

## APPENDIX B

### Cultural Heritage Evaluation Report Ecclestone House

389 Lakeshore Road East, Oakville, Ontario



Entrance to 389 Lakeshore Road East, 2023. Source: *Town of Oakville Planning Services Staff*

Town of Oakville  
Heritage Planning  
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June 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 Cultural Heritage Value or Interest and identification of heritage attributes.

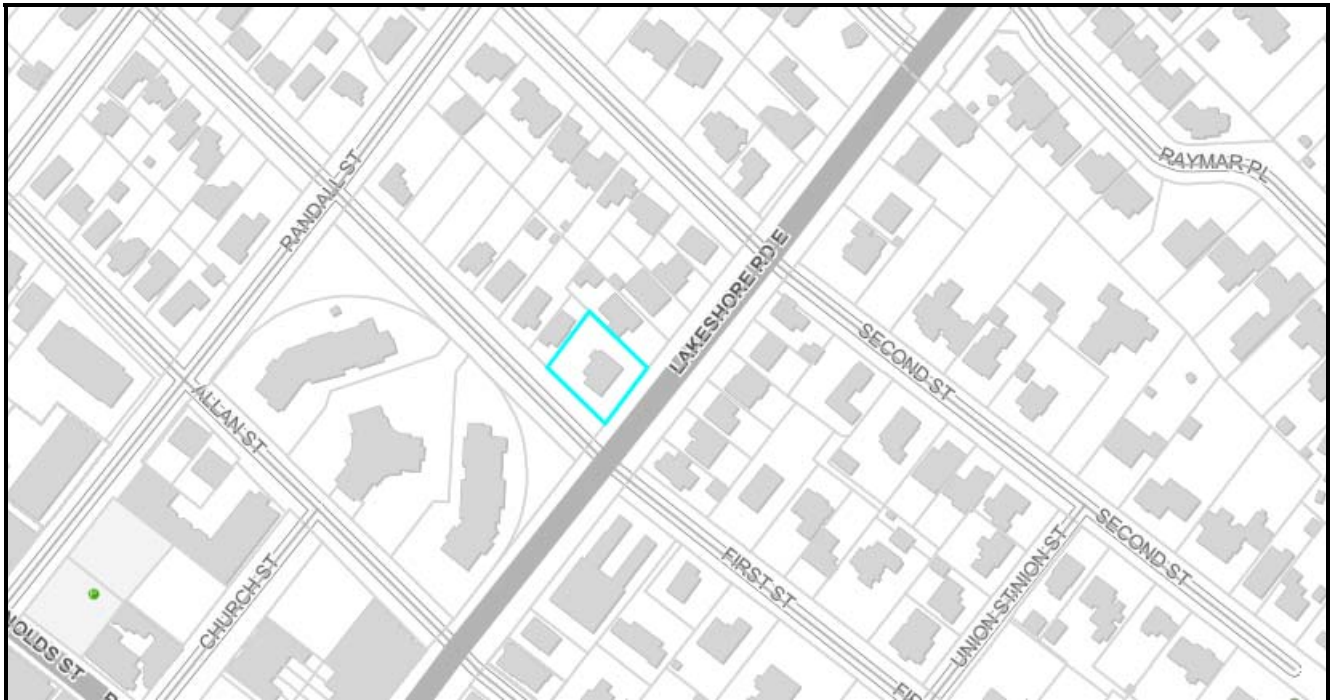
The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official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

The home at 389 Lakeshore Road East is located on the north side of Lakeshore Road East 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. The property was added as a 'listed' property to Oakville's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* in 2007 for its potential cultural heritage value for its "c.1804 Dingle Family House" (*c.1804 being a typo that should have read c.1904*). Prior to 2007, the property was on an informal inventory of historic properties maintained by the former Oakville Local Architectural Conservation Advisory Committee (LACAC).

This CHER has evaluated the property in accordance with the requirements of the OHA and finds that the property meets five 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 389 Lakeshore Road East is located on the northeast corner of Lakeshore Road East and Douglas Avenue, made up of two original subdivision lots. 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 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 1 ½-storey cottage, built circa 1909.



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

**Legal description:** PT LOTS 120 and 121, PLAN 113; TOWN OF OAKVILLE



### 3. Background Research

#### Design and Physical Value

The subject building at 389 Lakeshore Road East is a 1 ½-storey frame cottage style house clad in wood siding and wood shingles. The home has architectural value as an example of an early 1900s cottage built during the Arts and Crafts movement with influences from the Tudor Revival style. It is one of the earliest homes built in the Brantwood neighbourhood.



South elevation of the house facing Lakeshore Road East. *Source: Town of Oakville Planning Services Staff*

#### *Arts and Crafts Movement*

The Arts and Crafts movement began in Britain as a reaction to the rapid growth of industry and the dehumanization of society that resulted from the sudden restructuring of the population to accommodate large factories.<sup>1</sup> The movement spread to North America and many structures built between 1890 and 1940 demonstrate Arts and Crafts influenced architectural details.<sup>2</sup> Generally, the goal of the residential Arts and

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

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

Crafts movement was to portray the home as a place of serenity, with a focus on the home as part of the natural environment.<sup>3</sup>

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

### *Period Revival Style (1890-1940)*

Period Revival style is one style that falls under the Arts and Crafts umbrella. In Ontario, Period Revival homes were popular in the early to mid-20<sup>th</sup> century. They were loosely modelled after rural cottages and country manor houses of the Tudor period.<sup>4</sup> Noticeable elements of this style in Ontario are pitched gable roofs, dormers covered with cedar shingles, half timbering on upper storeys, and overhangs on upper storeys.<sup>5</sup>

Often, homes in a variety of styles fall under this heading. They contain Medieval-inspired and rustic elements and features that refer to past periods, particularly the Tudor era.

### *Subject Property Design*

The property at 389 Lakeshore Road East features several Period Revival architectural elements. It has a gable roof with a steep peak and low sloped sides. The overall shape is a unique feature of the home, with an asymmetrical façade, multiple dormers, covered entrance, and wooden cladding and decorative details, all common elements of Period Revival homes. The west side of the house includes an attached garage with a flat roof, likely a later addition to the original building, but constructed by 1924.

There is half-timbering with stucco in the south gable, a nod to the Tudor Revival style. The second storey of the house has a bell-cast overhang with an exposed eave on the south elevation, another Tudor Revival style feature. The original front entrance is recessed under a covered porch on the east side of the front elevation. This porch was later enclosed with a second door and multipaned windows.



Bell-cast overhang and exposed eaves on the south elevation of the house. Source: Town of Oakville Planning Services Staff

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

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

<sup>5</sup> Ibid.



On the west side of the front elevation, there may have originally been a screened-in porch or sunroom. Vertical wood trim and a change in the heights of the windows in this corner indicate that this portion may have been filled in at one point. If this was a porch, it would have bookended the façade with the front entrance porch, creating an almost symmetrical façade with a balanced but characterful look.



South elevation of the house looking northwest, depicting the unique roofline. Note the northwest corner that may have been a screened-in porch or sunroom. *Source: Source: Town of Oakville Planning Services Staff*

Most of the original windows on the house have been replaced with new windows designed to match the style of the original Arts and Crafts style casement windows. The original wood casement windows with wood storm windows can be seen in the c.1980s photos below. The wood windows on the enclosed front porch remain.





A photo of the subject property in 1980. Source: Oakville Historical Society



A photo of the subject property in the later 1980s. Source: Oakville Historical Society



The house has two shingle-clad dormers, one of which, on the east elevation, was extended more recently. The dormer on the west elevation is historical and has a door that gives access to the roof.



