

APPENDIX B

Cultural Heritage Evaluation Report

Grace Ivey House

255 Douglas Avenue, Oakville, Ontario



West elevation of 255 Douglas Avenue, 2023. Source: *Town of Oakville Planning Services Staff*

Town of Oakville
Heritage Planning

Authors: Kristen McLaughlin, Carolyn Van Sligtenhorst
July 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.

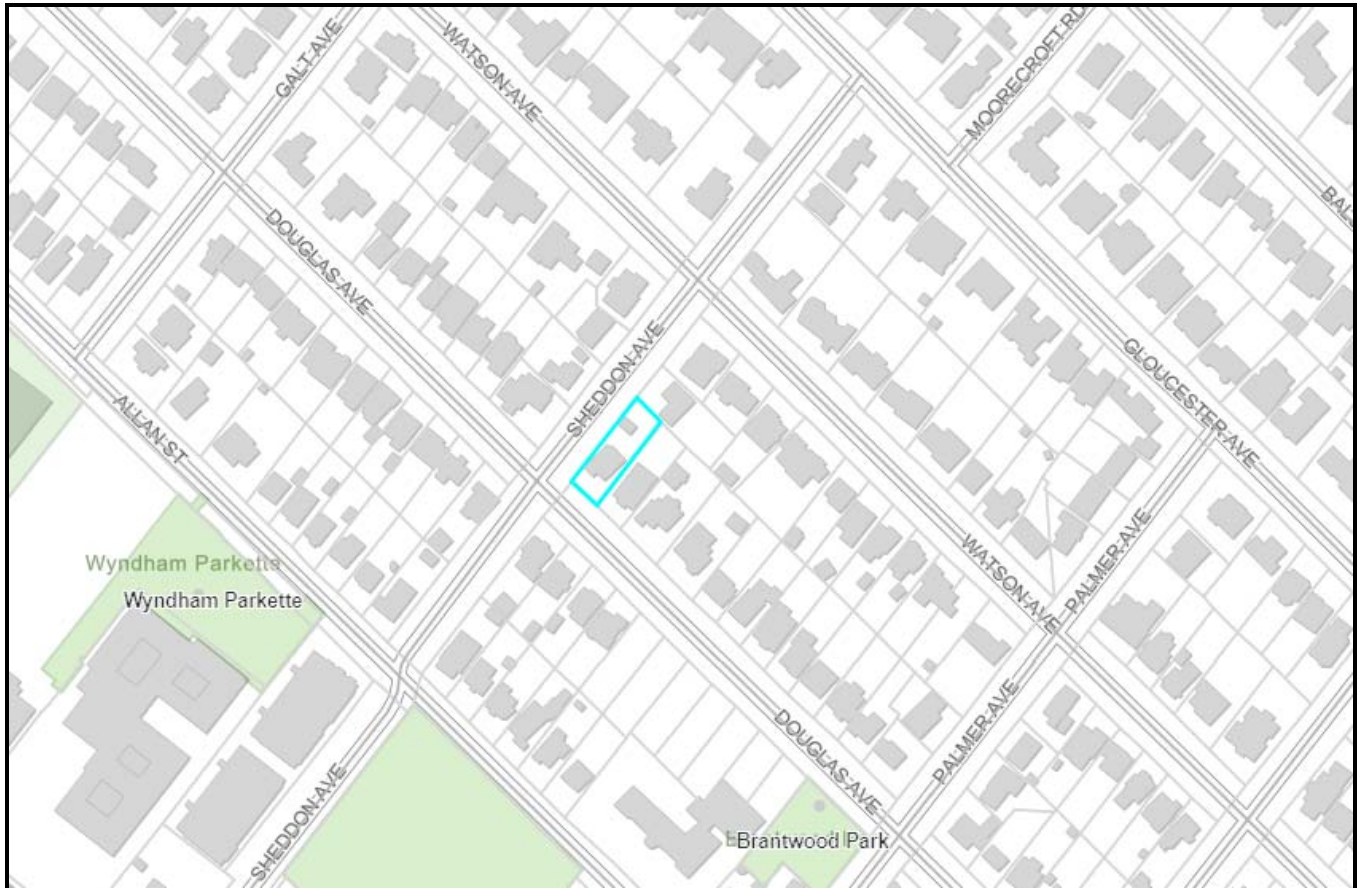
The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official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

The home at 255 Douglas Avenue is located on the east side of Douglas Avenue between Sheddon Avenue and Palmer 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 circa 1911 Edwardian style brick bungalow with Arts & Crafts influences."

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 255 Douglas Avenue is located on the southeast corner of Douglas Avenue and Sheddon Avenue. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. 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 one-and-a-half storey house, built circa 1916.



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

Legal description: LOT 154, PLAN 113; TOWN OF OAKVILLE

3. Background Research

Design and Physical Value

The subject building at 255 Douglas Avenue is a one-and-a-half storey house with a brick first storey and a wood-clad second storey. The house has architectural value as a representative example of an Ontario vernacular Edwardian Classicism style home with Period Revival—specifically Tudor Revival and English Cottage style—influences.



