

APPENDIX C

Cultural Heritage Evaluation Report

Lunau House

405 Galt Avenue, Oakville, Ontario



2023 photo of the front of 405 Galt Avenue. Source: *Town of Oakville Planning Services Staff*

Town of Oakville
Heritage Planning
Authors: Kristen McLaughlin, Carolyn Van Sligtenhorst
May 2023

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.

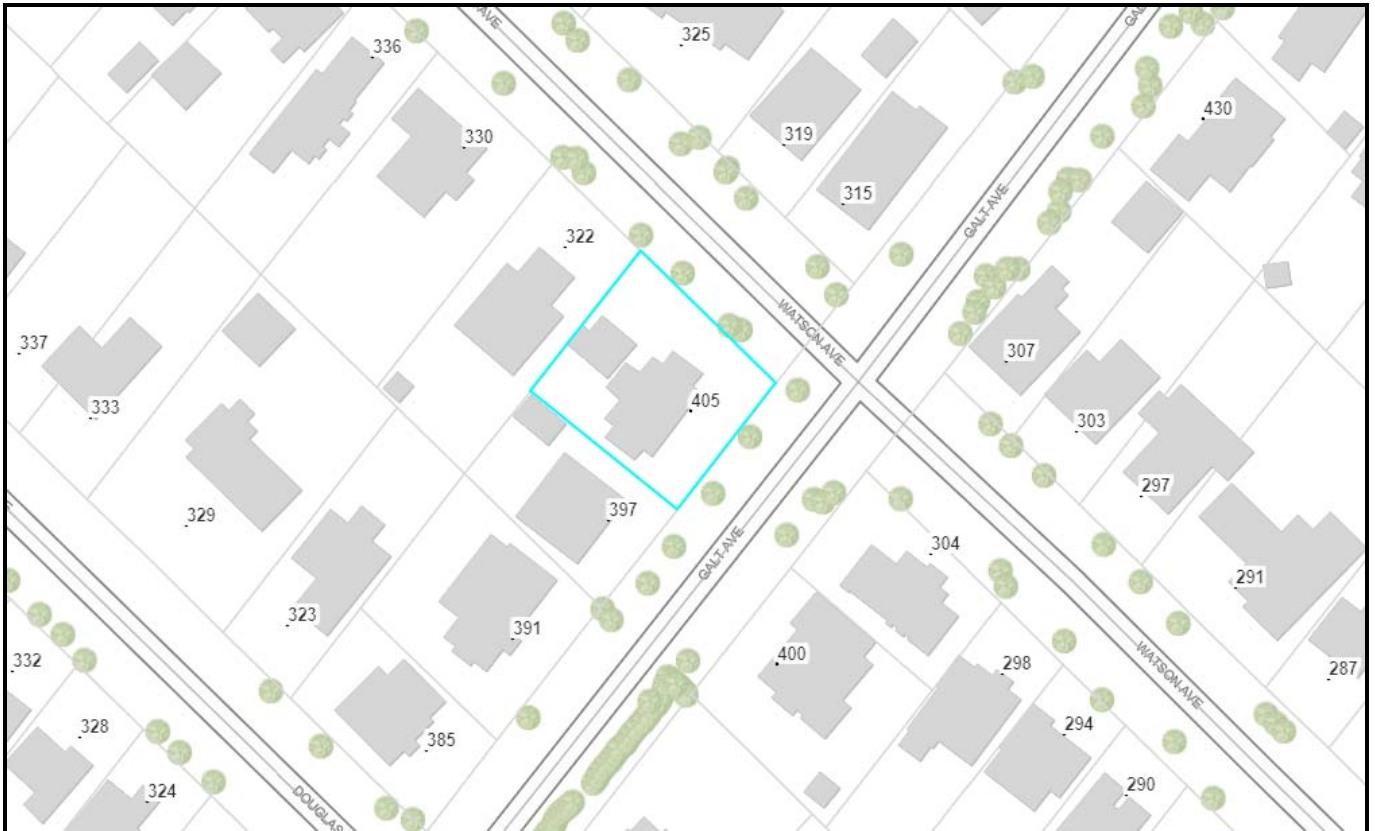
The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official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

The home at 405 Galt Avenue is located on the north side of Galt Avenue between Douglas Avenue and Watson Avenue. 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 1928 Colonial Revival style brick house.

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.

2. Subject Property

The property at 405 Galt Avenue is located on the north side of Galt Avenue between Douglas and Watson Avenues. 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 2 ½-storey house, built 1928.



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

Legal description: PART LOTS 201 and 202, PLAN 113; TOWN OF OAKVILLE

3. Background Research

Design and Physical Value

The subject building at 405 Galt Avenue is a 2 ½-storey house with brick cladding. The house has architectural value as an example of a vernacular Colonial Revival home in Oakville’s Brantwood neighbourhood.



East elevation of the home at 405 Galt depicting several heritage elements, such as the second storey porch balustrades and quarter lunette windows. Source: *Town of Oakville Planning Services Staff*

Colonial Revival Style (1900-1960)

North American Colonial Revival architecture became popular with the American Centennial Exhibition of 1876 and its examples of early Northeast American architecture, which filtered into common building styles in Canada.¹ These homes were built with features inspired by the classical elements of colonial buildings. Designs could be easily modified to suit the builder’s ideas and the different local materials available.

¹ Vancouver Heritage Foundation, “Colonial Revivals”, <https://www.vancouverheritagefoundation.org/house-styles/colonial-revivals/>; Mikel, Robert. *Ontario House Styles: The Distinctive Architecture of the Province’s 18th and 19th Century Homes*, pg. 142

Colonial Revival style homes often have a single central dormer at the front of the home and a porch with Classical columns. Doors are often centered, and the façade of the home is symmetrical, with little ornamentation. Two-tiered porticos on the sides of the home can also be popular in this style.²

Summary

The property at 405 Galt Avenue features many elements of a Colonial Revival home. It has a symmetrical façade with a side gabled roof, with the same number and size of windows on either side of the centered door and a chimney on either side. The entryway consists of a covered porch with six classical columns holding it up at the front, and a pilaster on the walls on either side of the entrance. The entrance has a wood paneled door and sidelights with leaded glass and classic muntins, as well as a triple fanlight with spiderweb muntins.



