

Cultural Heritage Evaluation Report
Conder House
159 Trafalgar Road, Oakville, Ontario



The Conder House, 159 Trafalgar Road, circa 1990s. Source: *Town of Oakville, Planning Services*

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 Significance and identification of heritage attributes.

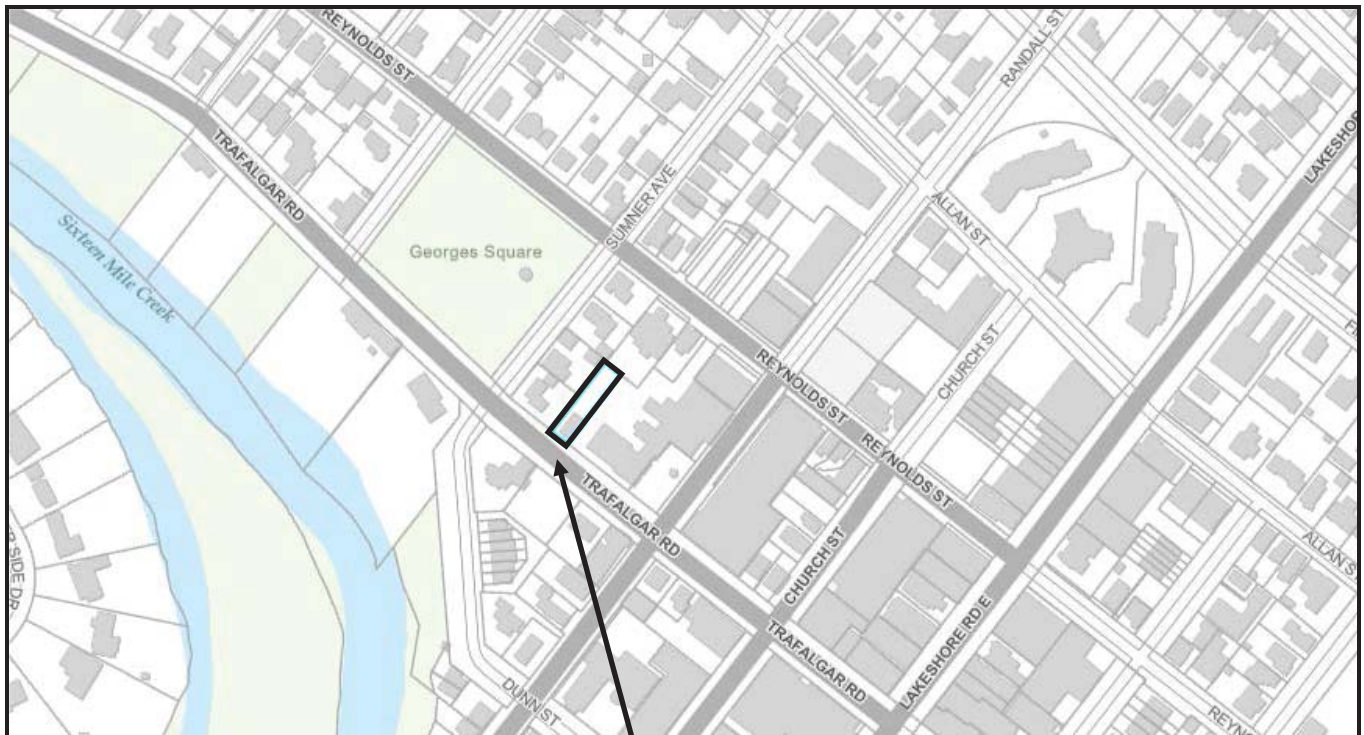
The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official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

The Conder House is located at 159 Trafalgar Road on the east side of Trafalgar Road between Sumner Avenue and Randall Street. The property is located within the territory covered by Treaty 22, which was signed in 1820 between the Mississaugas and the British Crown. In 2009, 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 circa 1857 brick house, once part of a semi-detached house.

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.

2. Subject Property

The Conder House is located at 159 Trafalgar Road on the east side of Trafalgar Road between Sumner Avenue and Randall 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 5, Block 90, in Edward Palmer's 1835 "Plan of Oakville". The property contains a detached 1-½ storey house, which historically was the north section of a semi-detached house.



Location map: Subject property is outlined in black. March 2023

Source: Town of Oakville GIS

Legal description: Part Lot 5, Block 90, Plan 1, {AKA MAP R. W. Kerr DPS} AS IN 172522; Oakville.

3. Background Research

Design and Physical Value

The Conder House, located at 159 Trafalgar Road, is a 1-½ storey brick house built in a vernacular style with influences from the Georgian period. The structure was once the north half of a semi-detached workers' cottage, built circa 1857.

Common in Canada between 1784 and 1860, the Georgian style focused on simplicity and balance with Classical details like detailed cornices and moulded window and door surrounds.¹ The style was brought to Upper Canada by the English and by United Empire Loyalists escaping the War of Independence in America. Buildings from the Georgian style "are characterized by uncluttered designs based on an adherence to conventional rules of symmetry and proportion."²

Each of the original front façades of the semi-detached houses on Trafalgar Road was laid out in a four-bay configuration, with the front entryway offset within those four bays. Before the demolition of the south section of the structure, the two units presented a symmetrical form in keeping with Georgian architecture. Built as a workers' cottage, the houses represented a vernacular, pared-back version of the original Georgian style, retaining the overall balanced form of the style but in a more compact form and with more simplified detailing.



Circa 1955 photo of the house with 159 Trafalgar Road on the left. Source: Oakville Historical Society

The simple, end gable-roofed structure at 159 Trafalgar Road was constructed of brick on a foundation of lake stone. Having a full basement with ground-level windows rather than just a crawlspace was somewhat

¹ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 5

² Ibid.

unique in the mid-19th century, especially for such a small and simple building. The brickwork is finished in an English Bond pattern on the north elevation, yet the front appears to have been finished in a somewhat haphazard Flemish Bond pattern, as there is inconsistency in the placement of bricks. This could be due to repairs over the years. The south brick wall was reconstructed after the demolition of the south unit, using both new and salvaged bricks. The red brick detailing on the house includes a protruding brick base above the foundation, vertical brick headers over each of the windows and doors and a dentilled cornice detail with brick 'brackets' under the roof eaves.