Source: Town of Oakville Planning Services Staff

Edwardian Classicism Style (1900-1930)

Edwardian architectural style emerged in the early 1900s. A reaction against busy Victorian architecture, the style emphasized simplified and formal composition.¹ It was influenced by the Beaux-Arts movement, which focused on a reinterpretation of classical architecture by combining elements of the Greek, Roman, and Renaissance elements to create a more modern style.² A simple version of this style became popular in Ontario and was known as Edwardian Classicism. Typical of this style is a simple square house with a hipped roof and central dormer, smooth red brick surfaces, tall balanced chimneys, and projecting fronts. The porch often has columns on brick piers, and many windows.³

Arts and Crafts Movement

¹ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 166

² Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 111

³ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 113

The Arts and Crafts movement, which inspired a variety of rustic architectural styles in the 20th century, 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.⁴ The movement spread to North America and many structures built between 1890 and 1940 demonstrated Arts and Crafts influenced architectural details.⁵ Generally, the goal of the residential Arts and Crafts movement was to portray the home as a place of serenity, with a focus on the home as part of the natural environment.⁶

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-20th century. They were loosely modelled after rural cottages and country manor houses of the Tudor period.⁷ Noticeable elements of this style in Ontario are pitched gable roofs, dormers covered with cedar shingles, wooden soffits, projecting and exposed eaves, half timbering on upper storeys, and overhangs on upper storeys.⁸

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 and to English cottage styles, which often overlapped.

English Cottage Style

Homes in this style fall under Period Revival and were modelled after medieval rural cottages of England (1485-1603). Some common elements are jerkinhead roof designs meant to emulate the thatched roof of the medieval English cottage; stucco cladding; wooden decorative timbers mean to refer to a post and beam construction method; covered porches with bell-cast roofs; wooden plank doors; and decorative stone window lintels and sills.⁹

Subject Property Description

The property at 255 Douglas Avenue retains several Edwardian and Period Revival features which can be seen in the following photos and descriptions. The home has square massing, an element of Edwardian Classicism, but the design has also incorporated a jerkinhead roof, which is a common Tudor Revival architectural element. A deep front porch is a welcoming and functional entry to the house that is also a common and characteristic element of the Arts and Crafts movement styles.

⁴ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 101

⁵ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 102

⁶ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 105

⁷ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 156

⁸ Ibid.

⁹ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 153, 158



Photo from the west and south elevations showing the roof massing, including the jerkinhead design, and brick chimney at the southeast corner. The roof has dormers on the north and south elevations. *Source: Town of Oakville Planning Services Staff*



West elevation of the house. *Source: Town of Oakville Planning Services Staff*



South elevation of the house. Source: Town of Oakville Planning Services Staff



East (rear) elevation of the house. Source: Town of Oakville Planning Services Staff

The house has red brick cladding in a Flemish bond pattern on the first storey and wooden siding on the upper storeys and dormers. These were common types of cladding for Arts and Crafts houses.



Close up showing the Flemish bond brick pattern on the first storey. *Source: Town of Oakville Planning Services Staff*

The exposed roof eaves have elongated wooden blocks, another common element of Period Revival homes in the Tudor Revival style, with wooden soffits. These eaves project over the first storey, which is related to the Period Revival style and jerkinhead roof design. Wooden siding previously mentioned can also be seen in the photo below.



Close up of the exposed eaves, and wooden siding on the upper storey. *Source: Town of Oakville Planning Services Staff*

The original portions of the house have many multipaned wooden casement windows. These windows have a mix of fixed and awning style wooden storm windows.



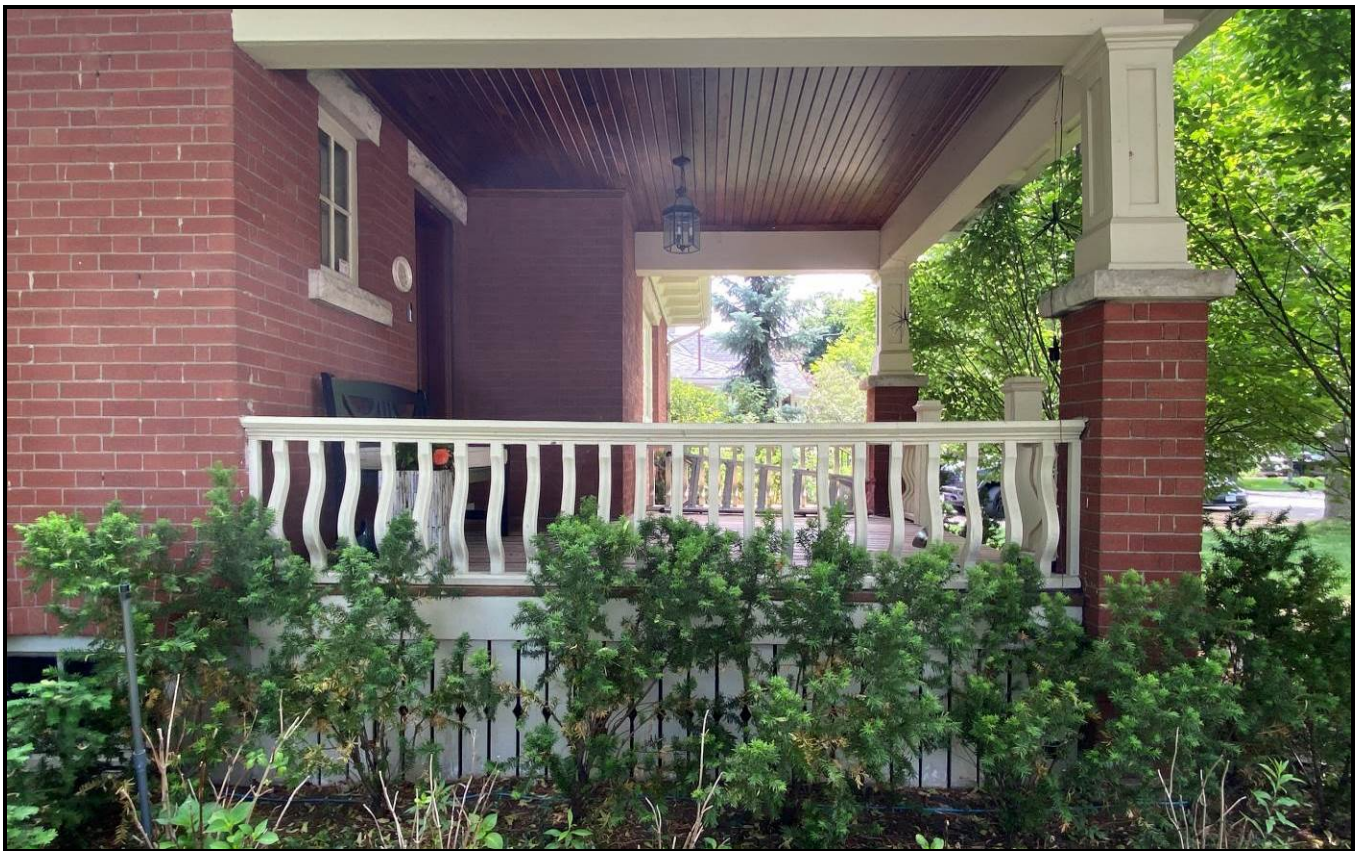
Close up of the windows on the west elevation. Note the stone lintel and sill, and the wooden storm windows. *Source: Town of Oakville Planning Services Staff*