Front of the home showing symmetrical façade and the porch columns, pilasters, and the window design around the front door.
Source: Town of Oakville Planning Services Staff

The multi-coloured bricks are ‘corduroy’ bricks with vertical lines etched into the bricks, laid in a running bond. Brick headers can be found above most of the windows and doorways, while stone sills support the windows and doors.

² Mikel, Robert. *Ontario House Styles: The Distinctive Architecture of the Province’s 18th and 19th Century Homes*, pg. 145



Close up of brick detail and front door hardware. *Source: Town of Oakville Planning Services Staff*

A unique feature of the home is the two matching Colonial-style balustrades acting as open parapets on either side of the home (above rooms), keeping the façade symmetrical but adding an interesting element to the building. There are also central dormers at the front and back and a two-tiered covered sunroom in the rear. Symmetry is integral to the design of this home and the Colonial Revival style. The central dormers have wooden shingles and wooden soffits.



South elevation showing the matching balustrades, central dormer, and symmetrical massing. *Source: Town of Oakville Planning Services Staff*



South elevation of the home (façade) that shows the two matching second storey decks with parapets. *Source: Town of Oakville Planning Services Staff*



West elevation of the home showing more detail of one of the balustrades. *Source: Town of Oakville Planning Services Staff*



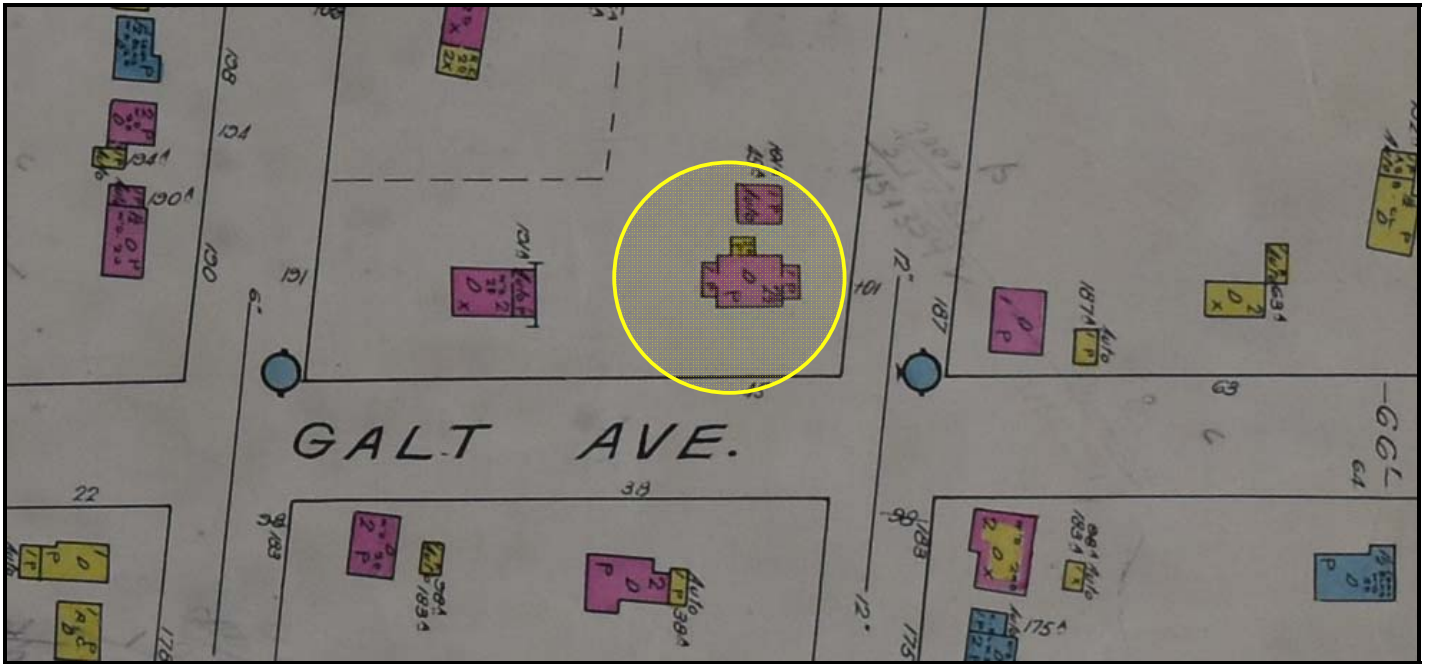
Close up of dormer on southern elevation (façade), with wooden shingles and wooden soffits.

Source: Town of Oakville Planning Services Staff

The two-storey rear frame sunroom wing was constructed between 1932 and 1949. This addition has windows along all three elevations on both storeys and is clad in horizontal wood siding and shingles. The structure has been altered over the years and is in poor condition and leaning significantly due to improper footings.



North elevation (back) and east elevation showing the sunroom addition. *Source: Town of Oakville Planning Services Staff*



1949 fire insurance map showing the rear addition has already been built; it does not appear in the 1932 map, putting its addition in the window of 1932 to 1949. Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville, 1949.

Most of the windows on the house are 6/1 double-hung wood windows with 1/1 wood storms and screens. Other unique features of the home are the quarter lunette windows on the north and south side of the house, flanking the chimneys.



Images showing close-up of wooden 6/1 windows and storm windows on the home on the left, as well as the quarter lunette windows on the east elevation on the right. Source: Town of Oakville Planning Services Staff

The property also includes a one-storey garage to the rear of the house, facing Watson Avenue. The garage may have been built at the same time as the home as the bricks are the same, and according to the 1932 fire insurance map there is an auto shed in the same location as the current garage. However, the structure has since been expanded. The footprint of the garage is larger than it appeared in historic maps and there is evidence of new bricks, wood soffits, and interior wood walls that were added during the enlargement of the building.



Garage to the north of the home, on Watson Avenue. It is not considered of cultural heritage value.

Source: Town of Oakville Planning Services Staff



Rear of the garage, looking east. A greenhouse was once attached on this side.

