 2000.

<sup>3</sup> Ontario Architecture, *Building Styles, Residential Classical Revival*,

<http://www.ontarioarchitecture.com/ClassicalRevival.htm#Residential%20Classical%20Revival> – accessed 6 January 2021

<sup>4</sup> Pennsylvania Historical & Museum Commission, *Dictionary of Architectural Terms*, Chimneys,

<http://www.phmc.state.pa.us/portal/communities/architecture/resources/dictionary.html> - accessed 24 February 2021

<sup>5</sup> Town of Oakville, *By-Law 1991-219, Reasons for Designation*, page 2.



Side and rear (west) elevations



Rear (southwest) elevation, circa July 2009

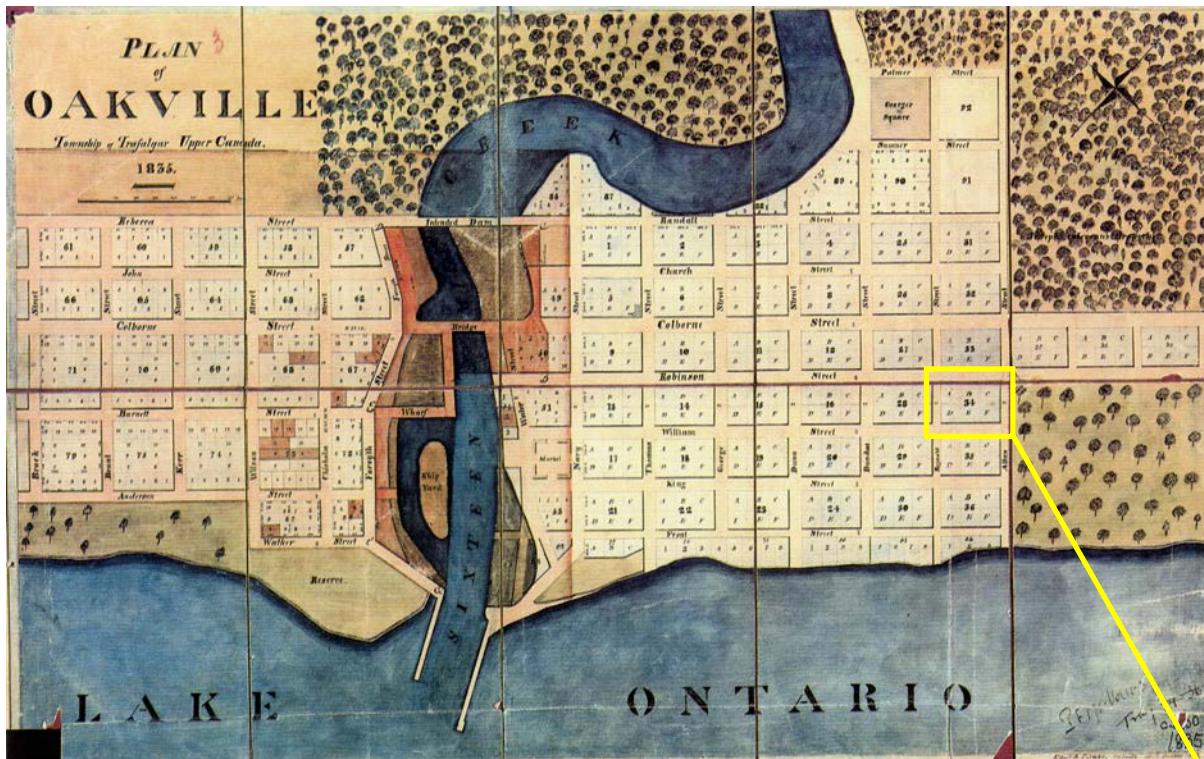
78 Allan Street has cultural heritage value as a representative example of a vernacular home that includes architectural elements typical of 19<sup>th</sup> century Classical Revival style architecture.