The front porch on the home is large, with curved wooden railings with grooved detailing, as well as decorative vertical slatted skirting, believed to be original.¹⁰ The porch has panelled wooden columns sitting on tall brick plinths, representative of houses built in the Edwardian Classical style.

¹⁰ Another house on Douglas Avenue, 359, was constructed by the same builder and uses the same carved curved railing and vertical slats, both of which are still present at the location.



Front porch on the west elevation, showing the curved railing with grooved detailing, wooden pillars on brick plinths, and the large space, a common element of houses built during this period. *Source: Town of Oakville Planning Services Staff*



North elevation of the porch showing the vertical wooden slatted skirting underneath the porch. *Source: Town of Oakville Planning Services Staff*

Renovations were completed on the house in 1987, including the construction of a one-storey extension on the north side of the house and an upper storey addition at the rear of the house above an existing one storey wing. At some point, this back extension was added onto so the back of the house was squared to match the front. The dormers were also extended. The north frame addition has a prominent bay window and was designed with exposed eaves to match those on the existing house.



North elevation with first storey addition and she dormer added in 1987. Source: *Town of Oakville Planning Services Staff*

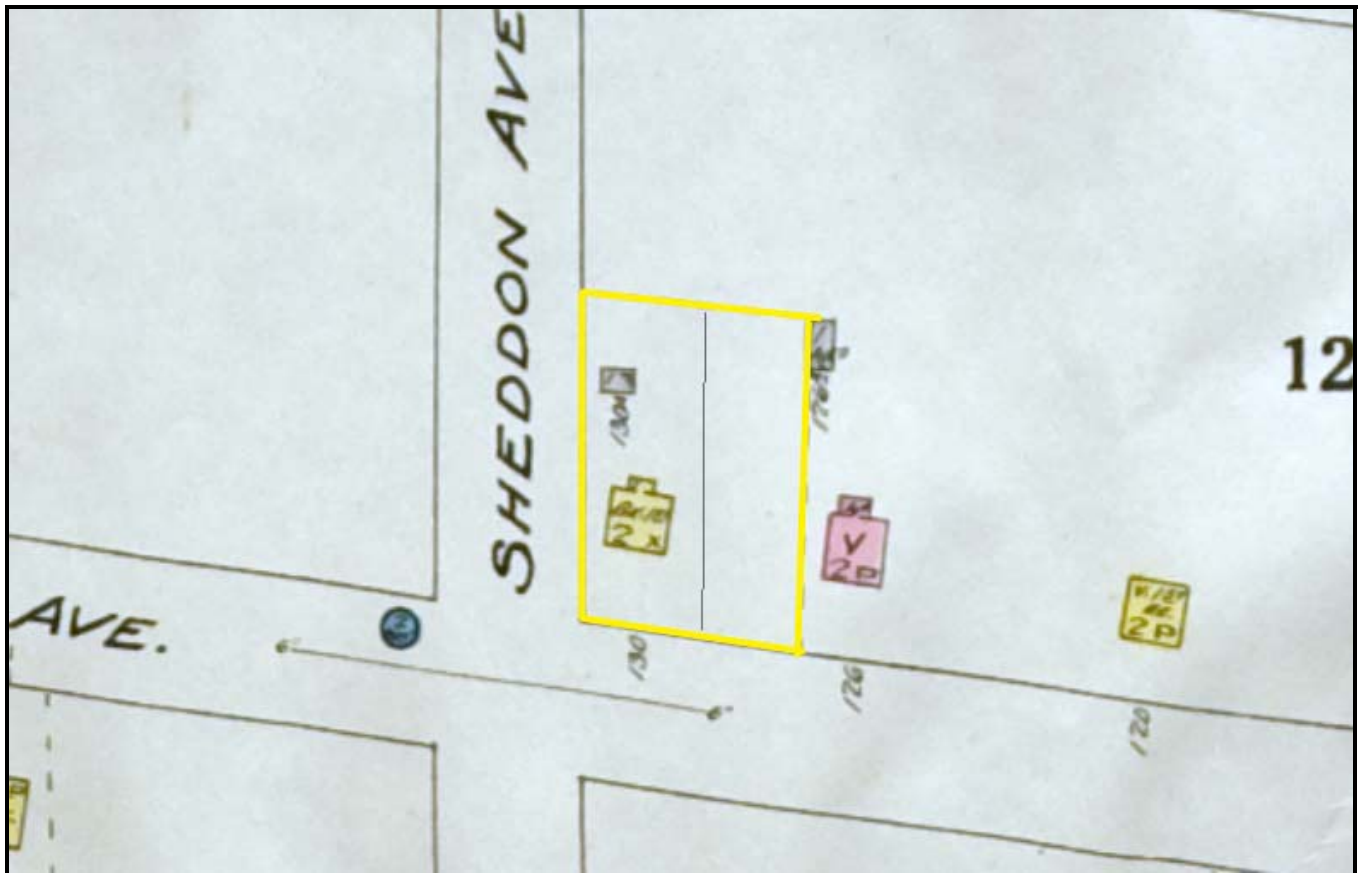
Lot and Property History