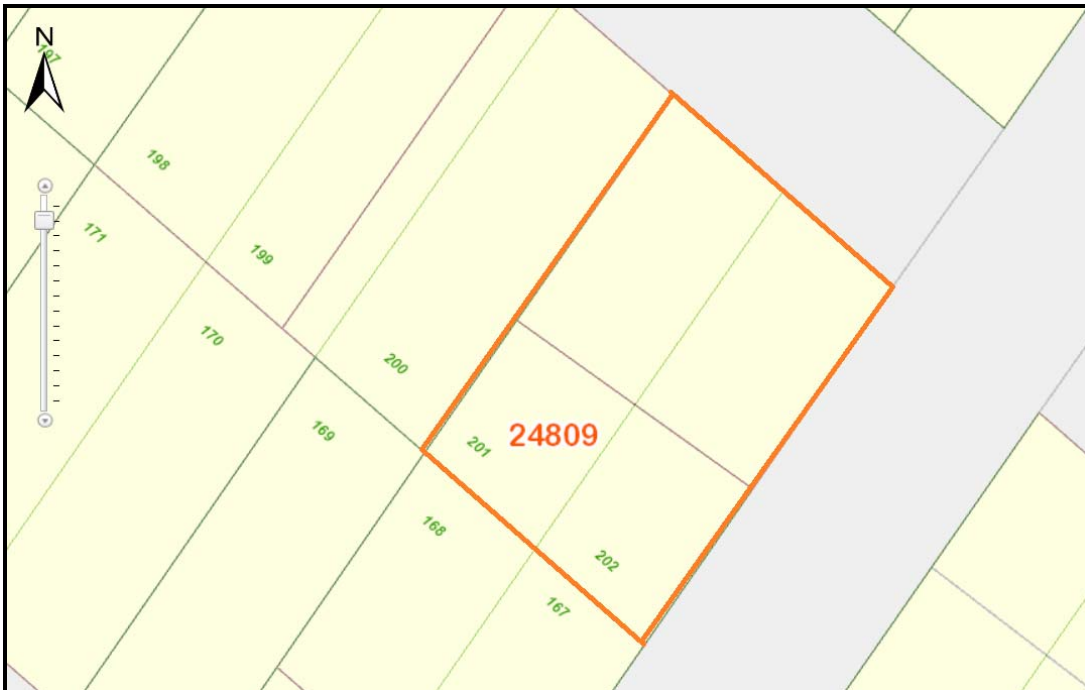
Source: Town of Oakville Planning Services Staff

Lot and Property History

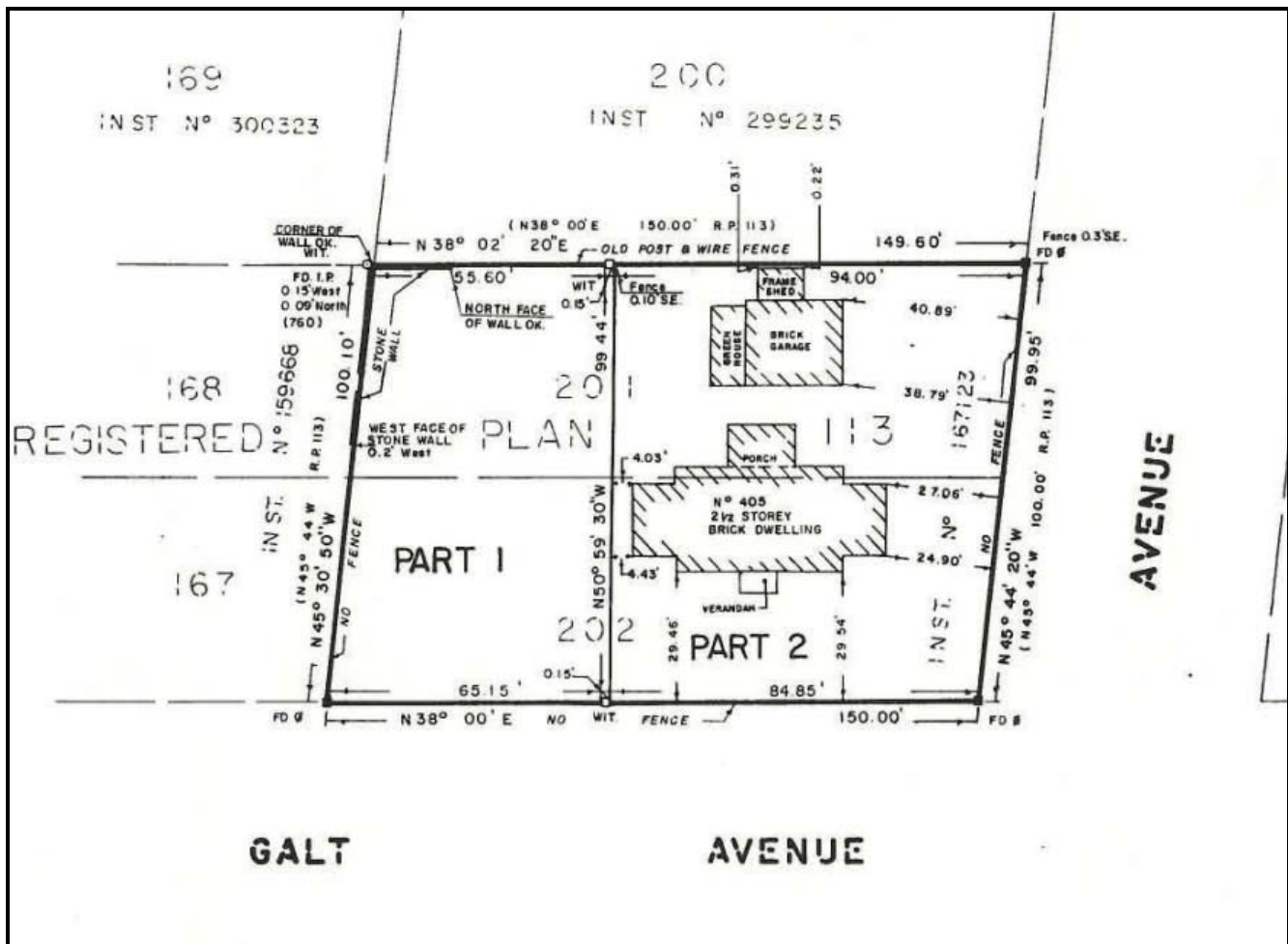
The house was built on Lots 201 and 202 of Plan 113 in 1928. The two lots were sold together from the first purchase. The western portion of both lots was later sectioned off in 1978 and now contains a building. The house appears in the 1932 fire insurance map, along with an auto shed where the garage currently stands.



1932 fire insurance map showing the home and garage on Lot 201 and 202, with the grey line indicating the line between the two lots. No rear addition has yet been built. Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville. Toronto: Underwriters' survey Bureau, 1932.