Close up of the door and window in the west dormer, 2010. The window is 3/3. Source: Source: Town of Oakville Planning Services Staff



Aerial view showing the horseshoe driveway. Note the historical dormer's much smaller size compared to the updated one on the east elevation. Source: Google Maps





Rear (north) elevation of the home with one-storey bump-out. *Source: Town of Oakville Planning Services Staff*



West elevation of the home showing casement windows on the first floor and the updated dormer. *Source: Town of Oakville Planning Services Staff*

## Lot and Property History

The house was built on Lot 120 and 121 of Plan 113 around 1909 under the ownership of W.V. Ecclestone.<sup>6</sup>



Showing the current parcel on Lot 120 and 121. Historically, the north sections of both lots were a part of the property but were severed around 1912. Source: *OnLand Property Search*

In the following year, his property expanded to Lots 120, 121, 122, 247, 123, 124, 125, and 126.<sup>7</sup> By 1912 he only owned Lots 120 and 121, as well as 124 and 125.<sup>8</sup> Near the end of 1912, the northern sections of Lot 120 and 121 were severed and owned by someone else as different property.<sup>9,10</sup>

<sup>6</sup> Oakville Public Library, 1909 tax assessment rolls

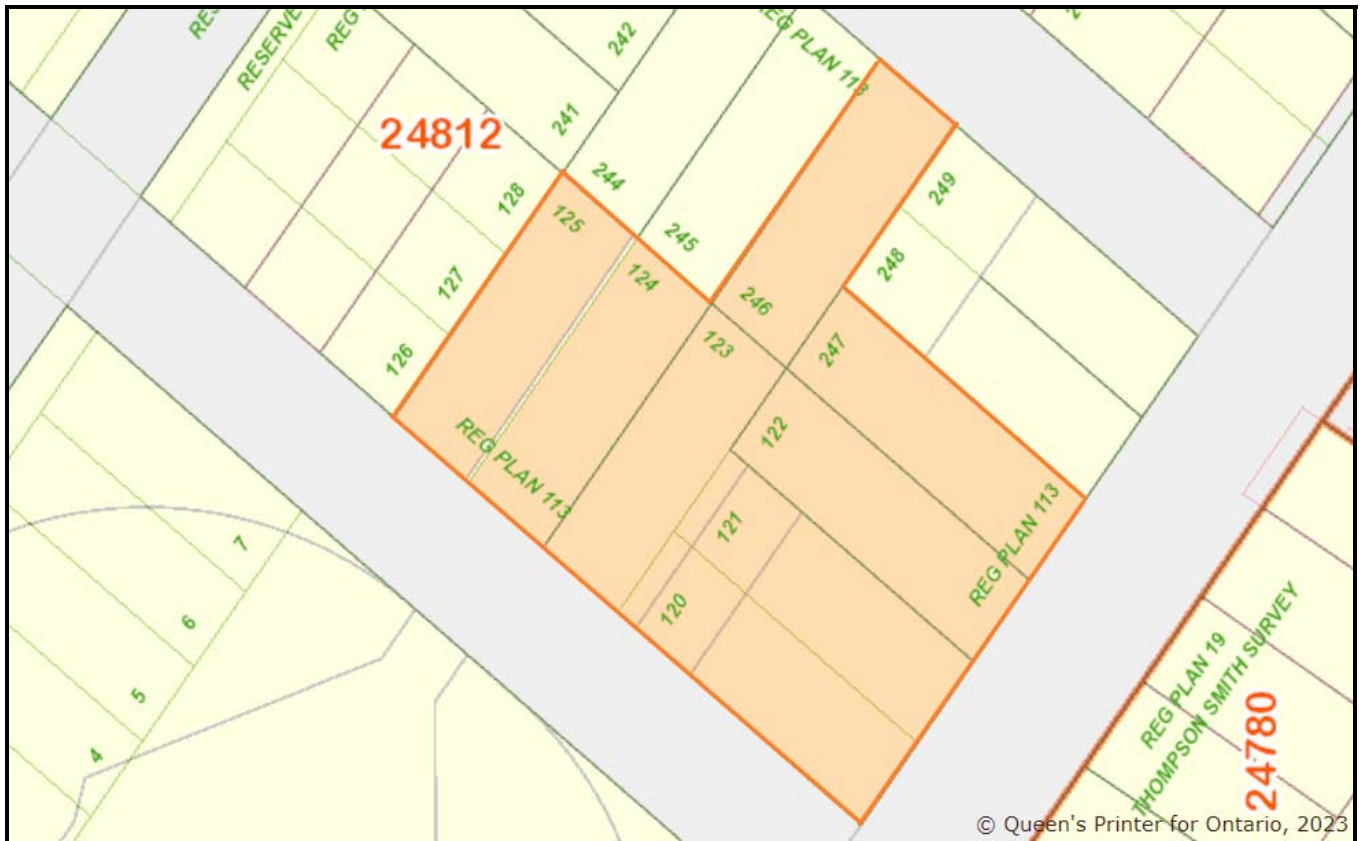
<sup>7</sup> Oakville Public Library, 1910 tax assessment rolls

<sup>8</sup> Oakville Public Library, 1912 tax assessment rolls

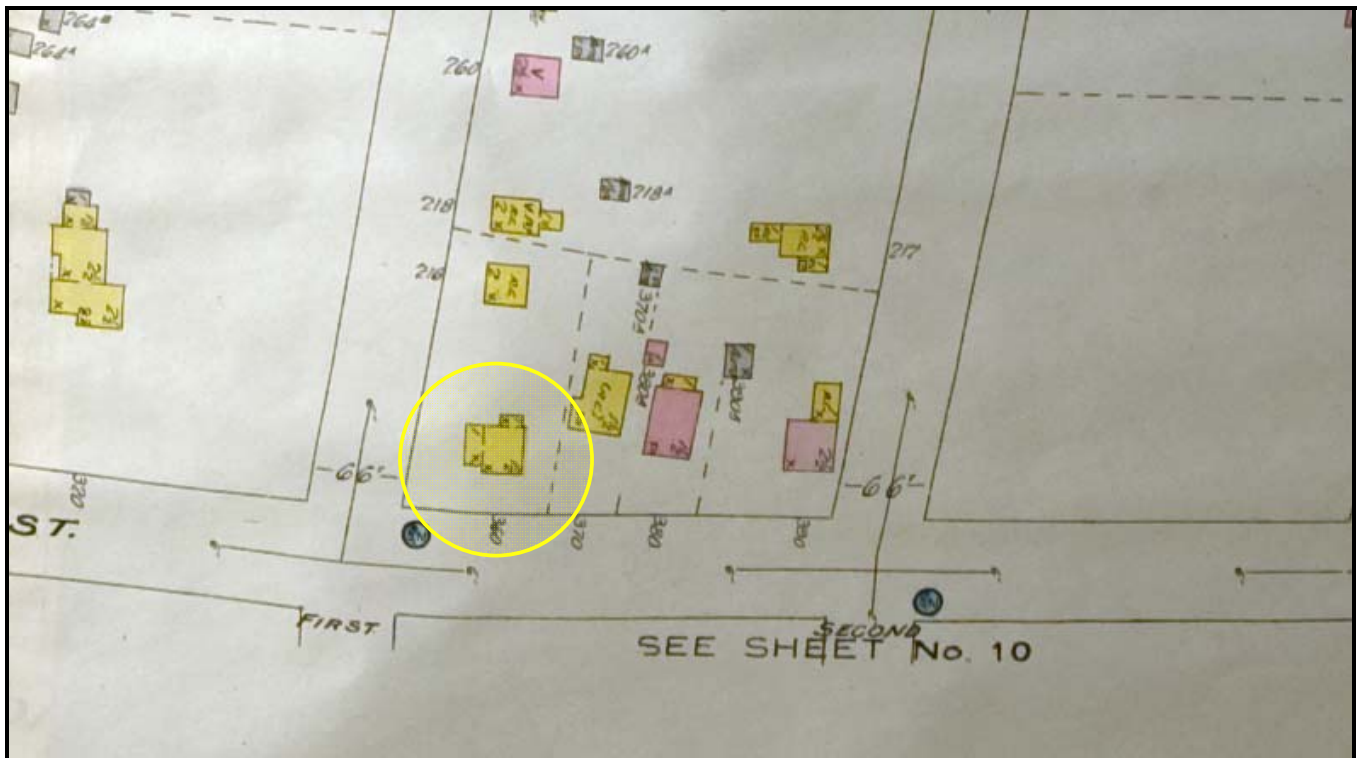
<sup>9</sup> Oakville Public Library, 1914 tax assessment rolls: part lots 120 and 121 twice, one to Roy Carey (manager) and one to James Hunter (real estate agent), reading 36' of part lots 120 and 121. It is not built on, indicating these are the northern portions.