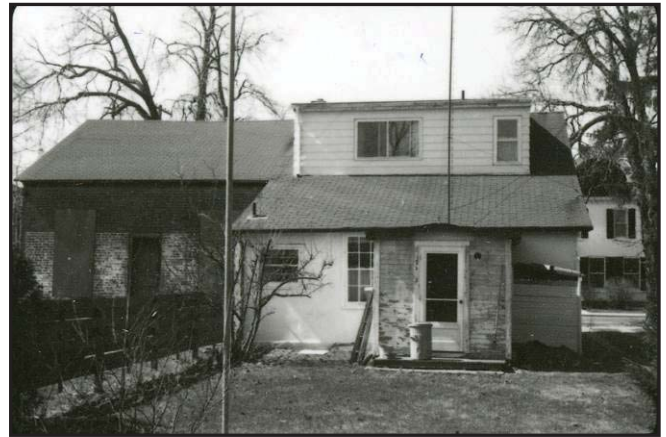
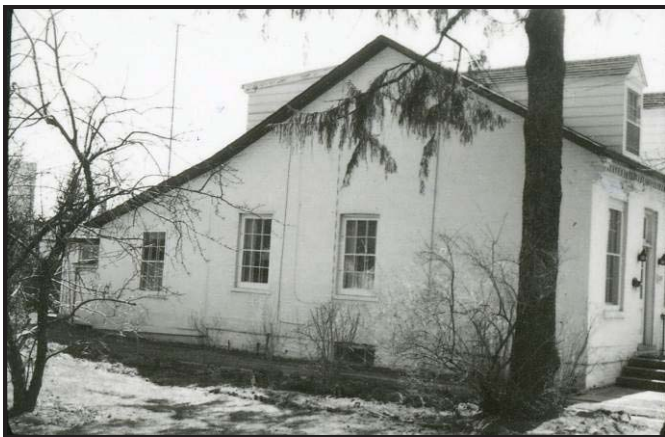
Both portions of the building had a one storey stucco lean-to addition constructed at the rear before 1910, as shown in the 1910 Fire Insurance Plan, revised in 1913, below. The subject house also had another small one storey enclosed porch at the rear. The larger lean-to addition remains but the enclosed porch was removed in 2016.

Detail of the 1910 (revised in 1913) Fire Insurance Plan showing the two rowhouse properties outlined in black. *Source: Oakville Historical Society*

the windows and doors of the south unit had been bricked up on the front and boarded up in the rear, and the rear lean-to addition had been demolished. The 1967 Fire Insurance Plan indicates that the south unit was vacant during that time, so it likely remained in poor condition during those years.



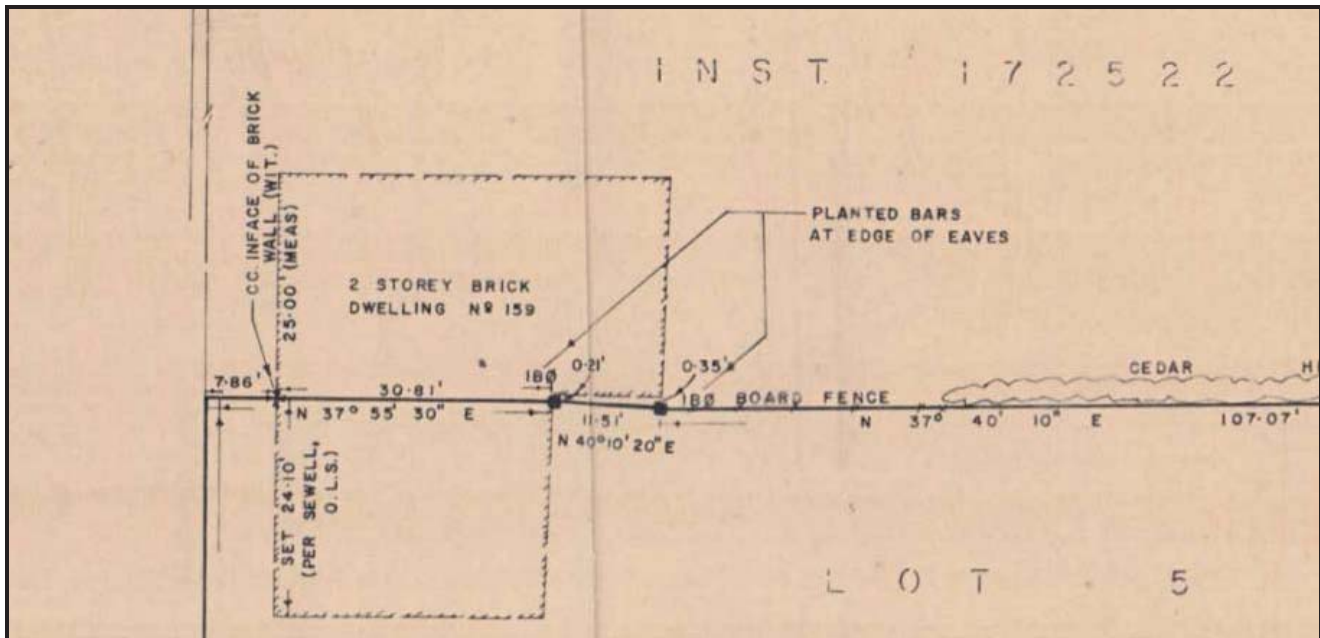
1972 photo of the house taken from Trafalgar Road, from the Canadian Inventory of Historic Buildings. *Source: Parks Canada*