Map showing how the back portion of Lots 201 and 202 were sectioned off in 1978. The northeast portions are where 405 Galt Avenue is located, with the garage still off Watson Avenue. Source: OnLand Property Search



1978 survey showing the updated boundary line on the severed Lots 201 and 202. This new lot was not built on until 2007.³ We can see that the garage was brick and had a greenhouse and a frame shed beside it. Source: Marshall Macklin Monaghan Ltd., Town of Oakville Planning Department

The home at 405 Galt Avenue retains many of its unique external heritage features, such as:

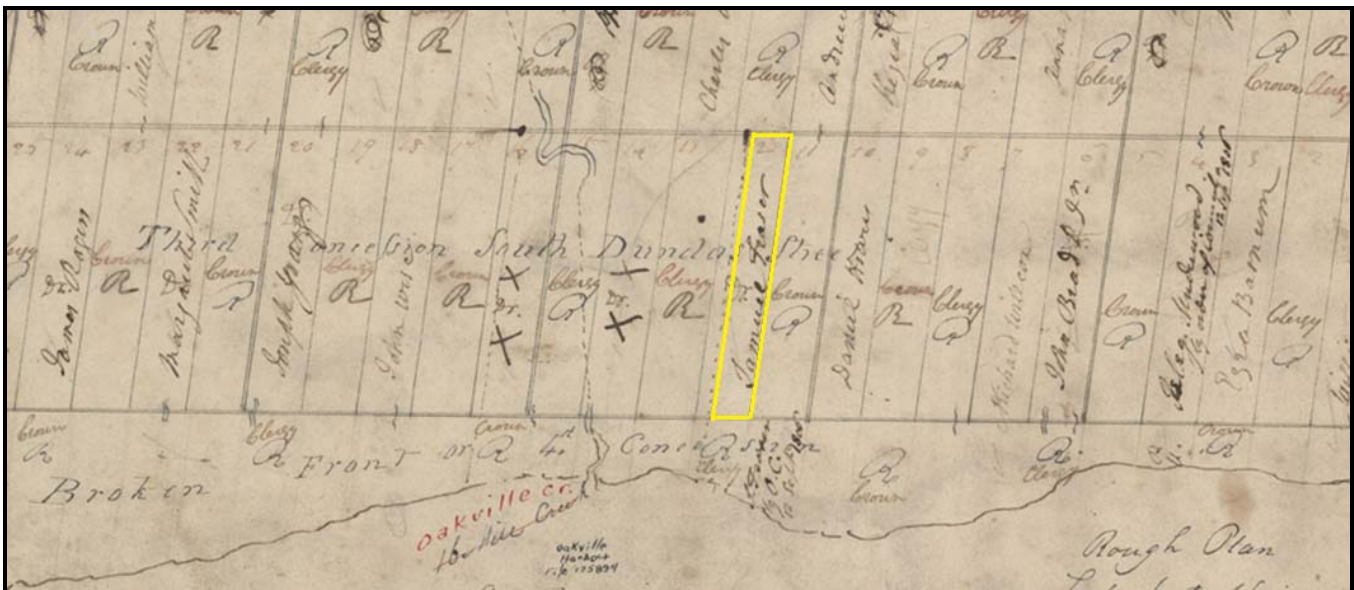
- The symmetrical massing and form of the 2 ½ storey gable-roofed building anchored by the two 1-storey flat-roofed wings;
- Two gable-roofed dormers clad in wood shingles with wood cornice, soffits, and cornice returns;
- Multi-coloured brick cladding in running bond, including brick headers above doors and windows;
- Two matching brick chimneys;
- Front gable-roofed porch with six round tapered columns and two half square tapered columns, wood soffits, wood fascia, and wood trim;
- Front entrance with paneled wood door, sidelights with wood panels and leaded glass, and triple fanlight with spiderweb-style leaded glass;
- Fenestration of the windows and doors on all elevations;
- The use of 6/1 wood windows with simple wood trim throughout the house;
- Four quarter lunette windows on the north and south elevations;
- Stone window and door sills;
- Wood soffits, fascia, and frieze; and
- The design, shape and of the balustrades over the one-storey side wings.

³ Town of Oakville Planning Department, CAV A/136/2007

Historical and Associative Value

The home at 405 Galt 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, 1806.⁴ The subject property is located within the territory of Treaty No. 14.⁵

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 12,⁶ and would later become the neighborhood 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

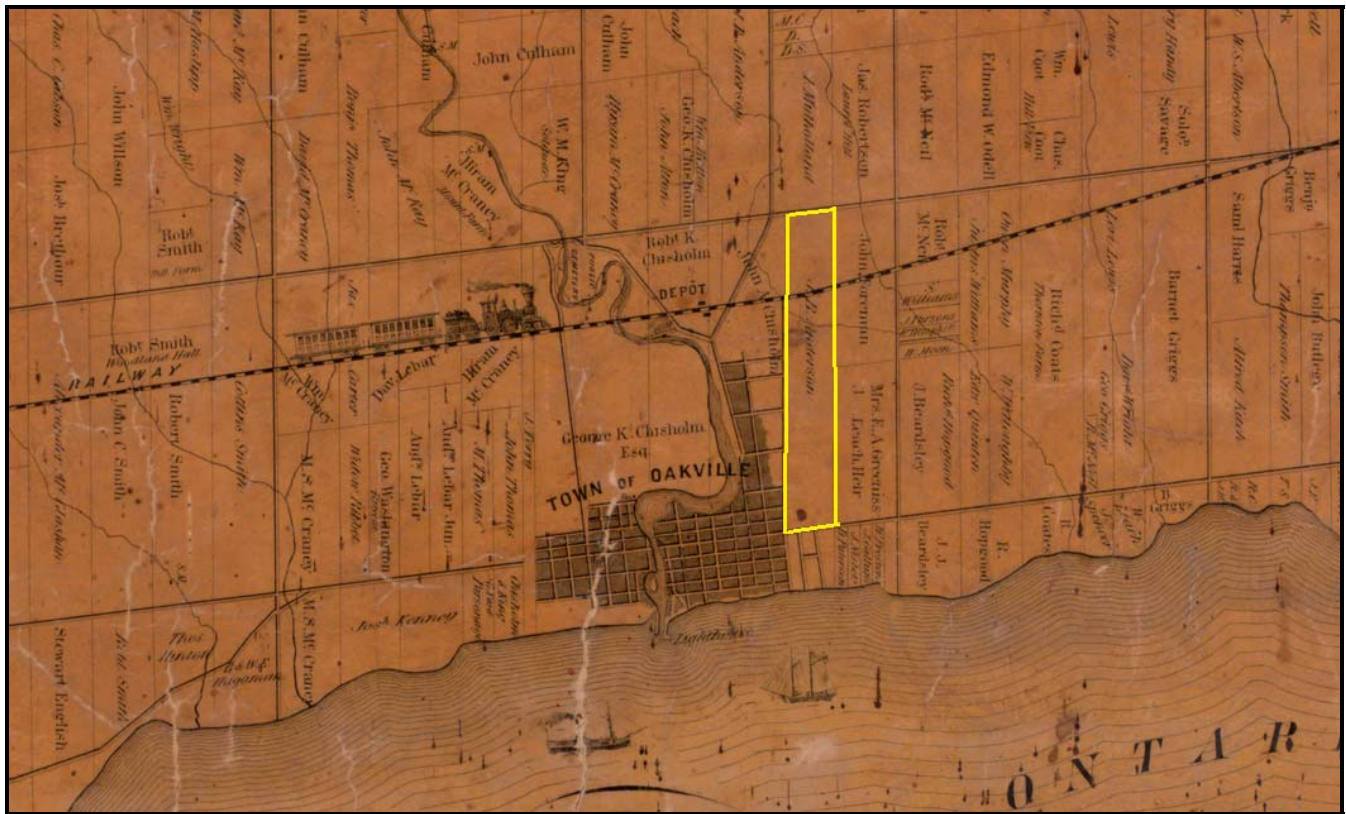
The creek lands were ceded by the Mississauga in Treaty No. 22, which was signed in February of 1820, when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline. Treaty 22 stipulated that in exchange for ceding "about 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.⁷