<sup>10</sup> LRO Patent, being a Bargain and Sale, dated November 26, 1912, between Walter Valentine Ecclestone and James Hunter; LRO Patent, being a Bargain and Sale, dated August 25, 1913, between Walter Valentine Ecclestone and Roy A. Carey





Lots owned by same person W.V. Ecclestone circa 1910. The only lots built on by him were 120 and 121. Source: OnLand Property Search

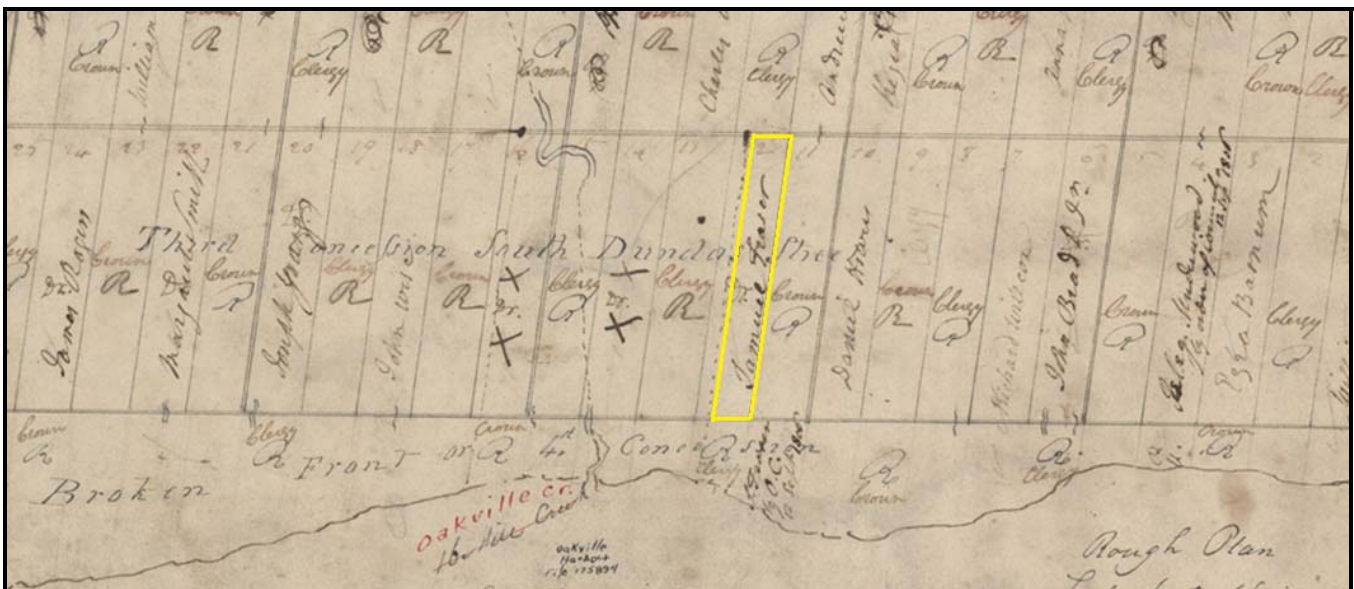


1924 fire insurance map showing the building on Lots 120 and 121. The house built on the severed lots existed by then. Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville. Toronto: Underwriters' Survey Bureau, 1932.

## Historical and Associative Value

The home at 389 Lakeshore Road East 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.<sup>11</sup> The subject property is located in the territory of Treaty No. 14.<sup>12</sup>

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,<sup>13</sup> and would later become the neighbourhood of Brantwood in the 1900s. It is a narrower lot compared to the others, given that it ran alongside the edge of the Mississauga lands on Sixteen Mile Creek.



Wilmot's Trafalgar Township Survey, 1806, with Lot 12, 3<sup>rd</sup> 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.<sup>14</sup>

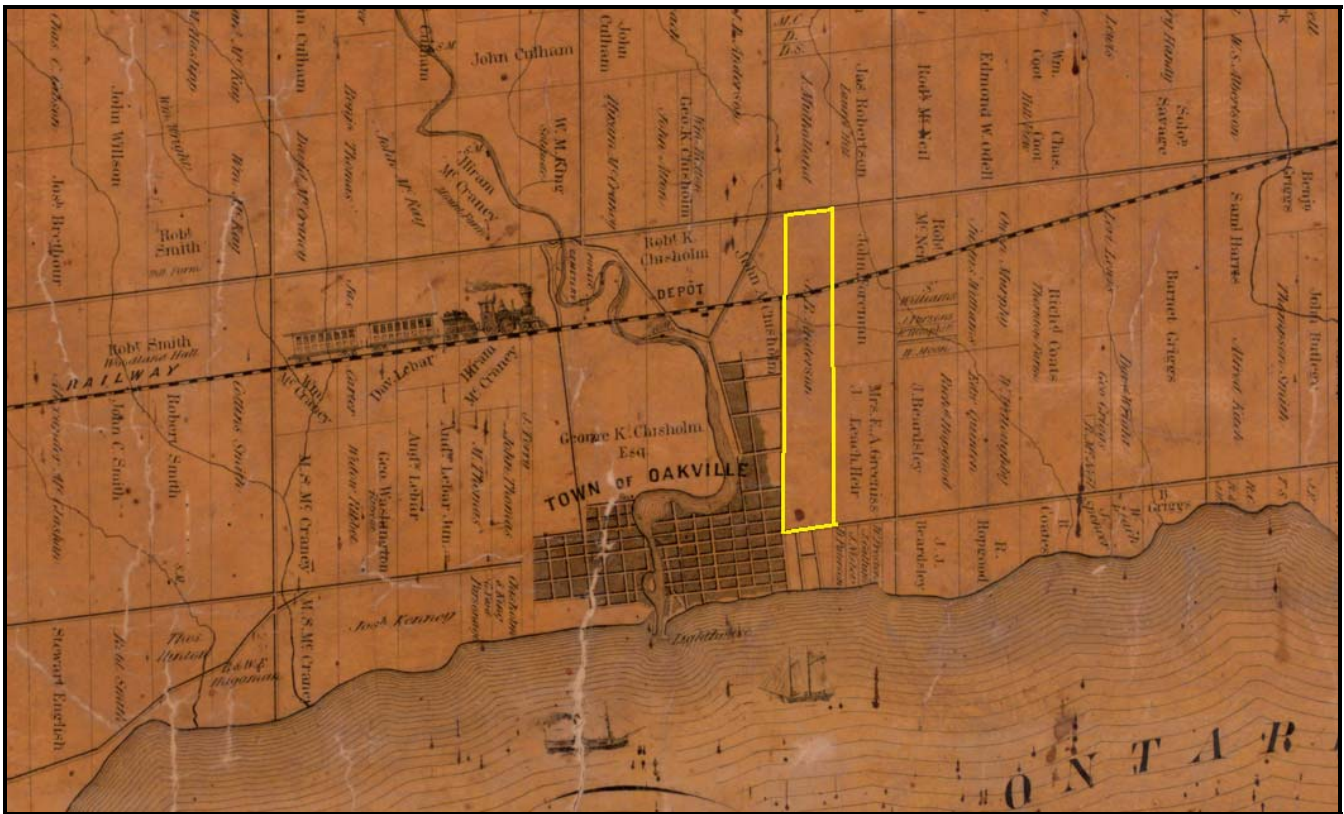
<sup>11</sup> Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