The home was built on Lot 154 of Plan 113 around 1916¹¹ when Albert Frederick Ford owned the property. He is known to have built several other heritage homes in Brantwood and is most likely the builder of 255 Douglas Avenue. Lot 154 was combined with 153 to the south when John Mackid, the first owner of the home who purchased it in 1917 after Ford built it, also purchased it the same year.¹² They were separated to their original lot boundaries in 1960 and Lot 153 was not built on until at least 1963.¹³

¹¹ Oakville Public Library, Town of Oakville 1917 Assessment Roll. Shows the letter “B” indicating it is built upon, and value of the building is \$2,200. “N.F.” is written for not finished; this is present in 1915 and gone in 1916, indicating its completion.

¹² LRO Instrument 6403, being a Grant, dated April 14 1917, between Albert Frederick Ford and John Percy Mackid; LRO Instrument 6406, being a Grant, dated April 28 1917, between Myrtle Russell and John P Mackid for Lot 153.

¹³ LRO Instrument 109255, being a Grant, dated March 7 1960, between Gerald and Margaret Donovan and Tad Szustak and wife Aniela; 1963 Halton Voting List, Douglas Avenue, shows Tad and Aniela living in a home at 251 (lot 153) by this time. Accessed through Ancestry.ca

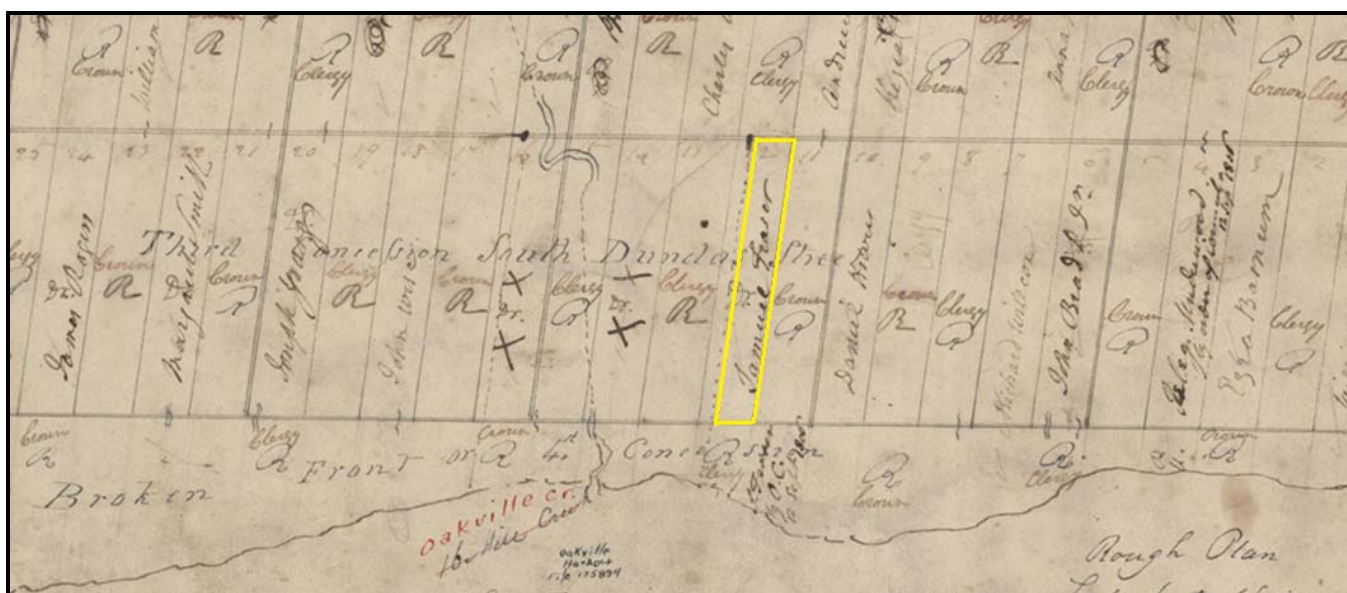


1924 fire insurance map showing the property, outlined in yellow, including lot 153 to the south separated by the grey line, which was part of the parcel until 1960. Note the small extension on the back of the house; it has since been extended the full length of the building on both the first and second storeys. Source: Underwriters' Survey Bureau. *Insurance Plan of the Town of Oakville*. Toronto: Underwriters' survey Bureau, 1924.