⁴ Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

⁵ 1806 Wilmot Survey

⁶ 1806 Wilmot survey and the subsequent 1858 Tremaine survey

⁷ 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.⁸ In 1810, Fraser sold the southern portion to Charles Anderson, an Irish immigrant⁹. When the War of 1812 between the US and Britain began, Fraser joined the American forces.¹⁰ 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.¹¹ 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.¹² 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 1836.¹³ It burned down in 1895 and at the time was one of the oldest frame homes in the town.¹⁴

⁸ 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

⁹ Oakville Historical Society, "Lot 12", from the Trafalgar Chartwell Residents' Association: <https://www.oakvillehistory.org/lot-12.html>

¹⁰ Ibid.

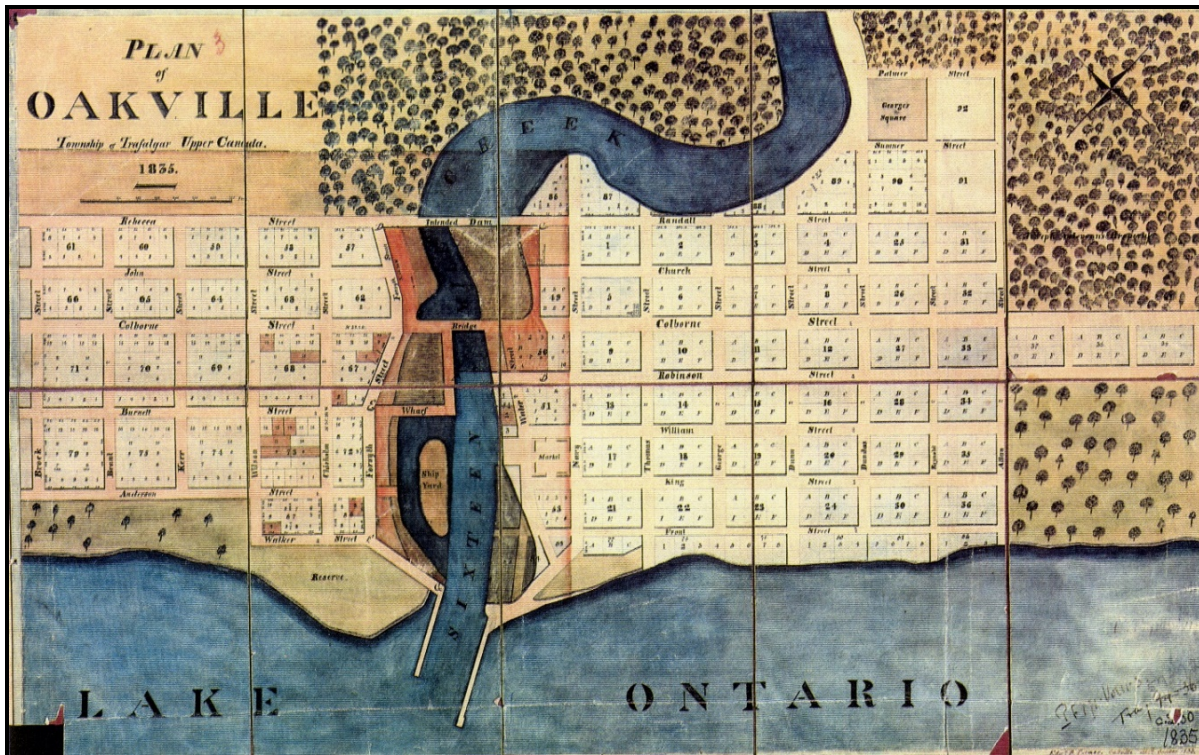
¹¹ LRO Instrument 166F, being a Bargain and Sale, dated March 31, 1821, between James Baby and Charles Anderson

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

¹³ Ibid.

¹⁴ 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 22.¹⁵ 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 359 Douglas 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 1879.¹⁶

The Anderson Estate house, known as "The Grit Anchorage" faced Lakeshore Road¹⁷. 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.¹⁸ The Bank of Hamilton, its principal creditor, acquired title to the Anderson farm.¹⁹

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,²⁰ oversaw the project and its infrastructure—planning

¹⁵ 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

¹⁶ 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).

¹⁷ Ahern, Frances. *Oakville: A Small Town, 1900-1930*, pg. 110-113. Oakville: The Oakville Historical Society, 1981.