<sup>12</sup> 1806 Wilmot Survey; Mississaugas of the Credit GIS Treaty Map

<sup>13</sup> 1806 Wilmot survey and the subsequent 1858 Tremaine survey

<sup>14</sup> Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 10





George Tremaine's "County of Halton" survey, 1858, with Lot 12, 3<sup>rd</sup> 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.<sup>15</sup> In 1810, Fraser sold the southern portion to Charles Anderson, an Irish immigrant<sup>16</sup>. When the War of 1812 between the US and Britain began, Fraser joined the American forces.<sup>17</sup> 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.<sup>18</sup> 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.<sup>19</sup> 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.<sup>20</sup> It burned down in 1895 and at the time was one of the oldest frame homes in the town.<sup>21</sup>

<sup>15</sup> 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.

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

<sup>17</sup> Ibid.

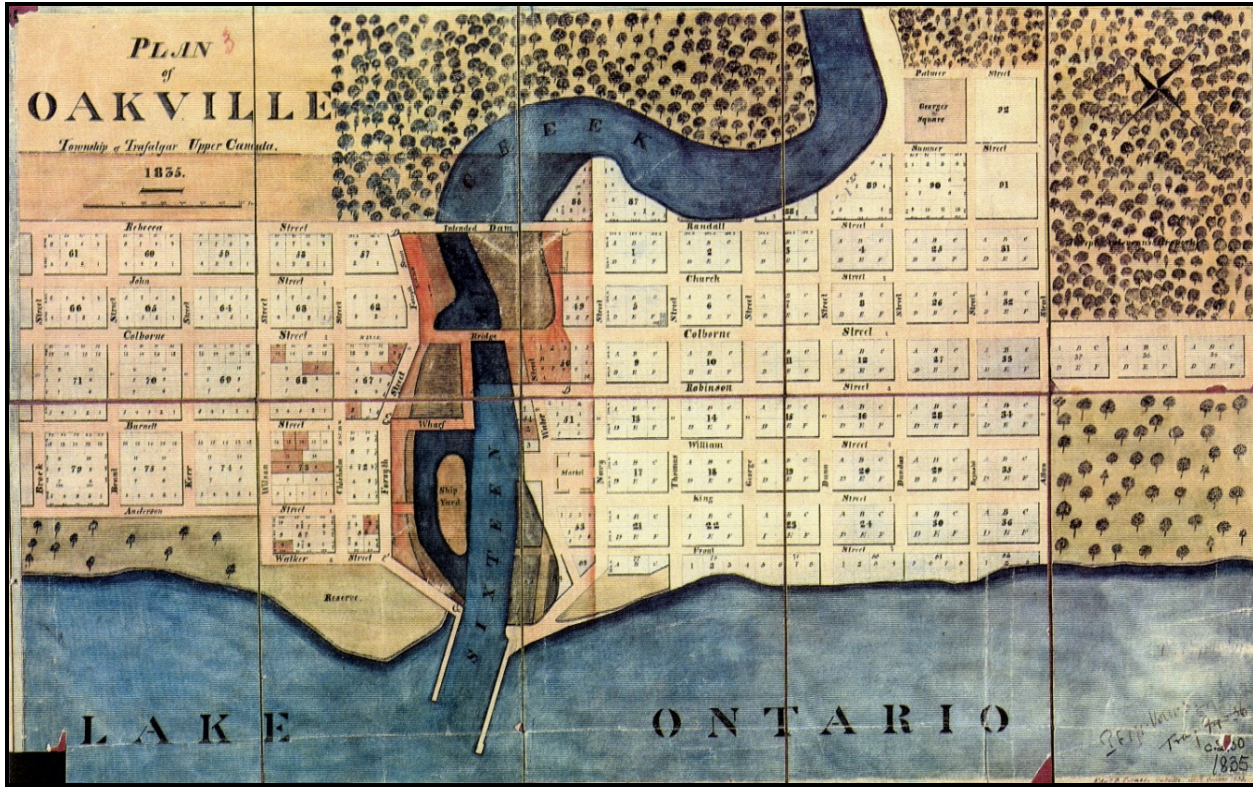
<sup>18</sup> LRO Instrument 166F, being a Bargain and Sale, dated March 31, 1821, between James Baby and Charles Anderson

<sup>19</sup> Oakville Historical Society, "Lot 12", from the Trafalgar Chartwell Residents' Association: <https://www.oakvillehistory.org/lot-12.html>

<sup>20</sup> Ibid.

<sup>21</sup> 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.<sup>22</sup> 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 329 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.<sup>23</sup>

The Anderson Estate house, known as "The Grit Anchorage" faced Lakeshore Road.<sup>24</sup> Between 1897 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.<sup>25</sup> The Bank of Hamilton, its principal creditor, acquired title to the Anderson farm.<sup>26</sup>

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,<sup>27</sup> oversaw the project and its infrastructure—planning

<sup>22</sup> Ministry of Natural Resources, Crown Grant, wherein William Chisholm of Nelson Township purchased 1,000 acres of Crown land for £1,020, on the 25<sup>th</sup> of March 1831

<sup>23</sup> 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).

<sup>24</sup> Ahern, Frances Robin. *Oakville: A Small Town, 1900-1930*, p. 110-113, Oakville: Oakville Historical Society

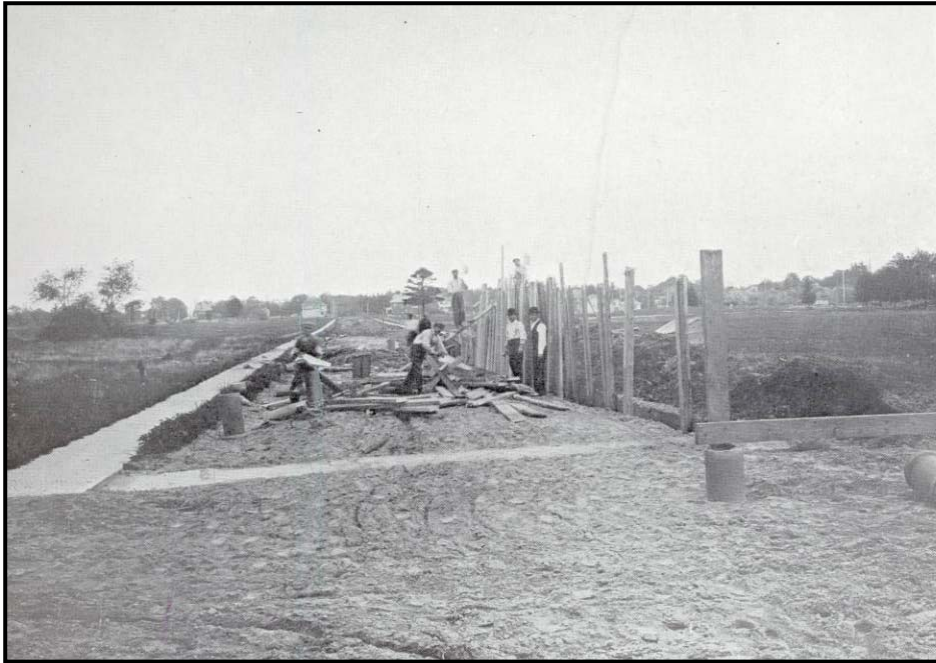
<sup>25</sup> *The Globe*, "Bank crash is complete", January 7, 1903, pg. 7