Historical and Associative Value

The home at 255 Douglas 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, 1806.¹⁴ The subject property is located within the territory of Treaty No. 14.¹⁵

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 12,¹⁶ 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, 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

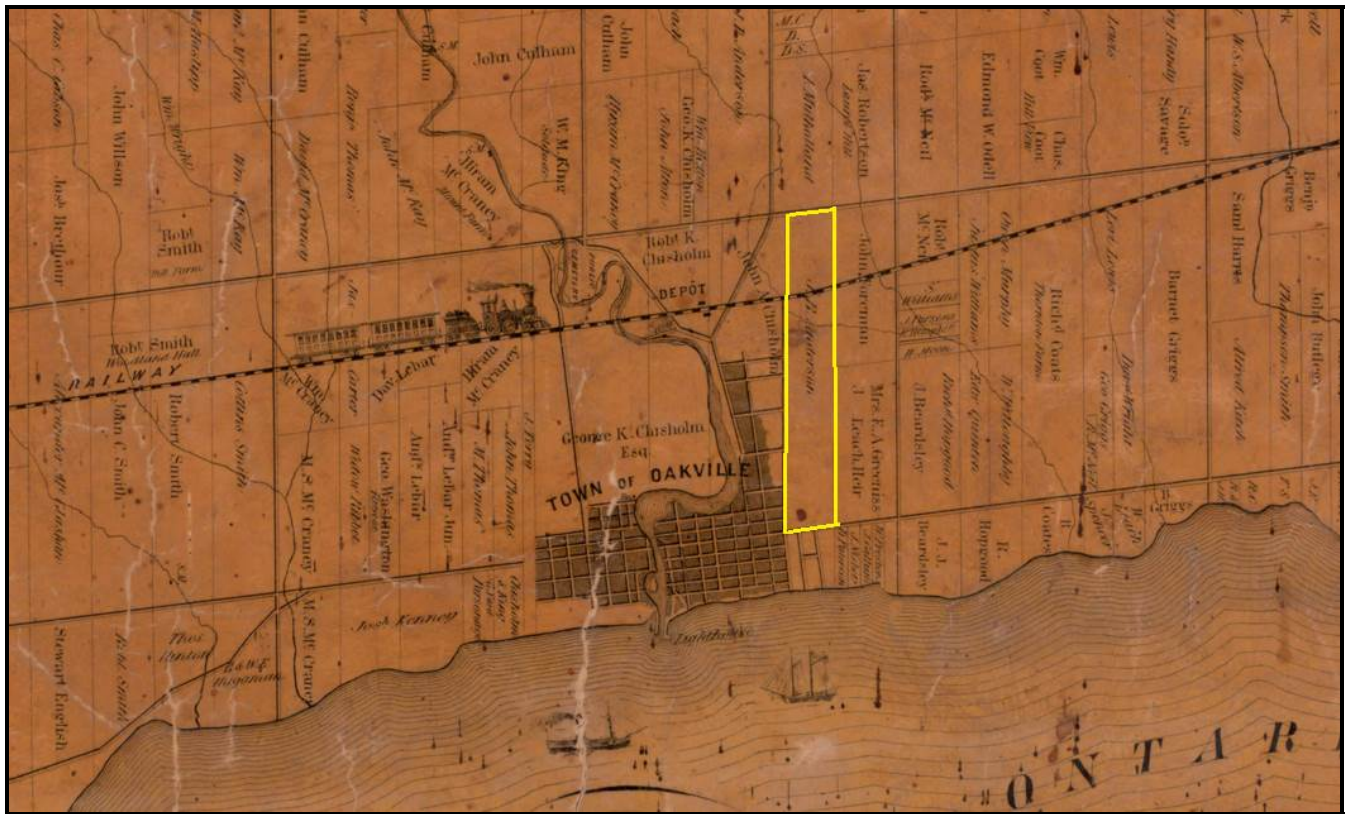
The creek lands were ceded by the Mississauga in Treaty No. 22, which was signed in February of 1820, when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline. Treaty 22 stipulated that in exchange for ceding "about 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.¹⁷

¹⁴ Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

¹⁵ 1806 Wilmot Survey

¹⁶ Based on the 1806 Wilmot survey and the subsequent 1858 Tremaine survey

¹⁷ 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.¹⁸ In 1810, Fraser sold the southern portion to Charles Anderson, an Irish immigrant¹⁹. When the War of 1812 between the US and Britain began, Fraser joined the American forces.²⁰ 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.²¹ 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.²² 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 1836.²³ It burned down in 1895 and at the time was one of the oldest frame homes in the town.²⁴

¹⁸ 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.

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

²⁰ Ibid.

²¹ LRO Instrument 166F, being a Bargain and Sale, dated March 31, 1821, between James Baby and Charles Anderson

²² Oakville Historical Society, "Lot 12", from the Trafalgar Chartwell Residents' Association: <https://www.oakvillehistory.org/lot-12.html>

²³ Ibid.

²⁴ Ibid.