¹⁸ *The Globe*, "Bank crash is complete", January 7, 1903, pg. 7

¹⁹ *The Globe*, "A document found", January 10, 1903 pg. 28

²⁰ Ahern, Frances. *Oakville: A Small Town, 1900-1930*, pg. 110-113. Oakville: The Oakville Historical Society, 1981.

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.²¹ The new subdivision was known as Brantwood.²²



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.²³ 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.²⁴ Galt Avenue, in particular, had only 5 houses on the street by 1932,²⁵ and was not heavily built on until later.

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

Below is a partial 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 201, 202	1907-1909

²¹ 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

²² Oakville Historical Society, Brantwood Survey map, 1907

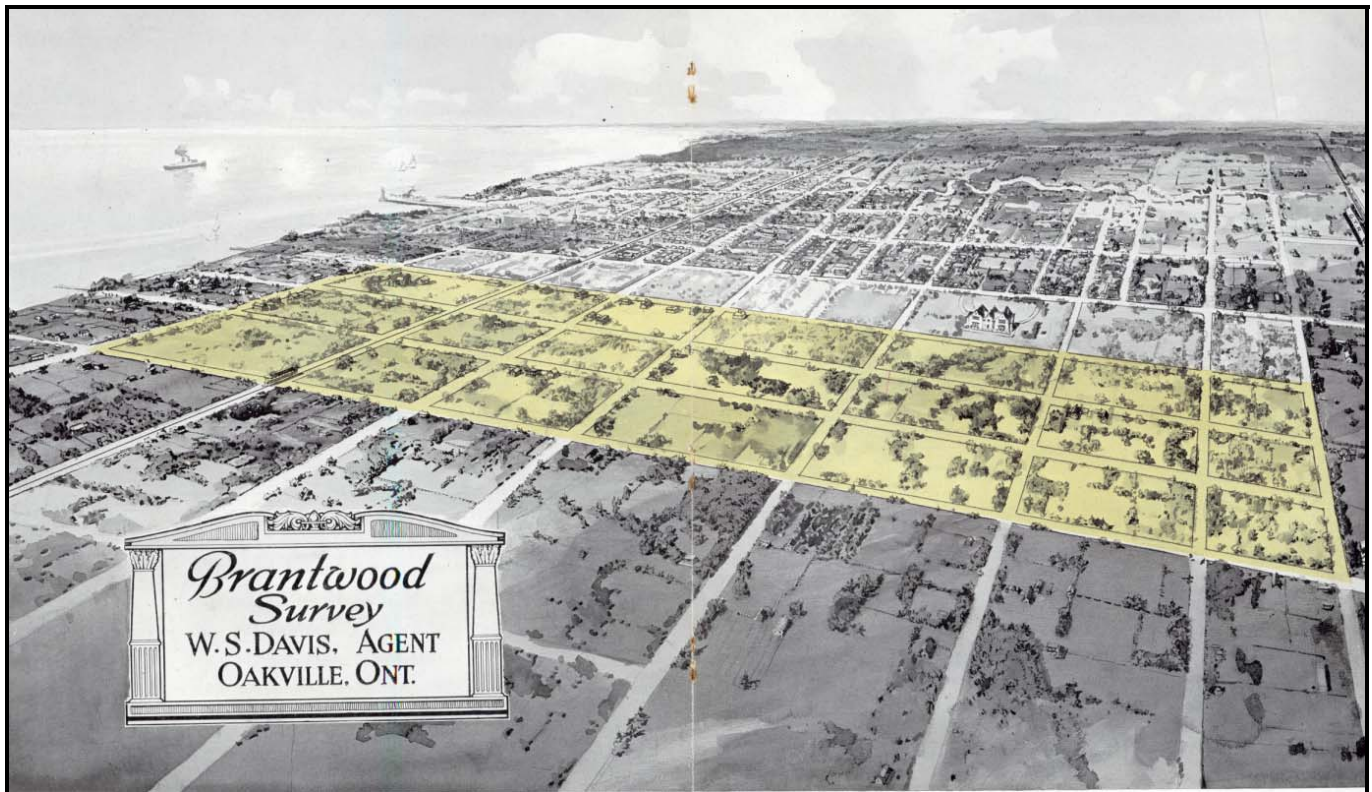
²³ Cumberland Construction Company Ltd. And W.S.Davis, “Brantwood” pamphlet, 1913

²⁴ Town of Oakville, Planning Services, 376 Douglas Avenue property file, Heritage Research Report, July 2011, pg. 6

²⁵ Underwriters’ Survey Bureau, *Insurance Plan of the Town of Oakville*, Toronto: Underwriters’ survey Bureau, 1932, updated 1924 map, sheet 9. Note that most of the houses on this map actually face the cross streets and are numbered on them, and were not technically Galt Avenue addresses but were on the physical street.

W.S. Davis	Plan 113, Lot 201, 202	1909-1913
William Alfred Page	Plan 113, Lot 201, 202	1913-1926
Edward Percy Lunau	Plan 113, Lot 201, 202	1926-1946
Noel Beattie Eaton	Plan 113, Lot 201, 202	1946-1949
Basil Anthony Megaffin	Plan 113, Lot 201, 202	1949-1958
Amelia Megaffin (wife)	Plan 113, Lot 201, 202	1958-1958
C. Ruth Farnham and Gordon S. Farnham as joint tenant	Plan 113, Lot 201, 202	1958-1964
Anne Mollenhauser and spouse	Plan 113, Lot 201, 202	1964-1978
Constance and Ian Bovey	Plan 113, Part Lots 201, 202	1978-2023
Current owners	Plan 113, Part Lots 201, 202	2023-present

As part of this new subdivision, in 1909, Cameron Bartlett, on behalf of the Bank of Hamilton, sold Lots 201 and 202 to William Sinclair Davis.²⁶ The home at 405 Galt Avenue, while being built in the late 1920s, is still an early example of a Brantwood neighbourhood home, since many of the homes were built post-1930s.