#### **Historical and Associative Value**

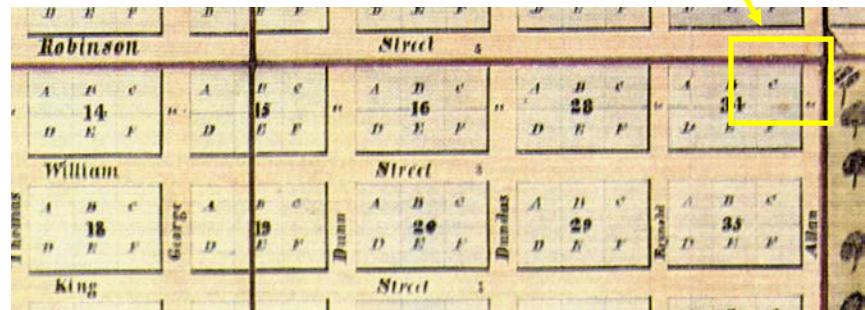
78 Allan Street forms part of Lot 12, Concession 4 South of Dundas Street (SDS). Below is a partial summary of the owners of the property from 1820 to the present:

Name of Owner(s)	Years of Ownership
<b>As Lot 12, Concession 4, South of Dundas Street</b>	
Crown	1820 to 1831 and 1834
William Chisholm (Two Crown Patents issued)	1831 and 1834 to 1845
George King Chisholm	1845 to 1869
<b>As Part Lot C, Block 34, Plan 1 (1835)</b>	
Robert Kerr Chisholm	1869 to 1872
James Connor, the younger	1872 to 1874
William McCraney	1874 to 1875
David Milne	1875 to 1882
Mary Elizabeth Curran	1882 to 1920
William Sinclair Davis	1920 to 1952
Henry Bishop and Victoria Mary Hatherly	1952 to 1964
Break in Land Registry Office information	
Current owners	2017 to present

The Crown awarded Lot 12, Concession 4 SDS to William Chisholm as two separate Crown Patents; the first in 1831 which encompassed the west part of the lot, and the second in 1834, encompassing the east part. By 1835, Edward Palmer's map shows the subject property as being part of Lot C, Block 34, Plan 1.



Edward Palmer's 1835 Oakville Plan<sup>6</sup>



Part Lot C, Block 34, Plan 1

Land Registry Office records show that 78 Allan Street had numerous owners.

#### The Chisholm family:

The first was the aforementioned William Chisholm (1788-1842) who is remembered as a farmer, businessman and political figure in Upper Canada, and as the founder of Oakville.<sup>7,8</sup> Records indicate that in 1827, Chisholm began planning the Town of Oakville, and by 1831, having acquired land at the mouth of Sixteen Mile Creek, he laid out the town and harbour and invested heavily in shipping and shipbuilding.<sup>9</sup>

<sup>6</sup> Oakville Historical Society, *Map of Oakville, 1835*, Catalogue number 1950.3.147

<sup>7</sup> Wikipedia, *William Chisholm (Upper Canada Politician)*,

[https://en.wikipedia.org/wiki/William\\_Chisholm\\_\(Upper\\_Canada\\_politician\)](https://en.wikipedia.org/wiki/William_Chisholm_(Upper_Canada_politician)) – accessed 4 September 2020

<sup>8</sup> Town of Oakville, *The Chisholms of Erchless Estate*, <https://www.oakville.ca/museum/founders-of-oakville.html#:~:text=In%201827%20William%20Chisholm%20purchased,of%20Oakville%20and%20Oakville%20harbour.> – accessed 5 February 2021

<sup>9</sup> Town of Oakville, Planning Services department, *Draft Erchless Estate Cultural Heritage Assessment – FINAL*, September 2018, p. 2

After William Chisholm's death, the next owner of the subject property was his son, George King Chisholm (1814-1874). George Chisholm served as Reeve of Trafalgar Township from 1830 to 1852, and in 1857 he was elected the first Mayor of Oakville. On 28 December 1869, George K. Chisholm and wife sold their interests in Lots C, D, E and F in Block 34 to George's younger brother Robert K. Chisholm.<sup>10</sup>

Robert Kerr Chisholm (1819-1899) was a politician, and like his older brother George, he served as the Reeve of Trafalgar Township (1854 and 1856). He also served as the Reeve of Oakville between 1862 and 1865, and as a Town Councillor, 1857 to 1871, and 1879 to 1880.<sup>11, 12</sup> By trade, Robert was Oakville's Custom Collector and Postmaster.