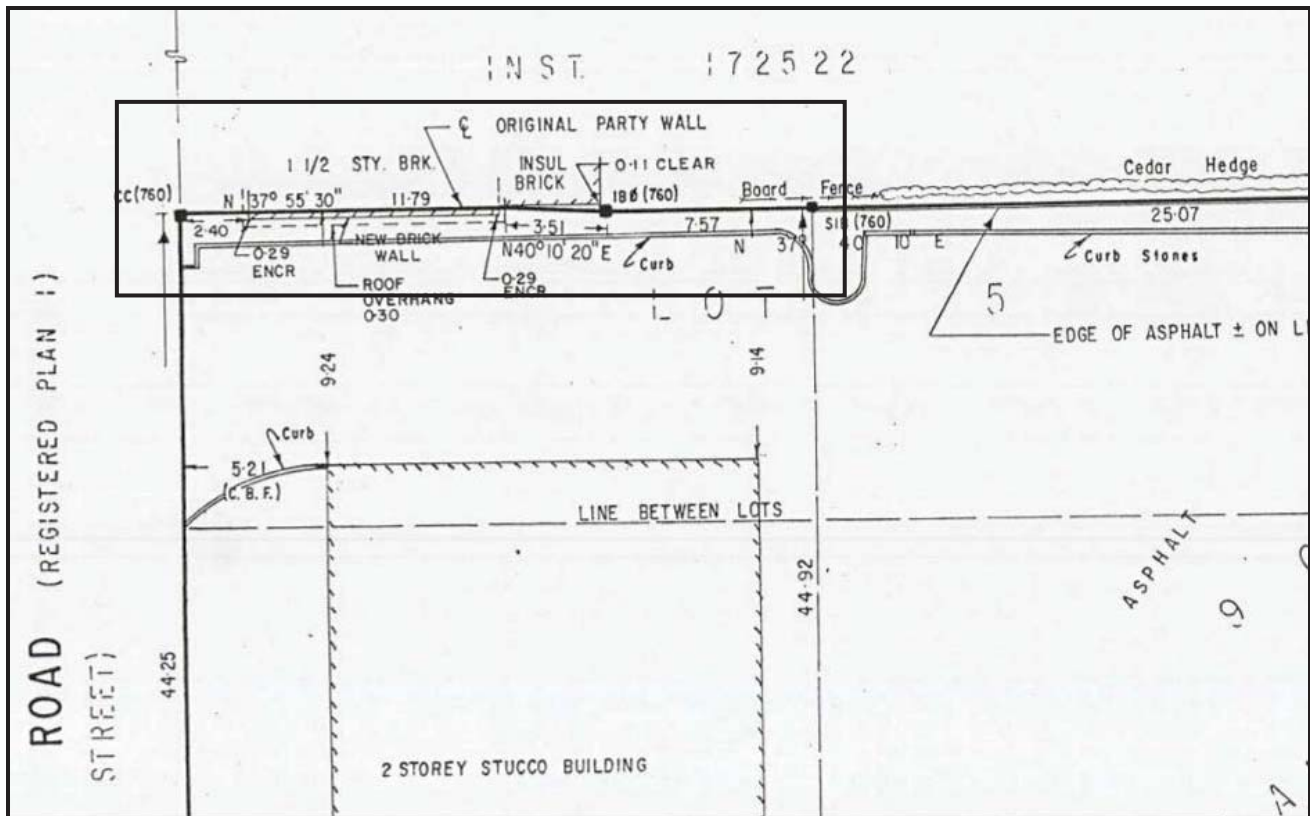
1972 photos of the north elevation (left) and rear elevation (right), from the Canadian Inventory of Historic Buildings. *Source: Parks Canada*

Between 1976 and the late 1980s, the south lot containing the south unit was sold to Trafalgar Lodge retirement home located immediately to the south. The retirement home used the lot to help facilitate the construction of a new addition and parking lot on the northwest portion of their land. The south unit was demolished during this time, and the house at 159 Trafalgar Road was repaired and restored. The south wall of the subject house, originally the dividing wall between the two units, was reconstructed using a mix of new and historic bricks. Two new windows were installed on this elevation and paint was removed from the exterior brick throughout the house.

In 2016, the building was updated once again, this time for conversion from residential use to commercial use as an office. The interior was updated, the rear enclosed porch was removed, the rear wing was clad in board and batten cladding and the dormers, windows, and trim were painted dark grey.



1976 survey by McConnell, Maughan Ltd. showing the two units together. Source: Town of Oakville Building Services files



1990 survey by McConnell, Maughan Ltd. showing the original party wall of the two units reconstructed as a new brick wall. The new two-storey stucco addition to the Revera Trafalgar Lodge retirement home is shown to the south. Source: Town of Oakville Building Services files

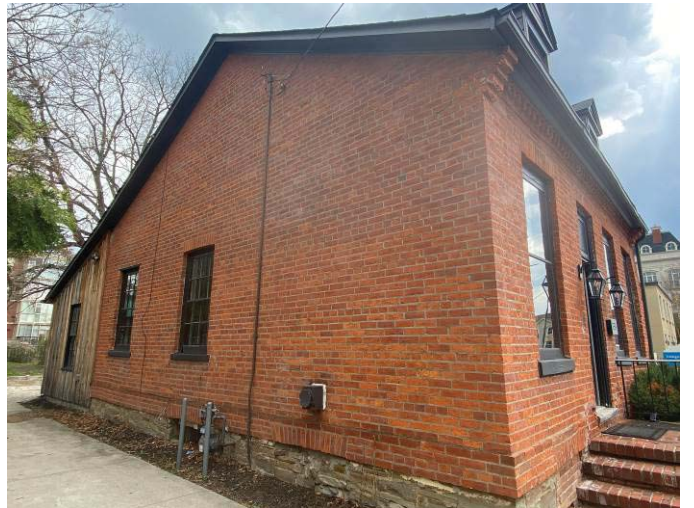


Circa mid to late 1980s photo of the house after the demolition of the south unit and the construction of the new addition to the Trafalgar Lodge Retirement Residence. *Source: Town of Oakville Planning Services files*

Over the past century and a half, throughout the many changes to the property, the house retains many of its historical features, including:

- the 1-½ storey gable roofed form
- the fenestration of the door and windows on the west, north and east elevations, including the original rear elevation of the brick portion which is now interior
- the lakestone foundation
- much of the original brickwork
- historical 6/6 windows with wood storms
- wood transom window above front door

These elements can be seen in the photos below, taken by Town of Oakville Heritage Planning staff in April 2023.



Historical and Associative Value

Historically, Trafalgar Road was once called Dundas Street North. The subject property's municipal address changed from 49 Dundas Street North to 159 Trafalgar Road.

Although the subject property was sold over two dozen times, many of the purchasers owned it for very short periods of time. It is possible that the property was purchased as an investment, and not as a place to live. Alternatively, the purchase could also reflect a trend seen in larger cities like Toronto, where tradespeople and their family moved frequently, especially in neighbourhoods where labourers predominantly settled. Today, workers' cottages are characterized as being small, cramped, poorly constructed, and disposable, however in the late 19th century it was considered an incredible achievement to have saved enough money to move into one.³ Doing so often meant leaving behind the crowded conditions of boarding houses. People moved frequently for a variety of reasons, one reason being that families kept growing and they needed more space.⁴

Regardless of the reason, many of the property owners left little historical evidence of their time or association with the subject property and Oakville in general. 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 of time. Below is a summary of the owners of the property from the issuance of the Crown patent to the present.