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

On January 2, 1913, William Alfred Page bought the home from Davis. However, he did not build on the property and was listed as a student while he owned the lots. It may have been an investment property. He sold it to Edward Percy Lunau in 1926, who was the owner when the house was built.²⁷

²⁶ LRO Instrument 4254, being a Bargain and Sale, dated 11 October 1909, between Cameron Bartlett and William Sinclair Davis

²⁷ Oakville Public Library, Town of Oakville Assessment Rolls, 1927-1928

Edward Percy Lunau owned a dry goods store in downtown Oakville for over 20 years and was one of Oakville's "leading drygoods merchants".²⁸ The location of his store downtown was at the old Oakville Second Post Office at 179-181 Lakeshore Road East. He built on the lot, and it became the "Lunau Block", dated to 1922.²⁹



Block at 179-191 Lakeshore Road East was the western (left side) portion of this stretch of buildings. The Davis Block and later western additions are on the right. Source: Google Street View



Lunau Block at 179-191 Lakeshore Road East, close-up of "Lunau Block, 1922". Source: Google Street View

²⁸ *Toronto Daily Star*, "Find Oakville man shot dead at lake", May 28, 1947, pg. 2

²⁹ Ahern, Frances. *Oakville: A Small Town, 1900-1930*, pg. 138. Oakville: The Oakville Historical Society, 1981.



An undated postcard of Colborne Street (now Lakeshore Road East), unknown date. Lunau's dry goods store is visible behind the electric pole on the left side of the image. This was one of the busiest intersections of Oakville's downtown. *Source: Trafalgar Township Historical Society*



A 1946 image of Colborne Street (now Lakeshore Road East), showing the store building again. It looks to be a similar era as the first photo and some of the same businesses, dating them to around the same time. *Source: Trafalgar Township Historical Society*

The home was built in 1928, when Lunau owned the property. He purchased it in 1927 from William Alfred Page and built on it the following year.³⁰ It is unknown who the builder or architect of the home was. By 1928, the Lunau family is living in the home. They lived there for nearly 20 years.

The Lunau family was active in the Oakville community, and son Maurice Lunau was a local doctor and city councillor and participated in many community events.³¹ Edward passed away at 47. His brother Lloyd became a dentist, and their sister, Lois, is listed as a merchant in 1949³².

Edward Lunau sold the house one year before his untimely death of an accidental gunshot wound to the head at his family's cottage in Fenelon Falls in 1947.³³ The Lunaus sold the house and property to Noel Beattie Eaton in 1946, the grandson of Timothy Eaton, the man behind the Canadian Eaton's Department Store empire. Noel worked as the Director for Eaton's Knitting Factory in Hamilton.³⁴ Beattie Eaton owned the home for 3 years and sold it to Basil Anthony Megaffin, an Oakville hotel proprietor who ran for city council in 1944.³⁵

In 1978, at the same time the lots were severed, the home was sold to Constance Bovey. She and her husband Ian lived in the home for over 40 years and raised their family in the house, until Constance passed away in 2022.

³⁰ Oakville Public Library, Town of Oakville Assessment Rolls 1926-1928. Lunau is listed as owner in 1927 and a building is listed as "not finished" at the value of \$4000. In the following year it has increased to \$5250 and 6 people live on the premises. It remains the same value the following year, indicating it is completed.

³¹ Oakville Historical Society Image Database showing Maurice Lunau participating in tree planting, bible study events, and more. Catalog numbers: 2018.22.56; 1990.68.3Q; 1995.30.1; 2001.16.1.1

³² Ancestry.ca, 1949 Voters List, Halton, listed at 20 Park Avenue with Mrs. E.P. Lunau (widow)

³³ *Toronto Daily Star*, "Find Oakville man shot dead at lake", May 28, 1947, pg. 2; *Toronto Daily Star*, "E.P. Lunau inquest to be held June 10", May 29, 1947, pg. 26; *Toronto Daily Star*, "Last tribute paid to Edward P. Lunau", May 31, 1947, pg. 9

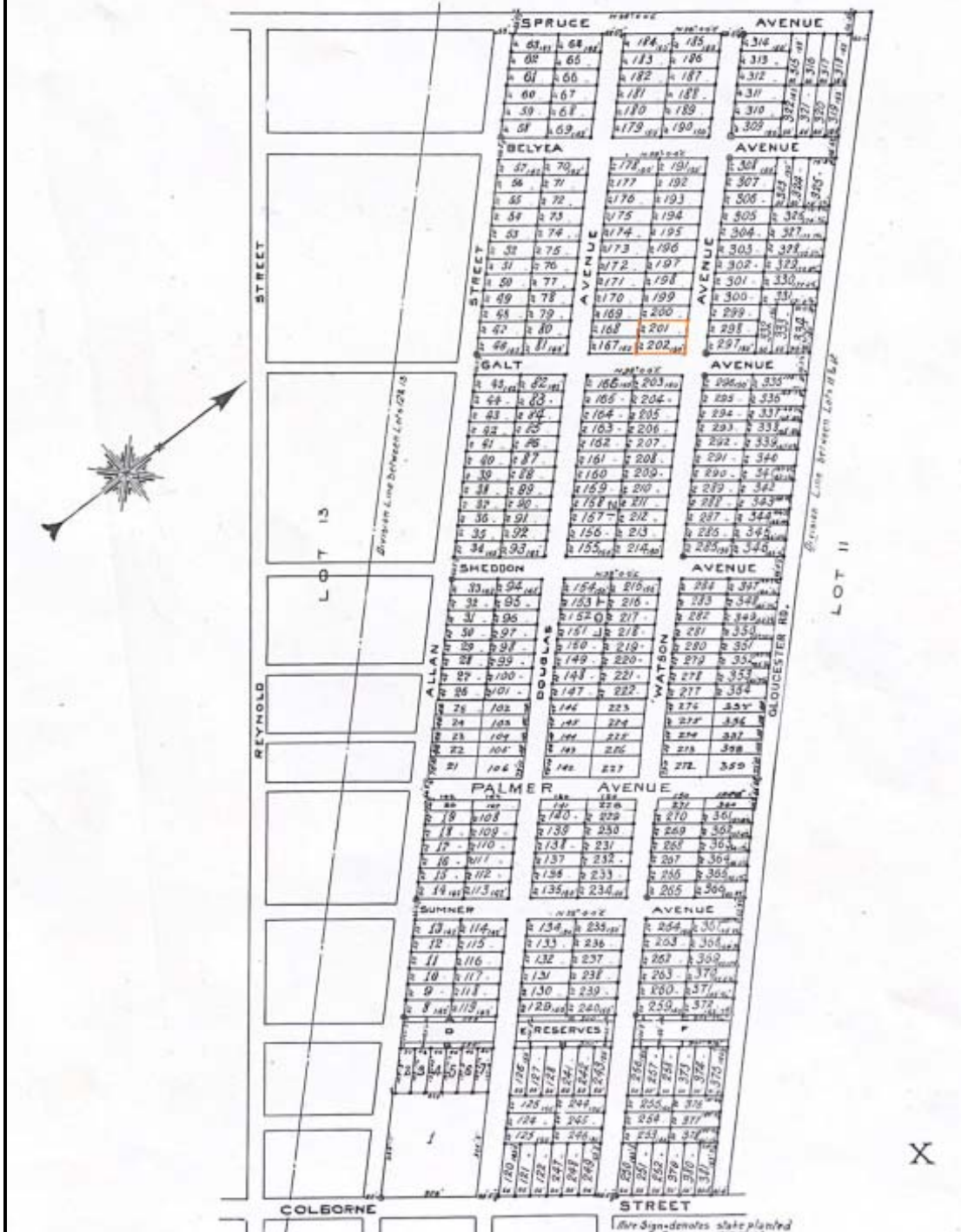
³⁴ O'Donnell, Lorraine Frances, "Visualising the Women at Eaton's, 1869-1976", McGill University Master's Thesis, 2002, pg. 122