On 11 September 1872, Robert K. and Flora Chisholm sold one acre of land to James Connor the younger.<sup>13</sup>

Based on the extensive history compiled on the Chisholm family, and in light of their wealth and position within the community, it is unlikely that William, George or Robert Chisholm ever lived at 78 Allan Street. Further, although they would have the means to do so, no records were found to support the possibility that one of the Chisholm family members commissioned the construction of the residence.

**James Connor the younger:**

James Connor the younger was the son of James Connor Sr., a carpenter and joiner from Ireland.<sup>14</sup> Little information was found about James Connor Jr., however, according to *Old Oakville*, in 1852, James Connor Sr. built his home at 75 Reynolds Street, one block west of the subject property.<sup>15</sup> Connor Sr. and his wife Catherine had seven children, four of which were boys.<sup>16</sup> Two of their sons, the aforementioned James Jr., and William "took up their father's trade" and became carpenters too.<sup>17</sup> According to a newspaper advertisement of June 1873, James Connor Sr. was in partnership with one or more of his sons. Operating as Connor & Co. proprietors, they offered "[m]ouldings of every description on hand and to order."<sup>18</sup> James Connor Sr. is known to have built "many houses in town" including one "situated near the R.C. Church commanding a magnificent view of Lake Ontario" which was advertised in the July 1877 edition of the *Express and County of Halton Advertiser* as being "[f]or sale or to let".<sup>19</sup>

There are numerous similarities between the Reynolds and Allan Street houses, including their simple clean lines, their formal neoclassical entryways with multi-light transoms, and their decorative eave returns, which may be further proof of the Connor family's involvement in the construction of the building at 78 Allan Street.

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<sup>10</sup> ONLAND, Ontario Land Registry Access. Bargain & Sale 465B, dated 28 December 1869.

<https://www.onland.ca/ui/20/books/23324/viewer/974272825?page=144> (accessed 2 September 2020). Historical Books, Halton County, Trafalgar Township, Page 208. **Used on an as is basis with the permission of Teranet Inc.**

<sup>11</sup> Wikipedia, *William Chisholm (Upper Canada politician)*,

[https://en.wikipedia.org/wiki/William\\_Chisholm\\_\(Upper\\_Canada\\_politician\)](https://en.wikipedia.org/wiki/William_Chisholm_(Upper_Canada_politician)) – accessed 10 April 2018.

<sup>12</sup> Museums of Ontario, *Erchless and Its Inhabitants: Flora Matilda (Lewis) Chisholm (1835-1918)*,

<http://vitacollections.ca/museums/2/Exhibit/5> - accessed 4 September 2020

<sup>13</sup> ONLAND, Ontario Land Registry Access. Bargain & Sale 626C (or 625C), dated 11 September 1872.

<https://www.onland.ca/ui/20/books/23324/viewer/974272825?page=144> (accessed 2 September 2020). Historical Books, Halton County, Trafalgar Township, Page 208. **Used on an as is basis with the permission of Teranet Inc.**

<sup>14</sup> David & Suzanne Peacock, *Old Oakville, A Character Study of the Town's Early Buildings and of the Men Who Built Them* (Heritage Press Co. Limited), Page 44.

<sup>15</sup> Peacock, *Old Oakville*, 44.

<sup>16</sup> Ibid.

<sup>17</sup> Ibid.

<sup>18</sup> Ibid.

<sup>19</sup> Ibid.

Although the 13 September 1872, Bargain and Sale document recording James Connor Jr.'s purchase from Robert and Flora Chisholm did not indicate how much he paid for the one acre property, two days after agreeing to buy the land, Connor Jr. took out a mortgage for \$200.<sup>20</sup> Almost exactly two years later, on 12 September 1874, James Connor the younger and wife sold "Lot C & other lots subject to a mortgage" to William McCraney for what appears to be \$740.<sup>21</sup> As a carpenter, from a family of carpenters, it is possible that James Connor the younger alone, or along with his family, built the subject structure and the price difference may be indicative of just such an improvement.