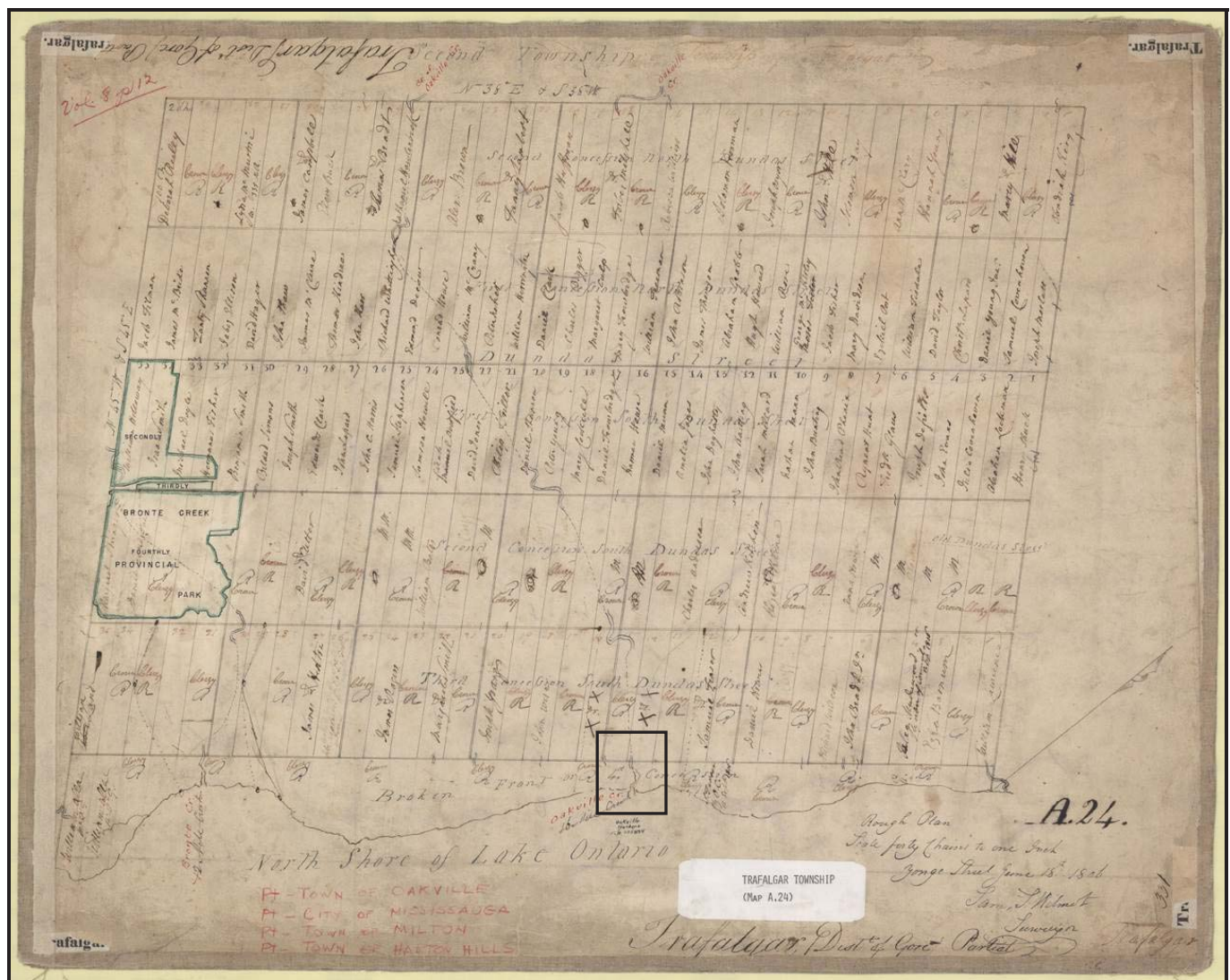
Name of Owner(s)	Acreage	Years of Ownership
Crown		1806-1831
William Chisholm	¼	1831-1837
John Douglas	¼	1837-1852
Elijah Williams	¼	1852-1856
John Parsons	¼	Jun. 1856-Nov. 1856
Charles Cordingley	¼	1856-1858
John Foster Orr	1/8	1858-1862
Charles Cordingley – sells the second half of Lot 5	1/8	1856-1862
John Foster Orr – purchased the second half of Lot 5	1/8	Mar. 1862-Apr. 1862
James Teeter	¼	1862-1872
Joshua P. Griggs	¼	1872-1873
William Clements	¼	1873-1880
William Gilby	1/8	May 1880-Sept. 1880
Elizabeth McGiffin	1/8	1880-1881
Benjamin Johnston	1/8	1881-1883
William Clements	1/8	Jan. 1883-Apr 1883
Herbert W. Litchfield	1/8	1883-1895
Emily Conder	1/8	1895-1951
Laura M. Hill	1/8	1951-1964

³ Loucks, Don and Leslie Valpy. *Modest Hopes: Homes and Stories of Toronto's Workers from the 1820s to the 1920s*. Dundurn Press, 2021, pg. XIV

⁴ Loucks et al, 2021, 124.

(Marjorie) Lorraine Jones	1/8	1964-2002
Stafford D. Hill & Susan M. Halliday		2002-2008
Susan M. Halliday		2008-2016
Current owners		2016 – present

The Conder House property is located on lands that were part of the traditional territory of the Mississaugas of the Credit First Nation. In 1805, the Mississaugas of the Credit First Nation and the British Crown reached a provisional agreement in which the Mississaugas ceded almost 71,000 acres of land. In return they were given £1000 of trade goods, were 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 on either side of these waterways. The agreement was formalized on 5 September 1806, when the Head of the Lake Treaty, No. 14, was signed.⁵



Sixteen Mile Creek runs through lands located on Lot 14, 4th Concession SDS, also known as the Broken Front Concession. Source: Archives of Ontario, Trafalgar District of Gore, Partial, June 1806

⁵ Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, <https://www.theocf.org/wp2021/wp-content/uploads/2023/04/Frendship-Peace-and-Respect-web.pdf>, (accessed 28 April 2023), pg. 10

The survey of the future Trafalgar Township was completed three months before Treaty No. 14 was finalized, which may explain why Deputy Provincial Surveyor, Samuel Street Wilmot's June 1806 plan called "*Trafalgar, Plan of the Second Township, In the tract of Land lately Purchased from the Mississauga [sic] Indians*" doesn't show the land to be set aside for the Mississaugas along the Twelve and Sixteen Mile Creeks.

The subject property is located within the territory covered by Treaty 22, which was signed in February 1820, when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline. Negotiated when "the Mississauga were in a more compromised position", Treaty 22 stipulated that in exchange for surrendering "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 River Credit, and on Twelve and Sixteen Mile Creeks.^{6, 7}



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

In March 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.⁸ Chisholm is widely recognized as the founder of the Village of Oakville.