<sup>26</sup> *The Globe*, "A document found", January 10, 1903 pg. 28

<sup>27</sup> Ahern, Frances Robin. *Oakville: A Small Town, 1900-1930*, pg. 110-113, Oakville: Oakville Historical Society



streets, sewers, and sidewalks—as well as selling the lots along with William Sinclair (W.S.) Davis, a local real estate agent who was appointed sales manager.<sup>28</sup> The new subdivision was known as Brantwood.<sup>29</sup>



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.<sup>30</sup> 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.<sup>31</sup>

1913 photo of workers laying sewers on Douglas Avenue. Sidewalks and other infrastructure were built to draw buyers in. *Source: 1913 Brantwood promotional booklet, Cumberland Land Company Ltd. and W.S. Davis*

As part of this new subdivision, in 1907, Cameron Bartlett sold Lot 120 and 121 directly to Isaac Warcup.<sup>32</sup>

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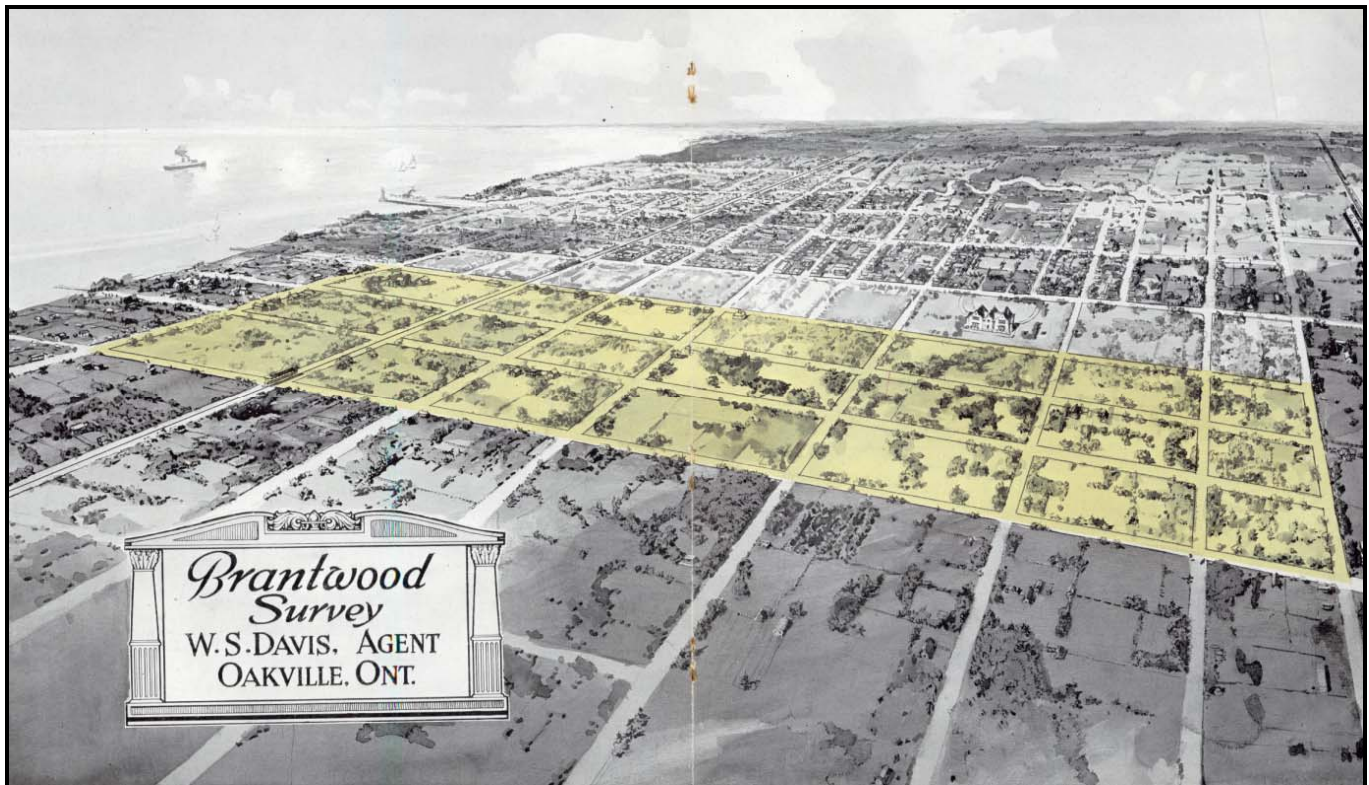
<sup>28</sup> Cumberland Construction Company Ltd. and W.S. Davis, “Brantwood” pamphlet, 1913; Town of Oakville, Planning Services, 78 Allan Street property file, Heritage Structure Report, undated, pg. 1

<sup>29</sup> Oakville Historical Society, Brantwood Survey, 1907

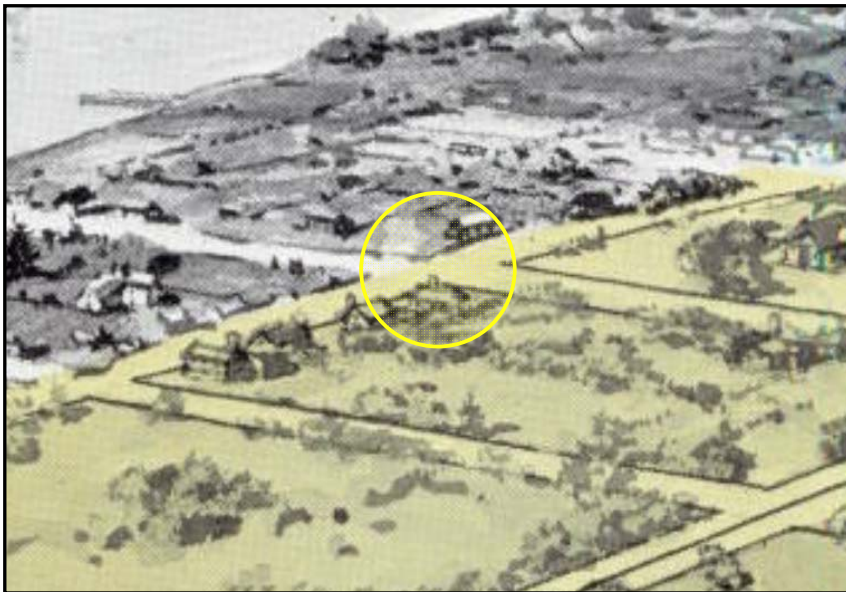
<sup>30</sup> Cumberland Construction Company Ltd. and W.S. Davis, “Brantwood” pamphlet, 1913

<sup>31</sup> Town of Oakville, Planning Services, 376 Douglas Avenue property file, Heritage Research Report, July 2011, pg. 6

<sup>32</sup> LRO Instrument 3871 I, being a Bargain and Sale, dated June 15, 1907, between Cameron Bartlett and Isaac Warcup