### **William McCraney:**

William McCraney, MP (1831-1911) was born in Trafalgar Township, Upper Canada to Hiram McCraney (1801-1878) and Louisa (nee English) McCraney (1800-1886). He was the grandson of William McCraney (1762-1829), who was the first McCraney to settle, c.1801, in Trafalgar Township.<sup>22,23</sup>

William McCraney, the younger, was "a businessman and political figure in Ontario", and his interests included construction, farming and "lumbering."<sup>24, 25</sup> McCraney also held various political positions, serving as the Mayor of Oakville from 1871 until 1872, and he served two terms, between 1875-1878 and 1882-1887, as the federal Member of Parliament for Halton.<sup>26</sup> McCraney is remembered for his philanthropy, contributing "largely to the different churches and public buildings in his native country".<sup>27</sup>

Records indicate that McCraney cleared and developed "over five hundred acres of land in the country" and that he built three sawmills in Halton.<sup>28</sup> McCraney's Bronte sawmill was described as "constantly running and turn[ing] out large quantities of lumber, which [was] shipped to all points on the lake".<sup>29</sup> One of his Oakville mills was "situated on the Sixteen below the swing bridge" and was described as "one of the largest mills in the county".<sup>30</sup> As well as constructing mills, McCraney "built a large number of farm houses and buildings near Oakville, besides erecting and refitting some eighteen houses in the town".<sup>31</sup>

As someone who is noted for his extensive construction activities, both within and outside of the town, William McCraney is another likely candidate for having built the subject structure on the property. It is almost certain that McCraney did not live at 78 Allan Street, as records indicate that he lived at 42 Lakeshore Road West.<sup>32</sup>

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<sup>20</sup> ONLAND, Ontario Land Registry Access. Mortgage 627C, dated 13 September 1872.

<https://www.onland.ca/ui/20/books/23324/viewer/974272825?page=144> (accessed 2 September 2020). Historical Books, Halton County, Trafalgar Township, Page 208. **Used on an as is basis with the permission of Teranet Inc.**

<sup>21</sup> ONLAND, Ontario Land Registry Access. Bargain & Sale 832 (or 852), dated 12 September 1874.

<https://www.onland.ca/ui/20/books/23324/viewer/974272825?page=144> (accessed 2 September 2020). Historical Books, Halton County, Trafalgar Township, Page 208. **Used on an as is basis with the permission of Teranet Inc.**

<sup>22</sup> Interview with George Chisholm, President, Oakville Historical Society and McCraney descendant, 28 August 2020.

<sup>23</sup> Hazel C. Mathews, *Oakville and the Sixteen: The History of an Ontario Port* (University of Toronto Press Incorporated, 1953), Page 184.

<sup>24</sup> Wikipedia, *William McCraney*, [https://en.wikipedia.org/wiki/William\\_McCraney](https://en.wikipedia.org/wiki/William_McCraney) - accessed 9 September 2020.

<sup>25</sup> George Chisholm, *A McCraney Anthology, Fondly dedicated to Leah (Miller; Prout) Staling 'who asked the questions'*, 1999, page 15.

<sup>26</sup> Wikipedia, *William McCraney*, [https://en.wikipedia.org/wiki/William\\_McCraney](https://en.wikipedia.org/wiki/William_McCraney) - accessed 9 September 2020.

<sup>27</sup> George Chisholm, *A McCraney Anthology, Fondly dedicated to Leah (Miller; Prout) Staling 'who asked the questions'*, 1999, page 15.

<sup>28</sup> Chisholm, *A McCraney Anthology*, 15.

<sup>29</sup> *The County of Halton*, The Historical Atlas of Halton County, Ontario, Illustrated, Walker & Miles, 1877. Page 59.

<sup>30</sup> *The County of Halton*, 60.

<sup>31</sup> Chisholm, *A McCraney Anthology*, 15.

<sup>32</sup> Town of Oakville, Planning Services, *SECTION A: Register of Designated Heritage Properties Under Part IV of the Ontario Heritage Act*, page 17.

On 12 June 1875, just nine months after purchasing the property, William and Elizabeth McCraney sold a  $\frac{1}{4}$  acre of Lot C to David Milne.<sup>33</sup>

**David Milne:**

Milne owned the property for seven years when he and his wife sold the property on 23 October 1882 to Mary Curran, Widow, for \$220.<sup>34</sup> No further information was found on Mr. Milne or his wife.