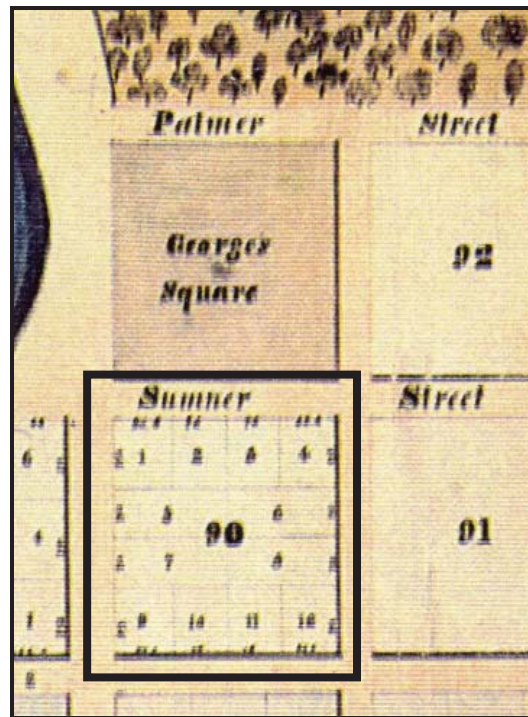
Four years after Chisholm's purchase, the area was resurveyed. Edward Palmer's 1835 "Plan of Oakville" divided large swaths of land on both sides of Sixteen Mile Creek, including the land upon which 159 Trafalgar Road sits.

⁶ Debwewin, *Treaties 22 & 23, 1820*, 7.

⁷ Ibid, 10.

⁸ 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

With this survey, the subject property became part of Lot 5, Block 90. Chisholm owned the subject property from 1831 until he sold it to John Douglas in November 1837.⁹



Lot 5, Block 90, the location of 159 Trafalgar Road, sits south of Georges Square and Sumner Avenue. Detail of Palmer's "Plan of Oakville, Township of Trafalgar Upper Canada 1835". Source: *Oakville Historical Society*

Although the next property owner, John Douglas, owned the property for 15 years he was one of the owners who left little biographical information outside of that captured in the two Bargain and Sale agreements in which he was involved as the purchaser and then the seller. Douglas sold the land to Elijah Williams (1813-1879), a merchant from Bronte Village.¹⁰

Williams likely bought the Conder House as an investment, because, as well as owning the subject property, he also owned a number of properties in Bronte Village. According to an undated, annotated copy of William Hawkins' 1834 Plan of Bronte, Williams owned at least eight parcels of land in Bronte Village. Records indicate that Williams was buying land in Bronte as early as the late 1830s and as late as the 1850s, including three lots on the northeast corner of Jones and Triller Streets where he constructed his family home, another indication that the Trafalgar Road property was likely an investment property.¹¹¹²¹³

⁹ LRO Instrument #197L, being a Bargain & Sale, dated 19 November 1837, between William Chisholm, Esquire, of the Township of Nelson and John Douglas, Yeoman, of the Township of Trafalgar

¹⁰ LRO Instrument #176A, being a Bargain & Sale, dated 7 February 1852, between John Douglas, Yeoman, of Amaranth Township, Waterloo County, and Elijah Williams, Merchant, Village of Bronte, Halton County.

¹¹ LRO Instrument #858K, a Bargain & Sale dated 13 May 1837, pertaining to part of Lot 15, north of Ontario Street and east of the river (12 Mile Creek), in the Town of Bronte, Halton Co., Gore District, Province of Upper Canada, between James Belyea and Elijah Williams.

¹² Archaeological Services Inc. (ASI), *Stage 1 Archaeological Assessment of 2365-2377 Lakeshore Road West, Lots 177 and 178, and Part of 179, Plan M-7(BA-147), Part of Lot 29, Broken Front Concession, Geographic Township of Trafalgar, County of Halton, now in the Town of Oakville, Regional Municipality of Halton*, 21 March 2022, pg. 14.

¹³ Pollock, Ken, *Bronte on Twelve Mile Creek*. Self-published, Kelly Pollock Nemeth, 2017, pgs. 125-126

Between 1837 and 1846, various Land Registry Office (LRO) documents record Elijah Williams occupation as a carpenter and joiner.^{14,15} However, later LRO records show that he had branched out into the retail world. By 1852, with his purchase of the subject property at 159 Trafalgar Road, his occupation had changed to that of a merchant.¹⁶ Williams was one of several men appointed to direct the affairs of the Bronte Harbour Company in the late 1840s.¹⁷ It is believed that Elijah was a partner in the firm of “Williams & Belyea”, which was described as a general store.¹⁸

In January 1838, Williams married Susan Amelia Belyea (1812-1877).¹⁹ Both Williams and Belyea came from early Bronte Village settler families.²⁰ Elijah and Susan Williams owned the Trafalgar Road property for slightly more than four years, from February 1852 until June 1856. Based on Williams’ long association with Bronte Village, and records indicating he lived on Triller Street, it seems unlikely that the Williams family ever lived on Trafalgar Road.

The Williams sold the property to John Parsons, a merchant from Oakville, in June of 1856.²¹ John and his wife Esther sold the property only five months later, making a profit of £500, a substantial amount of money at the time.²² This large profit may be an indication that they had improved the property by constructing a building, or buildings, on the subject property. However, it is very unlikely that Parsons, who was identified in the two real estate transactions he participated in as a merchant and a gentleman, actually built the home on the ¼ acre property.^{23, 24} Instead, Parsons probably hired someone to build the structure for them.

When Charles Cordingley (1815-1884), a Trafalgar Township farmer, purchased the subject property from the Parsons in November 1856, it is most likely that he did so as an investment.²⁵ Cordingley came from a prominent Trafalgar and Toronto Township family. The Cordingleys lived at McCurdy’s Corners, a hamlet located at the intersection of Ninth Line and Derry Road. Originally from England, they came to the area, via Pennsylvania, likely sometime in the 1820s.²⁶

¹⁴ LRO Instrument #858K, a Bargain & Sale dated 13 May 1837, pertaining to part of Lot 15, north of Ontario Street and east of the river (12 Mile Creek), in the Town of Bronte, Halton Co., Gore District, Province of Upper Canada, between James Belyea and Elijah Williams.

¹⁵ LRO Instrument #233B, being a Bargain & Sale, dated 31 December 1846, between Elijah and Susan Williams, and Philip Sovereign, Yeoman, all from the Town of Bronte.

¹⁶ LRO Instrument #176A, being a Bargain & Sale, dated 7 February 1852, between John Douglas, Yeoman, of Amaranth Township, Waterloo County, and Elijah Williams, Merchant, Village of Bronte, Halton County.

¹⁷ Town of Oakville, *The Bronte Harbour Company*, <https://www.oakville.ca/culturerec/bronteharbour-essay2.html> (accessed 17 January 2023)

¹⁸ Archaeological Services Inc. (ASI), *Stage 1 Archaeological Assessment of 2365-2377 Lakeshore Road West*. 14.

¹⁹ Ibid, 14.

²⁰ *The Village of Bronte: Preserving the Past: John Belyea*, <https://vitacollections.ca/multiculturalontario/262/exhibit/5> (accessed 15 February 2023)

²¹ LRO Instrument #388A, being a Bargain & Sale, dated 16 June 1856, between Elijah Williams, Merchant, and his wife Susan Williams both of the Village of Bronte, Halton County; and John Parsons, Merchant of the Village of Oakville.