Aerial drawing of the borders of the Brantwood Survey in context with the surrounding area and Lake Ontario. A close-up of the home, with artistic liberty, at 389 Lakeshore Road East from this image is below, showing it was one of the earliest in the subdivision. Source: 1913 Brantwood promotional booklet, Cumberland Land Company Ltd., and W.S. Davis



The home at 389 Lakeshore Road East was one of the earliest built in the subdivision. On June 13, 1907, Isaac Warcup (1837-1924)<sup>33</sup> purchased Lots 120 and 121, as well as several others, from Cameron Bartlett.<sup>34</sup> He also owned lots 122, 247, 248, and 249.<sup>35</sup> He sold several lots to Walter Valentine Ecclestone from Toronto in 1908.<sup>36</sup> Ecclestone owned the property when the house was built.<sup>37</sup> He also purchased lots 122 and 247, which he would later enlarge to include lots 123, 124, 125, and 246.<sup>38</sup>

<sup>33</sup> Find-A-Grave, "Isaac Warcup", <https://www.findagrave.com/memorial/112298859/isaac-warcup>

<sup>34</sup> LRO Instrument 3871 I, being a Bargain and Sale, dated June 15, 1907, between Cameron Bartlett and Isaac Warcup

<sup>35</sup> Oakville Public Library, 1908 Town of Oakville assessment roll

<sup>36</sup> LRO Instrument 4023, being a Bargain and Sale, dated August 20, 1908, between Isaac Warcup and wife and Walter Valentine Ecclestone

<sup>37</sup> Oakville Public Library, 1909 tax assessment rolls: indicate a building is being built and is not yet finished. We know it is on Lots 120 and 121 as the other lots are shown as still not built on in the tax assessment rolls after Ecclestone sells them

<sup>38</sup> Oakville Public Library, 1910 tax assessment rolls



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

<b>Name of Owner(s)</b>	<b>Acreage or Lot</b>	<b>Years of Ownership</b>
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, the estate of Cyrus Anderson	165 3/5 acres	1902-1903
Bank of Hamilton	135 acres	1903-1907
Cameron Bartlett	Plan 113, Lots 170, 171	1907-1909
Isaac Warcup	Plan 113, Lots 120, 121	1907-1908
Walter Valentine Ecclestone	Plan 113, Lots 120, 121	1908-1913
Roy A. Carey	Plan 113, Part Lots 120, 121	1913-1914
Harry Dingle	Plan 113, Part Lots 120, 121	1914-1914
Violet Dingle	Plan 113, Part Lots 120, 121	1914-1930
William George Atkins	Plan 113, Part Lots 120, 121	1930-1936
William Sinclair Davis	Plan 113, Part Lots 120, 121	1936-1937
Robert Burns Barclay	Plan 113, Part Lots 120, 121	1937
Charles Maynard Draper & Mary Florestella Draper	Plan 113, Part Lots 120, 121	1937-1942
Thomas S. Atkinson	Plan 113, Part Lots 120, 121	1942-1953
Estate of Thomas S. Atkinson	Plan 113, Part Lots 120, 121	1953-1956
Mary Atkinson	Plan 113, Part Lots 120, 121	1956-1965
Jeffrey Stewart	Plan 113, Part Lots 120, 121	1965-1975
Mary Joan Blenkhorne	Plan 113, Part Lots 120, 121	1965-1975
Robert W. A. & Margaret K. Joynt	Plan 113, Part Lots 120, 121	1975-1989
Robert and Linda Cooper	Plan 113, Part Lots 120, 121	1989-2002
Current owners	Plan 113, Part Lots 120, 121	2002-current

Isaac Warcup was born around 1838 in England.<sup>39</sup> He married Charlotte Plewes in Ontario in 1861.<sup>40</sup> Charlotte was a member of the prominent Plewes family that operated over 30 mills, 20 of which were on the Niagara Escarpment.<sup>41</sup> Isaac and Charlotte were some of the early businesspeople of the Town of Oakville and moved there sometime between 1861 and 1871.<sup>42</sup>

Warcup was an active businessman in the community long before he bought lots in Brantwood. He purchased the Chisholm Brothers' grist mill on the Sixteen Mile Creek in 1870 with the help of his brother-in-law, David

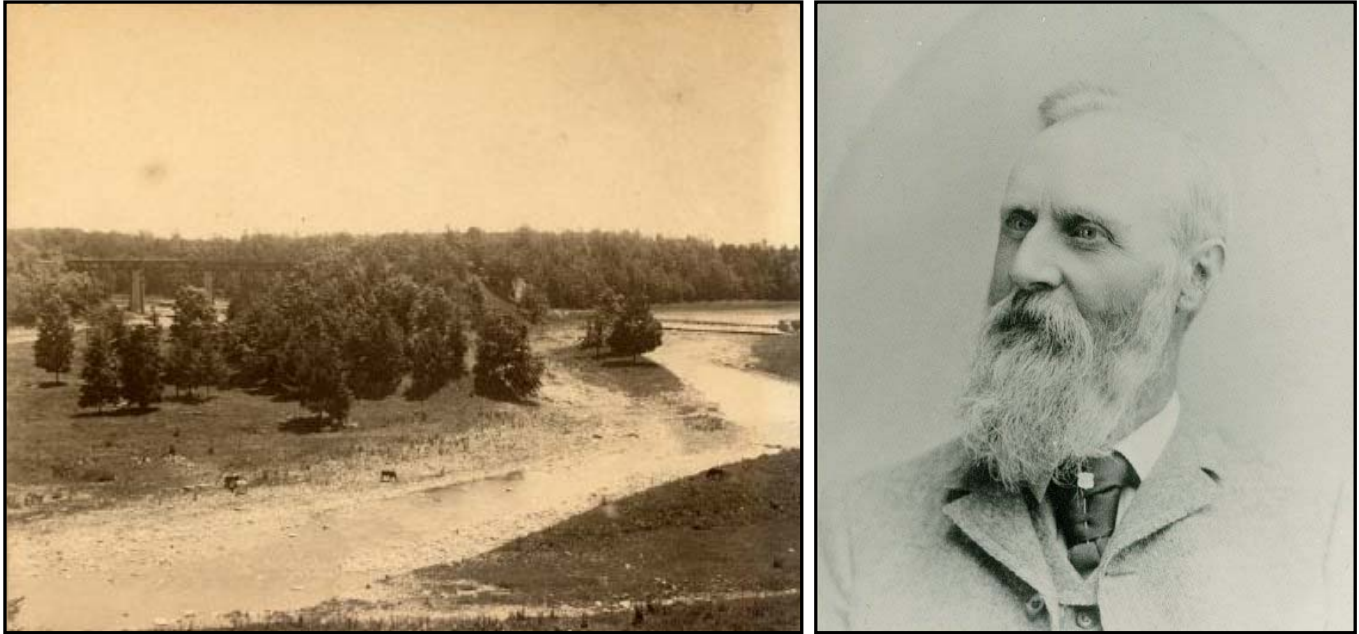
<sup>39</sup> Ancestry.ca, "Ontario County Marriage Registers 1859-1868"

<sup>40</sup> Ibid.

<sup>41</sup> Niagara Escarpment Views, "The Plewes' Mills of the Escarpment", by Gerald Hunt, Issue Winter 2018-2019, pg. 21

<sup>42</sup> Library and Archives Canada, "1861 Census of Canada", lists Isaac Warcup in Nelson, Ontario, as a miller; "1871 Census of Canada", he is living and working in Oakville.