**Mary Elizabeth Curran:**

Mary Elizabeth Curran, nee McCarroll, was born in 1851 in Ireland. On 26 February 1876, she married James Curran (1847-1878) in Oakville.<sup>35</sup> On 31 January 1877, they had two children, twins Thomas Henry Curran and Mary Ann Curran (known as Annie), who were born in Sheridan, in neighbouring Toronto Township.<sup>36</sup>

It was during the time that Mary Curran owned the home, that the structure on the property is believed to have been relocated to the subject property. At the time of its designation in 1991, according to the then property owners, “longtime residents in the area thought that the date” that the current building was moved to 78 Allan Street was approximately 1906.<sup>37</sup> However, no other documentation was found to substantiate this claim.<sup>38</sup>

The earliest definitive proof that a building existed on the property comes from the Charles E. Goad Company's July 1910, Fire Insurance Plan, which shows a 1 storey, wood frame, stucco or plaster clad house on the property.

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<sup>33</sup> ONLAND, Ontario Land Registry Access. Bargain & Sale 905, dated 12 June 1875.

<https://www.onland.ca/ui/20/books/23324/viewer/974272825?page=144> (accessed 2 September 2020). Historical Books, Halton County, Trafalgar Township, Page 208. **Used on an as is basis with the permission of Teranet Inc.**

<sup>34</sup> ONLAND, Ontario Land Registry Access. Bargain & Sale 1573, dated 23 October 1882.

<https://www.onland.ca/ui/20/books/23324/viewer/974272825?page=144> (accessed 2 September 2020). Historical Books, Halton County, Trafalgar Township, Page 208. **Used on an as is basis with the permission of Teranet Inc.**

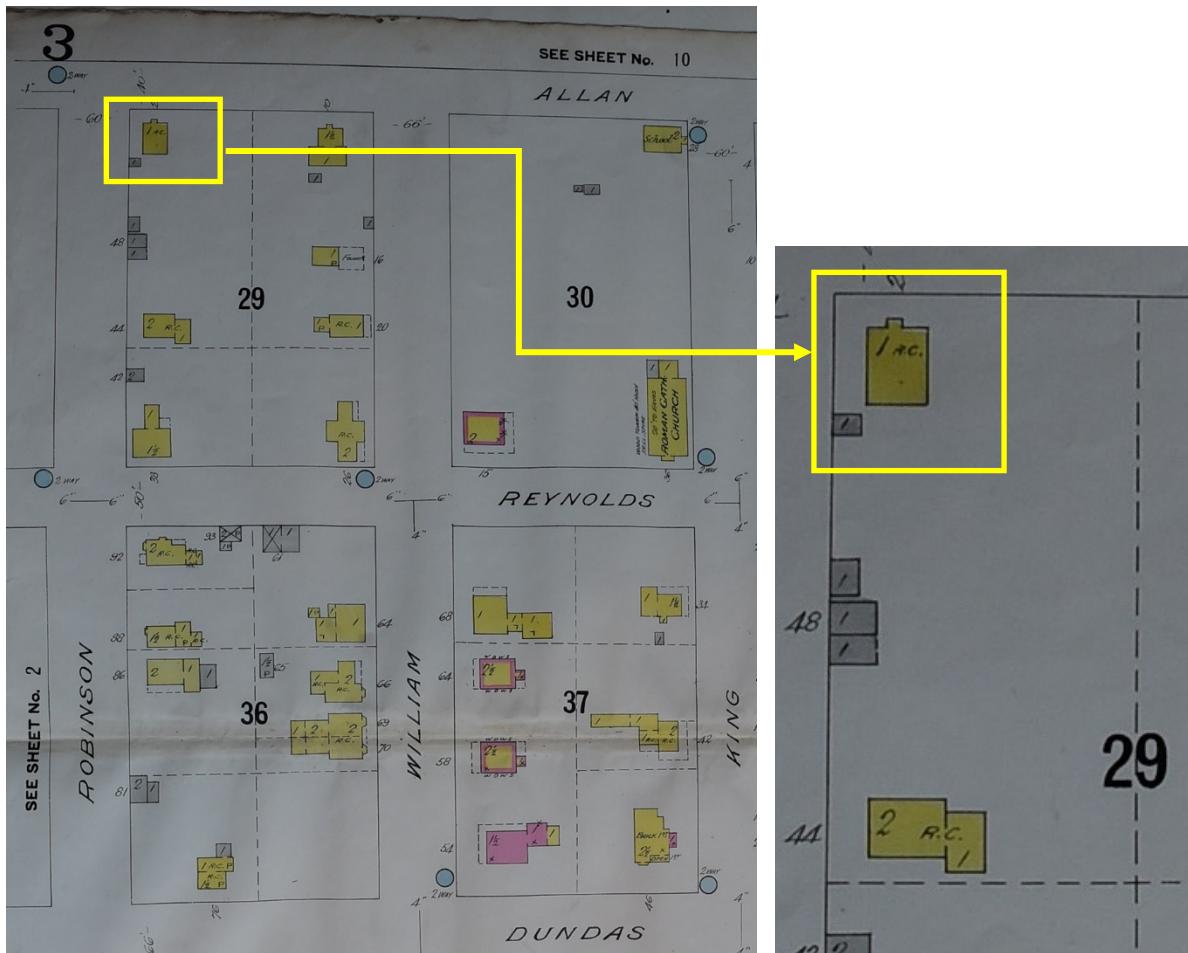
<sup>35</sup> Ancestry.ca, *Curran Family Tree*, Schedule B. – Marriages,