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.³¹ The new subdivision was known as Brantwood.³²



1913 photo of the road on Douglas 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*

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.³³ 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.³⁴

As part of this new subdivision, in 1911, Cameron Bartlett sold lot 154 to the Cumberland Land Co.,³⁵ who then sold it to Albert Frederick Ford in 1914.³⁶

³¹ 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

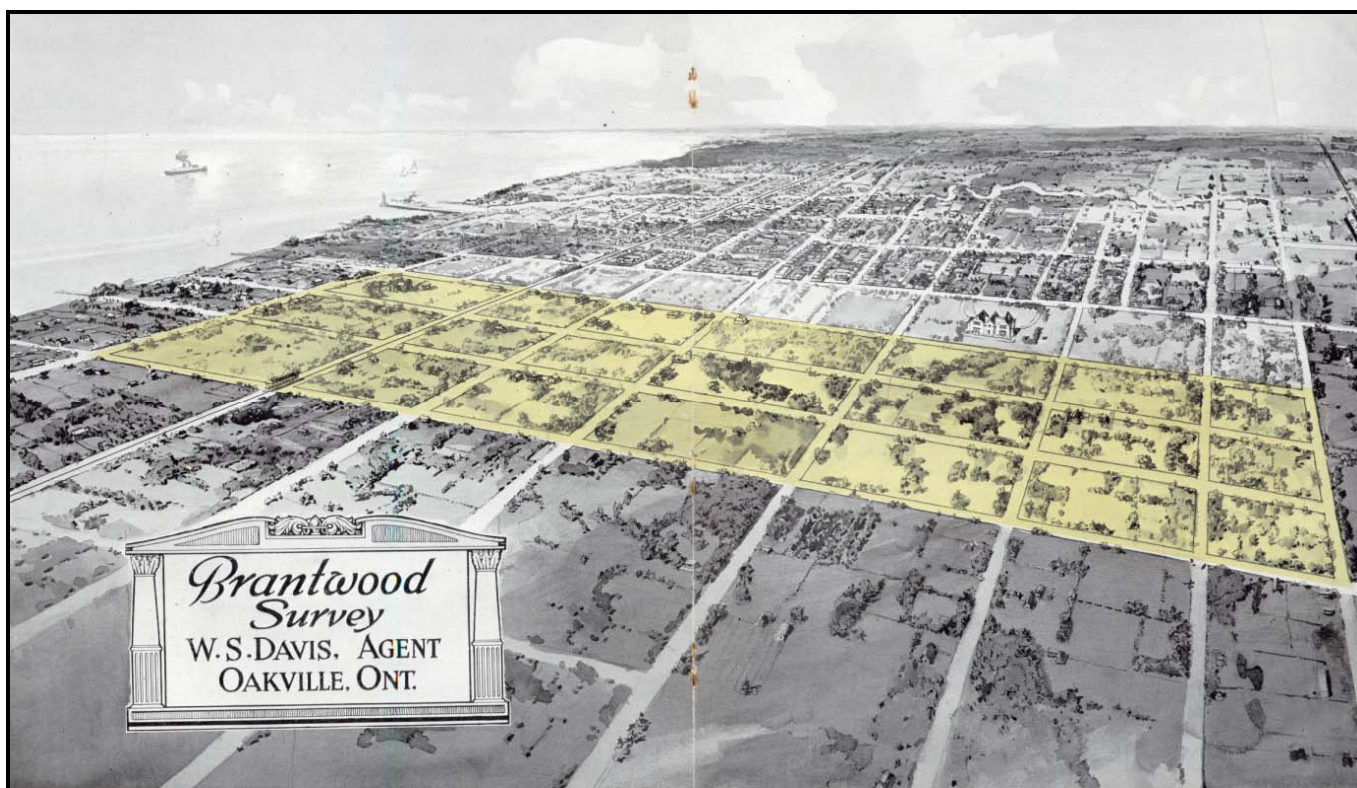
³² Oakville Historical Society, Brantwood Survey, 1907

³³ Cumberland Construction Company Ltd. and W.S. Davis, “Brantwood” pamphlet, 1913

³⁴ Town of Oakville, Planning Services, 376 Douglas Avenue property file, Heritage Research Report, July 2011, pg. 6

³⁵ LRO Instrument 4903K, being a Bargain and Sale, dated November 10, 1911, between Cameron Bartlett and Cumberland Land Co.

³⁶ LRO Instrument 6403, being a Bargain and Sale, between Cumberland Land Co. and Albert Frederick Ford



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

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 154	1907-1911
Cumberland Land Co.	Plan 113, Lot 154	1911-1914
Albert Frederick Ford	Plan 113, Lot 154	1914-1917
John and Elizabeth Mackid	Plan 113, Lot 154 and 153	1917-1920
Thomas Robinson Jarvis	Plan 113, Lot 154 and 153	1920-1925
Grace Ivey	Plan 113, Lot 154 and 153	1925-1941
Ruth Ann Gardner	Plan 113, Lot 154 and 153	1941-1944
Gerald and Margaret Donovan	Plan 113, Lot 154 and	1944-1975

	153. Sold lot 153.	
Derrald Vickery and Jonathon Mitchell	Plan 113, Lot 154	1975-1978
Current owners	Plan 113, Lot 154	1978-present

The home at 255 Douglas was built between 1915 and 1916 while it was under the ownership of the first owner, Albert Frederick Ford. Albert Frederick Ford, a local builder who built other heritage homes with Craftsman and Tudor Revival influences along Douglas Avenue, is most likely the builder of this home. He is also listed as the mortgager to the first owners of the home, John and Elizabeth Mackid. It is similar in several design aspects to other homes he built, however, there are noticeable differences in this style compared to his earlier more rustic designs.