Plewes.<sup>43</sup> By that point the area had been so industrialized that the flow of the river's water was affected, and Warcup had to build a dam to power the mill, known as Warcup's Dam.<sup>44</sup> He retired in 1890 and sold the mill to Foulds and Shaw. After this, he purchased a number of lots in the new Brantwood Survey and sold them out over the course of several years. However, he did keep lots 248 and 249 for himself, where it is most likely he built a home.<sup>46</sup>



On the left is an image of the Sixteen Mile Creek with Warcup's Dam on the right side crossing the creek, from 1900. On the right is a photograph of Isaac Warcup from between 1877 and 1891. Source: *Oakville Historical Society*

Walter Valentine Ecclestone (c. 1864-1937)<sup>47</sup> married Martella Carrique in 1884, and they settled in Hamilton where they had 3 children.<sup>48</sup> In 1895, the family moved to Toronto where Ecclestone began his career with the T. Eaton Company as the manager and buyer of the shoe department.<sup>49</sup> He would stay in the role until his retirement in 1923 and according to his obituary was "one of the best shoe men of his time".<sup>50</sup> While living in Toronto, the family home was located at 1 Warren Road—designed by the same architect who built this house—which was designated under the *Ontario Heritage Act* in 1985.<sup>51</sup>

<sup>43</sup> Mathews, Hazel C., *Oakville and the Sixteen: The History of an Ontario Port*. Toronto: University of Toronto Press Incorporated, 1953, pg. 355; Niagara Escarpment Views, "The Plewes' Mills of the Escarpment", by Gerald Hunt, Issue Winter 2018-2019, pg. 21

<sup>44</sup> Oakville Historical Society, "Photo Record of Isaac Warcup", catalogue number 2018.22.454  
<https://oakvillehistory.pastperfectonline.com/photo/790235B3-D535-4DD7-8016-649539127904>

<sup>45</sup> Mathews, Hazel C., *Oakville and the Sixteen: The History of an Ontario Port*. Toronto: University of Toronto Press Incorporated, 1953, pg. 355

<sup>46</sup> Oakville Public Library, 1908-1912 tax assessment rolls. One can see the movement of the \$3000 building value from the 1908 roll to his 248 and 249 lots by 1912 when those are the only ones he owns. Based on today's maps, it is possible that it is the home at 407 Lakeshore Road East.

<sup>47</sup> Library and Archives Canada, "1881 Census of Canada", indicates he is 17 so born around 1864/1865; Ancestry.ca, "Ontario Marriages, 1826-1938", he is 70 when he remarries and it is the year 1935, indicates around 1865; *Toronto Star*, "Long Eaton's buyer shoe expert passes", March 15, 1937

<sup>48</sup> Archives of Ontario, "Registrations of Marriages, 1869-1928", Reel: 32, 1891, Census Place: Ward 1, Hamilton City, Ontario, Canada; Roll: T-6341, Family No: 42

<sup>49</sup> *Toronto Star*, "Long Eaton's buyer shoe expert passes", March 15, 1937

<sup>50</sup> Ibid.

<sup>51</sup> ACO Toronto, "W.V. Ecclestone House", <https://www.acotoronto.ca/building.php?ID=7773>; Ontario Heritage Trust, "To designate the property at No. 1 Warren Road of architectural value", May 6, 1985, <https://www.heritagetrust.on.ca/fr/oha/details/file?id=1827>

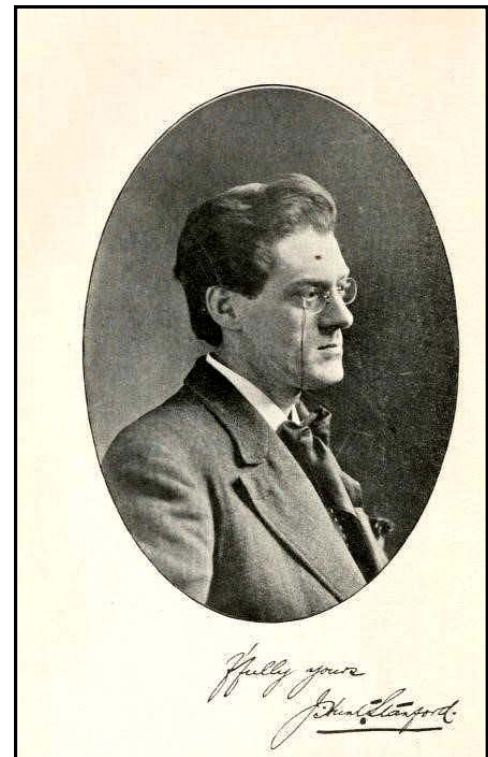


In 1908, Ecclestone purchased Lots 120 and 121—as well as several others surrounding them—from Isaac Warcup. He enlisted prolific Toronto architect Joseph Hunt Stanford to design a summer home, as the family lived in Toronto.<sup>52</sup> The property was situated on the edge of what was known as Anderson’s bush and was in the process of being developed into the Brantwood Survey by W.S Davis. The area would still have been mostly forests and farm fields while being close to the water and would have been an ideal location for a summer home. They owned it for only a short period of time, however, and Ecclestone sold the property in 1913.

Joseph Hunt Stanford (1871-1935) was a prolific architect, playwright, and poet in Toronto. He trained as an architect in England and opened his own office in Toronto in 1904, after emigrating here from England in 1902.<sup>53</sup> He was among the first architects in the city to develop prototypes for three-storey walk up apartment buildings, such as the protected heritage building at 68 Kendall Street in Toronto.<sup>54,55</sup> It was in this period that he designed the summer home for Ecclestone in Oakville, one of his only known buildings in the town and unlike most of his other designs at the time, which were heavily influenced by Edwardian Classicism.<sup>56</sup>

Stanford designed standard detached house plans, many of which were replicated in regular issues of various construction journals in Toronto<sup>57</sup>. He also designed many other apartments, houses, and commercial buildings in Toronto. Some works include the St. Charles Apartments on Charles Avenue, the now demolished Prince of Wales Theatre, and numerous private homes.<sup>58</sup>

By 1914, he had designed over 40 commercial and residential projects in Toronto. He was nominated as a member of the Royal Institute of British Architects in 1911.<sup>59</sup> Stanford was also a well-known poet and author of the book *Miriam and Other Poems* (1906).<sup>60</sup>



Undated photo of Joseph Hunt Stanford.  
Source: Wiki Tree

The contractors who built the summer home to Stanford’s designs were Farrell and McCarthy, also based out of Toronto and active in the early 1900s.<sup>61,62</sup>

<sup>52</sup> *Construction Journal*, “Oakville, ON”, December issue, 1908, pg. 66

<sup>53</sup> Biographical Dictionary of Architects in Canada, 1800-1950, “J.H. Stanford”, <http://www.dictionaryofarchitectsincanada.org/node/1323>

<sup>54</sup> City of Toronto, “68 Kendall – Notice of Intent to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act Report”, March 3, 2022, pg. 19

<sup>55</sup> Biographical Dictionary of Architects in Canada, 1800-1950, “J.H. Stanford”, <http://www.dictionaryofarchitectsincanada.org/node/1323>

<sup>56</sup> City of Toronto, “68 Kendall – Notice of Intent to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act Report”, March 3, 2022, pg. 13

<sup>57</sup> Ibid.; City of Toronto, “68 Kendall – Notice of Intent to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act Report”, March 3, 2022, pg. 12

<sup>58</sup> Biographical Dictionary of Architects in Canada, 1800-1950, “J.H. Stanford”, <http://www.dictionaryofarchitectsincanada.org/node/1323>

<sup>59</sup> Biographical Dictionary of Architects in Canada, 1800-1950, “J.H. Stanford”, <http://www.dictionaryofarchitectsincanada.org/node/1323>

<sup>60</sup> Wiki Tree, “Joseph Hunt Stanford”, <https://www.wikitree.com/wiki/Stanford-1699>

<sup>61</sup> *Construction Journal*, “Oakville, ON”, December issue, 1908, pg. 66

<sup>62</sup> *Toronto Star*, “The new buildings”, January 29, 1909, pg. 12

After the Ecclestone ownership period, the property was purchased by Dr. Harry Dingle in 1914.<sup>63</sup> He died only two months later after appendicitis surgery and left the home to his wife Violet and their son Adrian.<sup>64</sup> The family were new immigrants from the U.K., having only arrived several months before Harry Dingle's death. The house remained in the Dingle family until 1930, when Violet sold it.<sup>65</sup> Their son Adrian became a well-known and prolific painter, illustrator, teacher, and landscape artist.