²² LRO Instrument #385A, being a Bargain & Sale, dated 15 November 1856, between John Parsons, Merchant, and his wife Esther both of the Village of Oakville; and Charles Cordingley, a Farmer from Trafalgar Township.

²³ LRO Instrument #388A

²⁴ LRO Instrument #385A

²⁵ Ibid.

²⁶ Heritage Mississauga, *Journeys to the Past: The Lost Villages of Mississauga: McCurdy’s Corners*, Print Solutions Management Inc., 2010, pgs. 69-70.

When Charles and his wife Rebecca Cordingley, nee Petch (1825-1879), sold the subject property in October 1858, the LRO document recorded their residence as being in Trafalgar Township.²⁷ This serves as further proof that the Trafalgar Road property was not purchased as a place for the Cordingleys to live, rather it was an investment property. Selling an 1/8 of an acre not quite two years after buying it, the Cordingleys sold half of their Trafalgar Road purchase to John Foster Orr for \$1,000.²⁸ Converting British pounds to Canadian dollars, the sale price of \$1,000 represents roughly the same amount of money the Cordingleys paid for the entire ¼ acre two years earlier. This price increase may be an indication that the property had been improved with the construction of a building, or buildings, or simply a reflection of an increase in real estate values.

Although it is difficult to be certain exactly by whom, and when the building, or buildings, were constructed at 159 Trafalgar Road, what is certain is that by the time Charles and Rebecca Cordingley sold half of their property to John Orr in 1858, there was a structure on the property. Unusually, the Bargain & Sale document identifies the land being sold as being split down “the middle of the wall dividing both halves of a Brick Dwelling House on said Lot.”²⁹

Also unusual in the Bargain & Sale documents is the formalization of the shared rights of access to a well, a rain cistern, and pumps, by both the owners and occupiers of the two halves of the ¼ acre lot. The two property owners also agreed to split the cost of maintaining the well, rain cistern, and pumps while they continued to use them. A final detail captured in the sale agreement was that it was subject to a “lease made to one John Parsons.”³⁰ It seems that although John and Esther Parsons had sold the property two years earlier, they were still present on the property as tenants of Charles Cordingley.

Over the next 25 years the property passed through several owners, most of whom owned the house for months, not years. Assessment Rolls and Census records indicate that many of the property’s owners seem to have been investors who lived elsewhere and rented the property to tenants. Based on the frequency with which the property was sold, and as the location of a relatively modest home, it is possible that some of the owners and tenants were employed as labourers and skilled tradespeople in local businesses and within the agricultural and industrial sectors.

During late 19th century, Oakville’s industries were booming. The fertile soil and optimal growing conditions for fruit supported an agricultural business that in turn supported industries such as: Glassco’s Limited, manufacturers of jams; the Oakville Fruit Evaporating Company; Patterson’s Cider Mill; and the Oakville Basket Factory, which made fruit and commercial baskets. Other local industries included the War Manufacturing Company Limited, Marlatt & Armstrong Company tannery, McDermott’s barrel factory, W.T. Carson & Sons Planing mill, Davis & Doty builders supplies, Oakville Pressed Brick Works, Whitaker’s Carriage Works, Ashbury’s Flour Mill and Oakville Bottling Works, all of them requiring labourers and skilled tradespeople.³¹

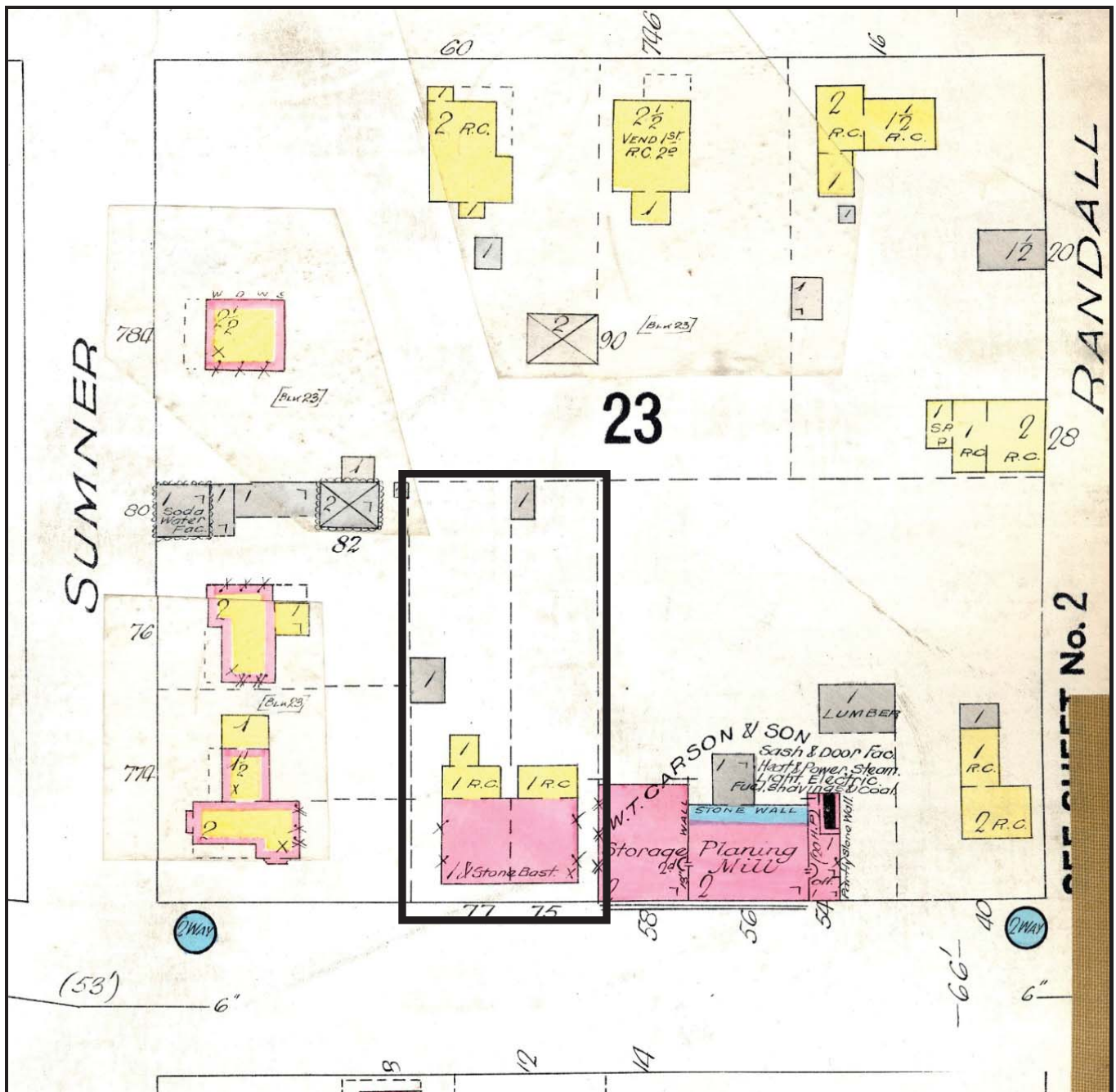
²⁷ Land Registry Office instrument #618A, a Bargain & Sale dated 12 October 1858, between Charles and Rebecca Cordingley and John Foster Orr.