[https://www.ancestry.ca/imageviewer/collections/7921/images/ONMS932\\_20-0681?plid=1747507](https://www.ancestry.ca/imageviewer/collections/7921/images/ONMS932_20-0681?plid=1747507) – accessed 5 February 2021

<sup>36</sup> Ancestry.ca, *Curran Family Tree*, <https://www.ancestry.ca/family-tree/person/tree/171230084/person/422223689452/facts> - accessed 5 February 2021

<sup>37</sup> Town of Oakville, Planning Services, 78 Allan Street property file, *Heritage Structure Report*, undated, page 1.

<sup>38</sup> Town of Oakville, *Heritage Structure Report*, 1.



C. E. Goad Co., July 1910 Fire Insurance Plan

Mary Curran owned the  $\frac{1}{4}$ -acre property from 1882 until it was sold after her death by her then married daughter Annie O'Connell, to William Sinclair Davis.<sup>39</sup>

#### William Sinclair Davis:

William Sinclair Davis (1865-1942) was a successful businessman and real estate broker who eventually became one of Oakville's wealthiest men.<sup>40</sup> The 1903 Davis Block located at 187-189 Lakeshore Road East is named after him.<sup>41</sup> Davis lived at 40-42 First Street, William Francis Romain's 1855 home, and as such would have purchased the subject property as an investment, not a personal residence. The rear wing was built c.1940, during Davis' ownership.

In 1952, after his death, Davis' Executors, his wife Agnes Galt (nee Cavers) and his son William Edwyn Davis, sold the subject property, which at the time was known municipally as 26 Allan Street, to Henry Bishop and Victoria Mary Hatherly who owned the property until June 1964.<sup>42, 43, 44</sup>

<sup>39</sup> ONLAND, Ontario Land Registry Access. Grant 7406, dated 9 May 1920.

<https://www.onland.ca/ui/20/books/23324/viewer/974272825?page=144> (accessed 2 September 2020). Historical Books, Halton County, Trafalgar Township, Page 208. Used on an as is basis with the permission of Teranet Inc.

<sup>40</sup> Town of Oakville, Planning Services, 78 Allan Street property file, *Heritage Structure Report*, undated, page 1.

<sup>41</sup> Town of Oakville, *Register of Designated Heritage Properties Under Part IV of the Ontario Heritage Act*, Section A, 187-189 Lakeshore Rd E, <https://www.oakville.ca/assets/general%20-%20business/1%20-%20Section%20A-Jun20.pdf> – accessed 4 January 2021.

<sup>42</sup> Oakville Public Library, *Oakville Directory, 1958-1975*, Toronto: Might Directories Ltd., 1958-1975

Based on the ownership of the subject property, and the increases in property value, there are two possible periods when the house was most likely constructed. The first is between September 1872 and September 1874, when James Connor, Jr., Carpenter, owned the property. The second is between September 1874 and June 1875, when William McCraney, Builder and “refitter” of numerous Oakville houses, owned the property. Connor had the skills to build a home, and McCraney had the means to hire someone to build one on his behalf.