The builder Albert Frederick Ford was born in England in 1878.³⁷ He emigrated to Canada in 1900 and was building houses in Oakville in the 1910s. He married Francis Pallant, from Oakville, 30 years his junior, in 1937 in Buffalo, New York.³⁸ He died in Oshawa in 1965.³⁹ Not many details about his contracting work are recorded.

John Percy Mackid and his wife Elizabeth bought the home from Albert Frederick Ford the year after it was completed in 1917.⁴⁰ John and Elizabeth purchased Lot 153 to the south of the home. They lived in the home for three years and then sold it to Thomas Robinson Jarvis. He sold it to Grace Ivey in 1925, who lived there for 23 years. She was married to Percy Douglas Ivey, who worked in the rubber manufacturing industry and whose father, John Drinkwater Ivey, owned a wholesale company in Toronto.⁴¹



Historical photo of Grace Ivey, left, (who also went by the surname Howitt), undated. Source: Ancestry.ca Zimmerman family tree

³⁷ Library and Archives Canada, "Fifth Census of Canada", 1911

³⁸ Ancestry.ca, "New York Marriage Index,"

³⁹ Canada Find-A-Grave Index, "Albert F Ford"

⁴⁰ LRO Instrument 6403, being a Grant, dated April 14, 1917, between Albert Frederick Ford and John Percy Mackid

⁴¹ Library and Archives Canada, 1931 Canada census, Oakville; *The Globe*, "John D. Ivey Co. Dinner", February 24, 1902

After Grace passed away sometime around 1941, her estate sold the home to Ruth Ann Gardner. Gardner owned it for three years until she sold it to Gerald and Margaret Donovan. They lived there 35 years and split the lots back to their original boundaries sometime in the 1950s-60s.⁴² The current owners purchased the home in 1978 and have taken good care of the heritage elements of the property.

⁴² Land Registry Index for Lot 154

Contextual Value

The subject property has cultural heritage value because it is physically, functionally, visually, and historically linked to its surroundings. It contributes to the understanding of Brantwood, a significant early 20th century Oakville subdivision. The subject house sits on a corner lot and is constructed in an Edwardian Classicism style with Period Revival style influences. Similar styles can be found throughout the Brantwood neighbourhood. Many of the houses on Douglas Avenue were inspired by the Arts and Crafts movement and reflect Tudor Revival architectural elements. Therefore, it is important in supporting and maintaining the historic residential character of 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. The area includes several properties which are listed on the Oakville Heritage Register, including other properties on Douglas Avenue and other streets within the Brantwood Survey and the nearby Tuxedo Park 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.



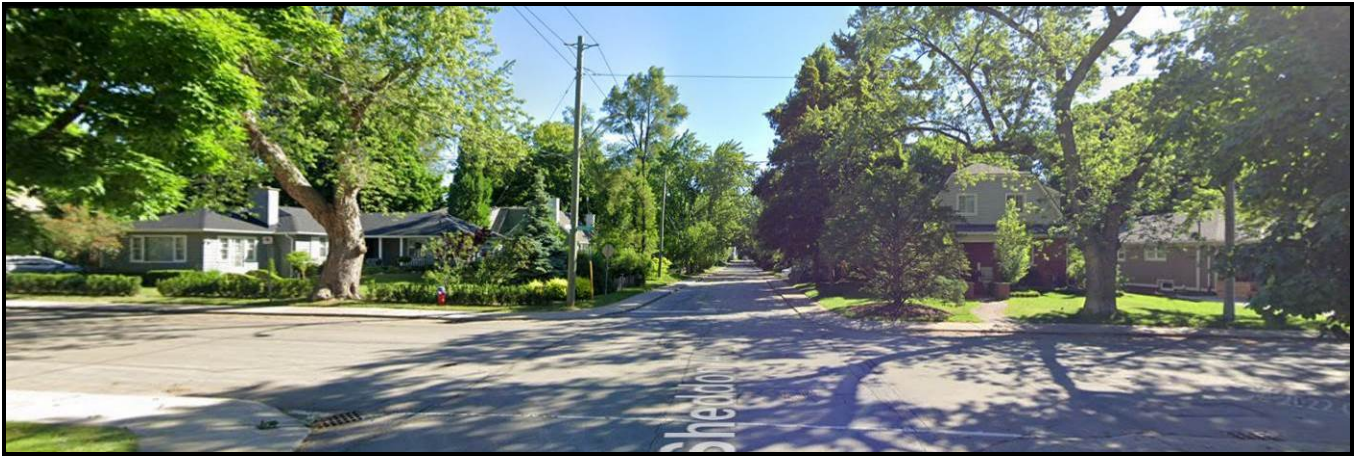
Streetscape looking north on Douglas Avenue, with subject property on the right. *Source: Town of Oakville Planning Services Staff*



Streetscape looking south on Douglas Avenue, with subject property on the left. *Source: Town of Oakville Planning Services Staff*



Streetscape looking west on Sheddon Avenue, with subject property on the left. *Source: Town of Oakville Planning Services Staff*



Streetscape looking east on Sheddon Avenue with subject property on the right. *Source: Town of Oakville Planning Services Staff*

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 an Ontario vernacular Edwardian Classicism style home with Period 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 theme of development of the local area 'Brantwood', an early 20th century subdivision of Oakville. The property contributes to the value of this historically significant development.	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 is associated with Albert Frederick Ford, an important local builder who designed and constructed several heritage homes in the Brantwood neighbourhood.	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 Brantwood, a significant 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 255 Douglas Avenue is located on the southeast corner of Douglas Avenue and Sheddon Avenue in the Brantwood neighbourhood. The property contains a circa 1916 one-and-a-half storey brick and frame house.