²⁸ Land Registry Office instrument #618A

²⁹ Ibid.

³⁰ Ibid.

³¹ Griffin, George A., *Oakville Past and Present*, pg. 33.



The intact semi-detached building, highlighted in black. 159 Trafalgar Road is on the left. Detail of the Fire Insurance Plan, 1910 (revised 1913). Source: Oakville Historical Society

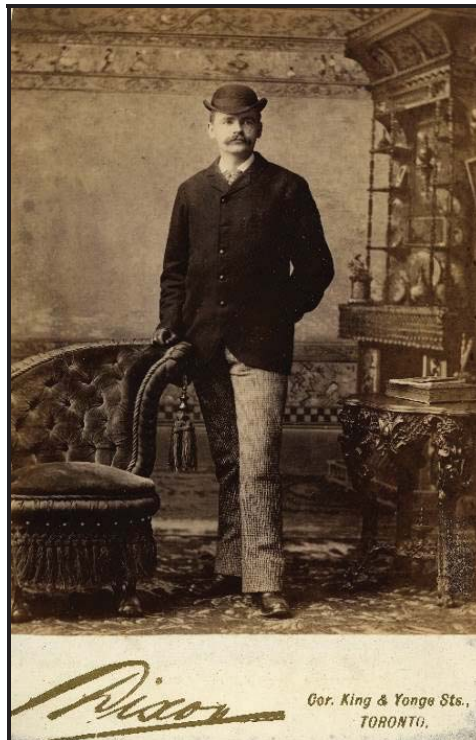
The next owner of 159 Trafalgar Road was most certainly a tradesperson connected to local industries. Herbert William Litchfield purchased the property in 1883. He grew up in the Litchfield family home at 145 Trafalgar Road which is located on the southeast corner of Randall Street and Trafalgar Road. The property is south of 159 Trafalgar Road, next to the W.T. Carson & Sons Planing Mill, where Trafalgar Lodge stands now.^{32, 33} All three of these buildings can be seen in the 1910 (1913) Fire Insurance Plan above.

³² Oakville Historical Society, *A Walker's Guide to: Historical Trafalgar Road: Carson and Son Planing Mill – 1860*, [Page 1, Historical Walk of Trafalgar Road - No Site Tab \(weebly.com\)](#) (accessed 27 January 2023)

³³ Frances Robin Ahern, *Oakville: A Small Town (1900-1930)*, pg. 65

Herbert's father William was an engineer at Hagaman's Planing Mill located on the east bank of The Sixteen, and across the road and slightly north of the subject property.³⁴ Herbert was a woodworker, possibly at the same planing mill, when he purchased 159 Trafalgar Road at the age of 21 in 1883. The following year, he married Annie Armstrong, and they raised at least four children in the house. They sold the property in 1895, possibly moving to a larger home to accommodate their growing family.³⁵

In 1895, the property was purchased by Emily Conder, beginning a 120-year ownership by the Conder family.³⁶ Emily (nee Busby) Conder (1862-1950) emigrated from England with her family in 1863 as a baby.³⁷ Conder purchased the subject property in her 30s, an atypical transaction at the time, as she was a married woman and not a widow when she purchased the property.



Alfred J. Conder, undated. Source: Oakville Historical Society

Emily was married to widower Alfred Joseph Conder (1859-1904) who worked as a basket maker and later a foreman at the local basket factory.³⁸ Emily and Alfred were remembered for bringing up their "fine children in his home (no. 159) north of the planing mill".³⁹ Alfred died in 1904, after a long illness. He was remembered for being a member of the Citizens' Brass Band and for his "interest in the basket factory."⁴⁰

³⁴ Hazel C. Mathews, *Oakville and the Sixteen: The History of an Ontario Port*, pg. 251

³⁵ Archives of Ontario, *Ontario, Canada, Marriages, 1826-1938*, Archives of Ontario; Toronto, Ontario, Canada; Registrations of Marriages, 1869-1928; Reel: 46, per Ancestry.ca

³⁶ LRO Instrument #2840, being a Bargain & Sale, dated 10 October 1895, between Herbert W. and Annie Litchfield and Emily Conder, the wife of A.J. Conder, of the Town of Oakville.

³⁷ Library and Archives Canada, *1921 Census of Canada*, Reference Number: RG 31; Folder Number: 62; Census Place: 62, Halton, Ontario; Page Number: 9

³⁸ Ancestry.com, *1891 Census of Canada*, Year: 1891; Census Place: Oakville, Halton, Ontario, Canada; Roll: T-6341; Family No: 281

³⁹ Ahern, *Oakville, a Small Town*, 65.

⁴⁰ The Canadian Champion, Milton, July 28, 1904, *Oakville*, pg. 2, https://images.ourontario.ca/Partners/MPL/MPL002491142pf_0129.pdf (accessed 3 February 2023).

When Alfred died, he left Emily to raise their young children on her own. She did so by working from home as a dressmaker. Conder was remembered as being a life-long member of St. John's United Church, where she taught Sunday school. She also sang in the choir, was a member of the Woman's Missionary Society, and was the oldest member of the congregation before her death in 1950 at the age of 88.⁴¹ To pay off his mother's debts, Emily's son Walter sold the subject property to his sister Laura M. Hill in 1951, for \$5,000.⁴²

Laura Marie Conder (1893-1976) and husband William Hill (1884-1962) had four children and William worked as a chauffeur.⁴³ Laura sold the property in 1964, two years after the death of William, to their daughter M. Lorraine (nee Hill) Jones (c.1919-2001).⁴⁴ It is unknown whether Lorraine and her husband Peter Jones lived in the house after they inherited it in 1964. However, by 1967, during the Jones' ownership, the south unit was vacant and had been boarded up. By the late 1980s, the south lot had been sold to the Revera Trafalgar Lodge retirement home and the south unit had been demolished completely. Under the ownership of Lorraine and Peter, the subject house was restored, and the south wall reconstructed. The Conder family and descendants were noted for the "careful preservation of this home [which] does credit to a member of the third generation living there at the present time."⁴⁵

After Lorraine Jones' death in 2001, the property was transferred to Lorraine's brother Stafford Douglas Hill and his wife Susan Margaret Halliday.⁴⁶ Upon Stafford Hill's death on 6 January 2004, 159 Trafalgar Road became the sole property of Susan M. Halliday, as the surviving joint tenant.⁴⁷ The subject property had remained in the same family for three generations, and over 120 years.