Undated photo of Adrian Dingle. Source: Joe Shuster Awards

Adrian Dingle (1911-1974)<sup>66</sup> was called one of Canada's best-known artists at the time of his death.<sup>67</sup> He learned under J.W. Beatty, a forerunner of the Group of Seven, in 1931.<sup>68</sup> He was made an Associate of the Royal Academy of artists in 1932, with two of his paintings on display at the Academy headquarters in Ottawa.<sup>69</sup> He was most famous as a cartoonist; his character Nelvana of the Northern Lights was introduced in 1941, and was the first female superhero comic book character, whose debut was several months before Wonder Woman's.<sup>70</sup>

At the end of the 1940s, he returned to painting as the Canadian comics industry slowed down.<sup>71</sup> He was known for his landscapes, seascapes, portraits, and figure studies.<sup>72</sup> Much of his work was sold through the T. Eaton Company's Fine Art Gallery.<sup>73</sup> He became a member of the Ontario Society of Artists in 1961 and of the Royal Canadian Academy in 1968.<sup>74</sup> Much of his work is represented in galleries and in private and corporate collections. He was posthumously inducted into the Joe Shuster Awards Hall of Fame in 2005.<sup>75</sup>

<sup>63</sup> LRO Instrument 5725, being a Bargain & Sale, dated July 8, 1914, between Roy Carey and Harry Dingle

<sup>64</sup> *Globe*, "Dr. Dingle dead", September 19, 1914, pg. 6

<sup>65</sup> LRO Instrument 10550, being a Grant, dated May 1, 1930, between Violet Dingle and William George Atkins

<sup>66</sup> National Gallery of Canada, "Adrian Dingle", <https://www.gallery.ca/collection/artist/adrian-dingle>

<sup>67</sup> *Globe*, "Adrian Dingle: Well-known artist once drew comics", December 23, 1974, pg. 11; *Toronto Star*, "Adrian Dingle, Canadian artist, collectors treasured his work", December 23, 1974, pg. A11.

<sup>68</sup> Fine Art Collector, "Adrian Dingle RCA, 1911-1974", <https://fineartcollector.ca/adrian-dingle/>

<sup>69</sup> *Oakville-Trafalgar Journal*, "People and Events", December 16, 1932, p. 2

<sup>70</sup> Joe Shuster Awards, "Dingle, Adrian", <https://joeshusterawards.com/hof/hall-of-fame-adrian-dingle-1911-1974/>

<sup>71</sup> *Toronto Daily Star*, "Adrian Dingle: 36 years of Canadian art", January 20, 1968, pg. 33

<sup>72</sup> Joe Shuster Awards, "Dingle, Adrian", <https://joeshusterawards.com/hof/hall-of-fame-adrian-dingle-1911-1974/>

<sup>73</sup> *Ibid.*

<sup>74</sup> *Ibid.*

<sup>75</sup> *Ibid.*



## 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 Arts and Crafts inspired vernacular cottage that recalls the area's long-standing history as a locale for summer cottages for families from Toronto and Hamilton.<sup>76</sup> These design elements are important in supporting and maintaining the character of the residential area known as Brantwood. It was one of the earliest buildings in the Brantwood subdivision.

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 in the Brantwood survey were inspired by the Arts and Crafts movement. The area includes several properties which are listed on the Oakville Heritage Register, including other properties on Lakeshore Road East on the same block and other streets without the Brantwood Survey and the nearby First and Second Heritage Conservation District. There are several newer apartment buildings nearby. The streetscape of the area consists of mature trees and moderate sized lots which contain medium to large sized houses.



2021 view of Lakeshore Road East looking east, with subject property on the left. *Source: Google Street View*



2021 view of Lakeshore Road East looking west. *Source: Google Street View*

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<sup>76</sup> Commins, J.E., "Beautiful Oakville" pamphlet, 1897, pg. 2: "Oakville, being essentially a summer resort . . ."

## 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 frame cottage from the early 1900s with Tudor Revival influences.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship.	N
iii. demonstrates a high degree of technical or scientific achievement.	The property does not demonstrate a high degree of technical or scientific achievement.	N
2. The property has historical value or associative value because it:		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	The property is associated with the character of the local area 'Brantwood', an early 20th century subdivision of Oakville. The property is associated with the well-known Ecclestone family and later, the artist Adrian Dingle.	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 home was designed by Joseph Hunt Stanford, a prolific Toronto-based architect who was active from 1904 to 1922.	Y
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, an early 20th century Oakville subdivision.	Y
iii. is a landmark.	The property is not a landmark.	N



## 5. Statement of Cultural Heritage Value or Interest

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

### Description of Property

The property at 389 Lakeshore Road East is located on the north side of Lakeshore Road East, between Douglas and Watson avenues in the Brantwood neighbourhood. The property contains a circa 1909 1 ½-storey frame cottage.

### Design Value or Physical Value:

The subject house has design and physical value as an example of a summer cottage with Tudor Revival architectural influences. The home was built around 1909 and was designed by J.H. Stanford, with characteristics of Tudor Revival such as its low-slipped roof, wooden shingle cladding, recessed entry, half-timbering with stucco in the front gable, and bell-cast overhang with exposed eaves.

### 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 20<sup>th</sup> century subdivision of Oakville. Developed in the early 1900s, this subdivision was designed with large lots and mature trees, and was sold to city dwellers as a secluded, beautiful and modern neighbourhood in which to construct their own cottage or stately home. The home has several people of note associated with it, such as: Isaac Warcup, a miller in early Oakville who bought the property from the Bank of Hamilton; Walter Valentine Ecclestone, a major employee at the T. Eaton Company in Toronto who had the house built when he owned the property; J.H. Stanford, a prolific architect out of Toronto who designed the summer home for Ecclestone; and Adrian Dingle, the famous Canadian artist who grew up in the house.

### Contextual Value:

The subject property has contextual value because it supports and maintains the historical residential character of the Brantwood neighbourhood and even the nearby First and Second Streets Heritage Conservation District across the road. It was one of the earliest buildings on in Brantwood and still retains exterior heritage aspects that have lent to the neighbourhood's character over the last 100 years. It is physically, functionally, visually, and historically linked to the surrounding residential neighbourhood and places the Brantwood area's origins in a specific timeframe. Its presence contributes to the relatively intact historic development of Brantwood.

### Description of Heritage Attributes

Key heritage attributes of the property at 389 Lakeshore Road East that exemplify its cultural heritage value, as they relate to the 1 ½-storey house, include:

- The massing and form of the building with its low-sloped roof with steep peaks and west-facing dormer;
- Horizontal wood siding and cedar shingle cladding;
- Half timbering with stucco in the south gable;
- Recessed front entry under enclosed front porch;
- Bell-cast second-storey walls with exposed eaves beneath on front elevation;
- Fenestration on all elevations, excluding the east dormer;
- The use of multipaned windows throughout the house, based on the historic window designs; and
- Wood window surrounds, including lintels, sills, and trimwork.

## Conclusion

This property meets five 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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