Design Value or Physical Value:

The subject house has design and physical value as a representative example of an Ontario vernacular Edwardian Classicism style home with Period Revival—specifically Tudor Revival and English Cottage style—influences. The home was built in 1916 with characteristics of Edwardian Classicism such as square massing, red brick cladding, and porch columns resting on brick piers. The projecting and exposed first storey eaves are supported by wooden elongated blocks, an element of Arts and Crafts houses. The house has a variety of multipaned wooden windows and wooden siding on the upper storeys. The covered porch has elegant and curved pickets with grooved detailing, as well as vertical wooden slatted skirting. These elements, along with the prominent jerkinhead roof, are representative of the Period Revival styles, including both Tudor Revival and English Cottage styles.

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'. The property still retains exterior heritage aspects that have lent to the neighbourhood's character over the last 100 years and its presence contributes to the relatively intact Brantwood neighbourhood. 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 property is also associated with Albert Frederick Ford, the home's builder who constructed homes in the Brantwood survey and contributed to the early house styles of the neighbourhood that have persisted through the decades. Many Oakville homes were not designed by well-known architects but rather were built by local builders and carpenters in vernacular styles. Albert Frederick Ford is an important example of a rather prolific local builder by Oakville standards, who helped to create the architectural character of the neighbourhood.

Contextual Value:

The subject property has contextual value because it supports and maintains the historical residential character of the Brantwood neighbourhood. It was one of the earliest buildings in the neighbourhood and is physically, functionally, visually, and historically linked to the surrounding residential neighbourhood and places the Brantwood area's origins in a specific timeframe. The house is on a corner lot and its presence adds to the character of the streetscape. This makes its presence even more important for the protection of Brantwood's historic character.

Description of Heritage Attributes

Key attributes of the property at 255 Douglas Avenue that exemplify its cultural heritage value as an Ontario Edwardian Classicism style home built with Period Revival influences, as they relate to the original portion of the one-and-a-half storey house and the one-storey porch, include:

- The massing and form of the one-and-a-half storey building with front gable jerkinhead roof and of the one-storey flat-roofed porch;
- Wooden soffits and fascia on second storey roof and porch roof;
- Exposed wooden eaves with elongated wooden eave supports on first storey roof and porch roof;
- Red brick Flemish style bond cladding on first storey;
- Horizontal wooden cladding on upper storey;
- Stone window and door lintels and sills;
- One-storey front porch on west elevation with wooden beams, curved wooden railing with grooved detailing, vertical wooden slatted skirting, and square, and panelled wooden pillars on brick plinths;
- Fenestration on the west elevation and the first storey on the south elevation; and
- Multipaned wooden windows with wooden storm windows and wooden trim.

6. 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*.

7. Sources

- Ahern, Frances Robin, *Oakville: A Small Town (1900-1930)*. Oakville: The Oakville Historical Society, 1981
- Ancestry, <http://www.ancestry.ca>
- Blumenson, John, *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*. Toronto: Fitzhenry & Whiteside, 1990
- Cumberland Land Company Limited and W.S. Davis, "Brantwood", 1913
- FamilySearch, *Trafalgar Township Volume A-B ca. 1808-1958*, www.familysearch.org
- Griffin, George A., *Oakville Past and Present*. Oakville: Griffin & Griffin, 1912
- Kyle Shannon, "Arts and Crafts." Ontario Architecture. <http://www.ontarioarchitecture.com/ArtsandCrafts.htm>
- Library and Archives Canada, "1901 Census", "1911 Census", www. <https://www.bac-lac.gc.ca/eng/census/Pages/census.aspx>
- McMaster University Map Library
- Mathews, Hazel C., *Oakville and the Sixteen: The History of an Ontario Port*. Toronto: University of Toronto Press Incorporated, 1953
- Mikel, Robert, *Ontario House Styles: The Distinctive Architecture of the Province's 18th and 19th Century Homes*. Toronto: James Lorimer & Company, Ltd. 2004
- Mississaugas of the Credit First Nation, Department of Consultation & Accommodation (DOCA)
- Oakville Historical Society
- Oakville Public Library
- Ontario Heritage Act, Reg. 9/06
- Ontario Ministry of Municipal Affairs and Housing, "A place to grow: growth plan for the greater golden horseshoe", 2020
- Ontario Ministry of Municipal Affairs and Housing, "Provincial Policy Statement", 2020
- ONLAND, Ontario Land Registry Access. Teranet Inc.
- Peacock, David and Suzanne. *Old Oakville: A Character Study of the Town's Early Buildings and of the Men Who Built Them*. Toronto: Hounslow Press, 1979
- Region Municipality of Halton, "Halton Region Official Plan", 2022
- Stelter, Emma. "Debwewin: The Oakville truth project, Treaties 22 & 23, 1820"
- Toronto Public Library, *Globe & Mail* historical archives
- Toronto Public Library, *Toronto Star* historical archives
- Town of Oakville, "Liveable Oakville", 2009
- Town of Oakville, "North Oakville East Secondary Plan", 2023
- Town of Oakville, "North Oakville West Secondary Plan", 2023
- Town of Oakville, various departmental files including the Town's Heritage Register, policies, reports, imagery, and mapping
- Underwriters' Survey Bureau. *Insurance Plans of the Town of Oakville*. Toronto: Underwriters' Survey Bureau, 1932