Because of the Conder family's long history in the home, the building has been referred to as the Conder House in this report to recognize this connection that lasted well over a century. While it is common to name a house after its original owner, it is unclear from historical records who definitively owned the property during its construction.

⁴¹ Oakville-Trafalgar Journal, *Mrs. A. J. Conder*, 14 September 1950, pg. 5, <https://news.halinet.on.ca/3757442/page/4668961?q=Emily+Busby> (accessed 3 February 2023).

⁴² LRO Instrument #17880, being a Grant, dated 15 March 1951, between Walter England Conder, Administrator of the Estate of Emily Conder, late of the Town of Oakville, in the County of Halton, Widow, Deceased, and Laura M. Hill, a Married Woman of the same place.

⁴³ Archives of Ontario, *Ontario, Canada, Marriages, 1826-1938*, Archives of Ontario; Toronto, Ontario, Canada; Registrations of Marriages, 1869-1928; Reel: 419

⁴⁴ LRO Instrument #172522, being a Grant, dated 8 July 1964, between Laura M. Hill and Marjorie Lorraine Jones.

⁴⁵ Ahern, *Oakville, a Small Town*, 65.

⁴⁶ LRO Instrument #HR106827, being a Transfer, dated 18 March 2002, between Gail Sharon Denley and Stafford D. Hill, as Trustees of the Estate of M. Lorraine Jones, and Stafford Douglas Hill and Susan Margaret Halliday.

⁴⁷ LRO Instrument #HR640734, being a Survivorship Application – Land, dated 7 February 2008, between the late Stafford Douglas Hill and Susan Margaret Halliday.

Contextual Value

The subject property has cultural heritage value because it is physically, functionally, visually, and historically linked to its surroundings. The property is an entry point to Downtown Oakville from the north along Trafalgar Road and remains in its original location. The building is a remnant of the residential and commercial buildings once associated with Oakville's 19th and early 20th century industrial businesses, many of which have been demolished over the past century.

The streetscape along this stretch of Trafalgar Road once included industries like W.T. Carson & Sons Planing Mill, the Oakville Basket Factory, Oakville Wood Specialties, the Glassco Jam Factory, Dominion Wine Growers Ltd., Oakville Flour Mills, The Oakville Tire & Rubber Company, and the Aluminum Goods Factory. Houses like the one at 159 Trafalgar Road were part of this streetscape and part of the history of these industries as a home to their employees.

Below are images of the house and the surrounding streetscape along Trafalgar Road.



Trafalgar Road streetscape, facing south. 159 Trafalgar Road is the red brick building on the left side of the image. February 2021.

Source: Google



Trafalgar Road streetscape, facing north. 159 Trafalgar Road is the red brick building on the right side of the image. February 2021.
Source: Google

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 workers' cottage with influences from the Georgian style.	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 property has direct associations with the early industrial history of Oakville as a representative example of a workers' cottage that housed employees of local industries such as the Oakville Basket Factory.	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;	Given the changes to the immediately surrounding streetscape, the property is no longer important in defining, maintaining or supporting the character of the area.	N
ii. is physically, functionally, visually or historically linked to its surroundings;	The property, which includes the remnant of the original semi-detached house, is physically, functionally, visually and historically linked to its surroundings.	Y
iii. is a landmark.	The property is not a landmark.	N

5. Statement of Cultural Heritage Value or Interest

Description of Property

The property at 159 Trafalgar Road is a long and narrow property located on the east side of Trafalgar Road, between Sumner Avenue and Randall Street, at the north end of Downtown Oakville. The property contains the Conder House, a circa 1857 1-½ storey brick house with rear frame additions.

Design Value or Physical Value:

The Conder House has design and physical value as a representative example of a mid-19th century vernacular workers' cottage built with influences from the Georgian style of architecture. The structure was once the north half of a semi-detached home built circa 1857 and together the two units formed a symmetrical façade, typical of the Georgian era. The remaining north unit is a simple, end gable-roofed structure constructed of brick on a basement of lakestone. The red brick detailing includes a protruding brick base above the foundation, vertical brick headers over each of the windows and doors and a dentilled cornice detail with brick 'brackets' under the roof eaves. The tall transom window above the front door and large 6/6 wood windows provided light that was much needed in a rowhouse-style home. The house is a simple and vernacular interpretation of the Georgian style, designed to be a compact and practical home for individuals and small families from the working class.

Historical Value or Associative Value:

The Conder House has cultural heritage value for its direct associations with the industrial history of Oakville as a representative example of a workers' cottage that housed employees of local industries. When the house was built in the mid-19th century, Oakville's industries were booming. The fertile soil and optimal growing conditions for fruit supported an agricultural business that in turn supported industries including cider mills, jam makers, fruit evaporating companies, and basket factories. The Conder House was owned and occupied by workers in these industries, including the Oakville Basket Factory and W.T. Carson & Sons Planing mill.

Contextual Value:

The Conder House has contextual value because it is physically, functionally, visually, and historically linked to its surroundings. The property is an entry point to Downtown Oakville from the north along Trafalgar Road and remains in its original location. The building is a remnant of the residential and commercial buildings once associated with Oakville's 19th and early 20th century industrial businesses, many of which have been demolished over the past century. These include W.T. Carson & Sons Planing mill and the Oakville Basket Factory, both of which had structures present along Trafalgar Road for over a century.

Description of Heritage Attributes

Key heritage attributes of the property at 159 Trafalgar Road that exemplify its cultural heritage value, as they relate to the 1-½ storey brick house known as the Conder House, include:

- Footprint and form of the 1-½ storey gable roofed structure
- Fenestration of the door and window openings on the west and north elevations
- Lakestone foundation above grade
- Red brick cladding including protruding base above the foundation, vertical brick headers over window and door openings, dentilled cornice detail and 'brackets' under the roof eaves
- Historical 6/6 wood windows with wood storms
- Wood transom window above front door; and
- Brick chimney.

Additions to the house that were added after its original construction have not been included as heritage attributes in the designation. These include: two front gable-roofed dormers, the rear one storey frame lean-to addition, and the rear shed dormer.

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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- OurDigitalWorld (Oakville Images)
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- Town of Oakville, various departmental files including the Town's Heritage Register, policies, reports, imagery, and mapping