³⁵ Oakville Historical Society, "Election ballot for Oakville Municipal Councillor (1944)", catalogue number 1986.12.1

OAKVILLE — PLAN —

OF

— BRANTWOOD SURVEY —



A map of the 1907 Brantwood Survey, showing the original Lots 201 and 202 that were a part of this property parcel. The back half of the lots were later severed for a new residence. Source: Oakville Historical Society

Contextual Value

The subject property has cultural heritage value because it is physically, functionally, visually, and historically linked to its surroundings. The subject house is an example of the Colonial Revival style during its architectural peak in Ontario. The design elements of the home are important in supporting and maintaining the character of the residential area known as Brantwood.

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. Many of the houses on Galt Avenue were built post-1930 and contain Colonial Revival architectural elements. However, there are also quite a few newer buildings, which makes maintaining the heritage character of the older buildings on the street integral to its diversity and history.

The area includes several properties listed on the Oakville Heritage Register, including other properties on Galt Avenue and other streets within the Brantwood Survey. Several new homes have been constructed in the area and most of these developments have been sympathetic to the neighbourhood with setbacks, designs, and materials in keeping with the existing properties. The streetscape of the area consists of mature trees and moderate sized lots which contain medium to large sized houses.



2021 view of the streetscape looking west on Galt Avenue, with property on right edge of image. *Source: Google Street View*



2018 view of the streetscape looking east on Galt Avenue, intersecting at the corner with Watson Avenue in front of the home. *Source: Google Street View*



2022 view of the streetscape looking south on Watson Avenue, with subject property on the corner on the right side of the image. Source: Google Street View



2018 view of the streetscape looking north on Watson Avenue, with subject property on the corner on the left side of the image. Source: Google Street View

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 representative of a 1928 Colonial Revival 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 property is associated with the character of the local area 'Brantwood', an early 20th century subdivision of Oakville, and is connected to prominent local people such as E.P. Lunau, Noel Beattie Eaton, and the Boveys.	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 does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is 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 is important in supporting and maintaining the historic residential character of Brantwood.	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, a significant early 20th century Oakville subdivision.	Y
iii. is a landmark.	The property is not a landmark.	N

4. Statement of Cultural Heritage Value or Interest

Description of Property

The property at 405 Galt Avenue is a large property located on the north side of Galt Avenue, between Douglas Avenue and Watson Avenue in the Brantwood neighbourhood. The property contains a 2 ½-storey brick house built in 1928.

Design Value or Physical Value:

The subject house has design and physical value as a representative example of the Colonial Revival architectural style popular in Ontario in the early- to mid-20th century. The house was built in 1928 with a typical Colonial Revival style symmetrical façade with centered front and rear dormers and a side-gabled roof. It has a symmetrical fenestration around the entire house, and a centered door with covered porch supported by full height columns. The home has unique matching Colonial-style balustrades on the north and south sides of the home and quarter lunette windows on the north and south elevations.

Historical Value or Associative Value:

The home has cultural heritage value for its direct associations with the development of the local residential area known as 'Brantwood', an early 20th century subdivision of Oakville. Its presence contributes to the relatively intact historic development of Brantwood. The property yields information that contributes to the understanding of the development of the local community and demonstrates the types of architectural styles and thinking that were popular at the time, in this case the late 1920s and early 1930s. It is connected to two local families, both of which lived in the home for extended periods of time. E.P. Lunau had the home built for his family when he owned the property. He went on to be a local dry goods merchant in Oakville for over twenty years and operated a store in downtown Oakville. The building, called the Lunau Block, was built in 1922 and still stands today. The Bovey family purchased the home in 1978 and lived there until 2022.

Contextual Value:

The subject property has contextual value because it supports and maintains the historical residential character of the Brantwood neighborhood. It is particularly important on Galt Avenue, as several older homes have been redeveloped and empty lots filled with newer homes. It is physically, functionally, visually, and historically linked to the surrounding residential neighbourhood and places the Brantwood area's origins in a specific timeframe, helping to tell the larger story of Oakville and its development in the 20th century.

Description of Heritage Attributes

Key heritage attributes of the property at 405 Galt Avenue that exemplify its cultural heritage value, as they relate to the 2 ½-storey house and the two one-storey side wings, include:

- The symmetrical massing and form of the 2 ½ storey gable-roofed building anchored by the two 1 storey flat-roofed wings;
- Two gable-roofed dormers clad in wood shingles with wood cornice, soffits, and cornice returns;
- Multi-coloured brick cladding in running bond, including brick headers above doors and windows;
- Two matching brick chimneys;
- Front gable-roofed porch with six round tapered columns and two half square tapered columns, wood soffits, wood fascia, and wood trim;
- Front entrance with paneled wood door, sidelights with wood panels and leaded glass, and triple fanlight with spiderweb-style leaded glass;
- Fenestration of the windows and doors on all elevations, excluding the second storey door on the east elevation;

- The use of 6/1 wood windows with simple wood trim throughout the house;
- Four quarter lunette windows on the north and south elevations;
- Stone window and door sills;
- Wood soffits, fascia, and frieze; and
- The design, shape and of the balustrades over the one-storey side wings.

The two-storey rear sunroom addition and one-storey detached garage are not considered to be of significant cultural heritage value.

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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