Alternatively, the property’s 1991 designation by-law records that the then property owners believed that “the house on the property was at one time moved from another site”, and they “indicated that some long-time residents in the area thought that the date [of the building’s move] was approximately 1906.”<sup>45</sup> Supporting the theory of a possible move is evidence of an alteration to the building’s foundation, and the use of both stone and concrete block in its construction. However, instead of a move, this may be a reflection of changes made to the building when it transitioned from a 1 storey structure, as noted in Goad’s 1910 Fire Insurance Plan, to a 1-½ storey building.



78 Allan Street foundation details, 8 September 2020

No other information was provided as part of the designation by-law to substantiate the claim that the building was relocated to the site, and research failed to find any concrete evidence of such a move.

Notwithstanding the question of whether the building was constructed at, or relocated to 78 Allan Street, the property has cultural heritage value because of its direct association with various individuals who are significant

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<sup>43</sup> ONLAND, Ontario Land Registry Access. Grant 19055 (dated 22 September 1952).

<https://www.onland.ca/ui/20/books/23324/viewer/429523200?page=144> (accessed 17 December 2020). Historical Books, Halton County, Trafalgar Township, Page 144. **Used on an as is basis with the permission of Teranet Inc.**

<sup>44</sup> ONLAND, Ontario Land Registry Access. Grant 162956 (dated 30 June 1964).

<https://www.onland.ca/ui/20/books/23324/viewer/706347018?page=145> (accessed 17 December 2020). Historical Books, Halton County, Trafalgar Township, Page 145. **Used on an as is basis with the permission of Teranet Inc.**

<sup>45</sup> Town of Oakville, *By-Law 1991-219, A by-law to designate 78 Allan Street as a property of historical significance*, <https://assets.oakville.ca/blis/BylawIndexLibrary/1991-219.pdf#search=1991%2D219&toolbar=1&navpanes=0> – page 2 – accessed 9 February 2021

to the development of early Oakville. Further, the property has cultural heritage value as it yields, or has the potential to yield, information that contributes to an understanding of late 19<sup>th</sup> and early 20<sup>th</sup> century Oakville.

#### **Contextual Value**

The property has cultural heritage value because it helps to define the area's character, and because it is linked to the history of the area. The property is located on the southwest corner of Robinson and Allan Streets, adjacent to the First and Second Street Heritage Conservation District, and very near to the Old Oakville Heritage Conservation District (HCD). The structure's architectural style is sympathetic to, and in keeping with, the architectural characteristics typical of the two HCDs. Physically, the property's layout reflects that typically found in both of the HCDs, and is in keeping with the character of the area. 78 Allan Street remains linked to historic old Oakville and as such it serves as a reminder of its late 19<sup>th</sup> century residential development.

Below are images of the house and streetscape.



View of 74 and 78 Allan Street looking southwest.



View of 78 Allan Street looking south from the north-west corner of Robinson and Allan Streets.

### **Conclusion**

The property at 78 Allan Street has previously been identified as having “historical value”.<sup>46</sup> Research revealed that the subject property has significant cultural heritage value for its late 19<sup>th</sup> century structure which was built in a vernacular design, incorporating elements typical of 19<sup>th</sup> century residential Classical Revival style architecture. The property has historical significance for its association with various individuals who were significant to the development of early Oakville, and because it provides an understanding of late 19<sup>th</sup> and early 20<sup>th</sup> century Oakville. The property helps to define the character of the area, it is linked to the area’s history, and as such it serves as a reminder of the Town of Oakville’s late 19<sup>th</sup> century residential development. Updating the current designation by-law would serve to further protect and celebrate the property’s cultural heritage value.

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<sup>46</sup> Town of Oakville, *By-Law 1991-219, A by-law to designate 78 Allan Street as a property of historical significance*, <https://assets.oakville.ca/blis/BylawIndexLibrary/1991-219.pdf#search=1991%2D219&toolbar=1&navpanes=0> - accessed 9 February 2021