

## APPENDIX B

### Cultural Heritage Evaluation Report

#### Irving House

359 Douglas Avenue, Oakville, Ontario



Circa 1913 photo of the home at 359 Douglas Avenue. Source: 1913 Brantwood promotional booklet, Cumberland Land Company Ltd. and W.S. Davis

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 Significance and identification of heritage attributes.

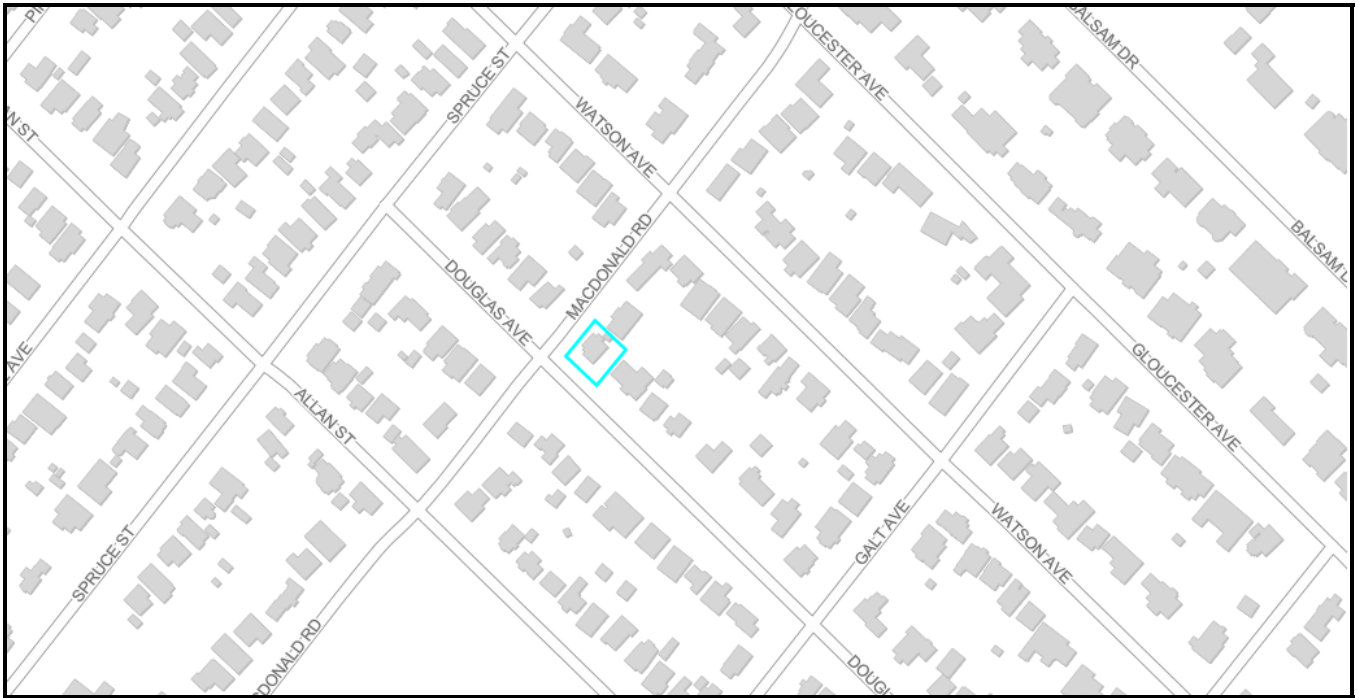
The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official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

The home at 359 Douglas Avenue is located on the east side of Douglas Avenue between Macdonald Road and Galt 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 "1913 Queen Anne Revival style brick and frame house 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 359 Douglas Avenue is located on the southeast corner of Douglas Avenue and Macdonald Road. 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 two-storey brick and roughcast home built circa 1912.



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

**Legal description:** PART LOTS 177 and 178, PLAN 113; TOWN OF OAKVILLE



### 3. Background Research

#### Design and Physical Value

The subject building at 359 Douglas Avenue is a two-storey house with a brick first storey and a roughcast half-timbered second storey. Roughcast cladding is a method of building where walls are constructed of timber frames and the spaces are filled with material such as stone, brick, or stucco<sup>1</sup>. The subject house has design and physical value as a representative example of an Arts and Crafts influenced house with Queen Anne and Tudor Revival architectural influences. It is a unique expression of several popular architectural styles in the early years of development in the Brantwood neighbourhood.



West elevation of 359 Douglas Avenue. Source: Town of Oakville Planning Services Staff

#### *Arts and Crafts Movement and Craftsman Style (1890-1940)*

The Arts and Crafts movement, which inspired Craftsman architecture, 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>2</sup> The movement spread to North America and many structures built

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<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. 125

<sup>2</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

between 1890 and 1940 demonstrate Arts and Crafts influenced architectural details.<sup>3</sup> 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.<sup>4</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.

#### *Queen Anne Style (1890-1914)*

Queen Anne architecture is influenced by medieval asymmetrical English country houses, with an assortment of turrets, towers, porches, gables, and roofs.<sup>5</sup> Typical of the North American design is the asymmetrical shape, the tower with the conical peak, and multi-sloped roofs.<sup>6</sup> The chimneys are top heavy, their sides embellished with patterned brickwork.<sup>7</sup> Windows can vary in size and shape and eaves are often flared.

#### *Tudor Revival (1890-1930)*

Most often modelled after rural cottages and country manor houses of the Tudor period of England (1485-1603), homes with Tudor Revival elements call back to Medieval architectural styles. During the early- to mid-1900s, elements from this style were often incorporated into Arts and Crafts style inspired homes.<sup>8</sup> Some common elements are steeply pitched roofs, cross gables and dormers, half-timbering on upper floors with a contrasting base of brick, casement windows, and window lintels that imitate stone or hewn timbers.

#### *Subject Property Description*

The property at 359 Douglas Avenue features many characteristics of these styles, as illustrated in the images below.

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<sup>3</sup> Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 102

<sup>4</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>5</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. 91

<sup>6</sup> Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 102

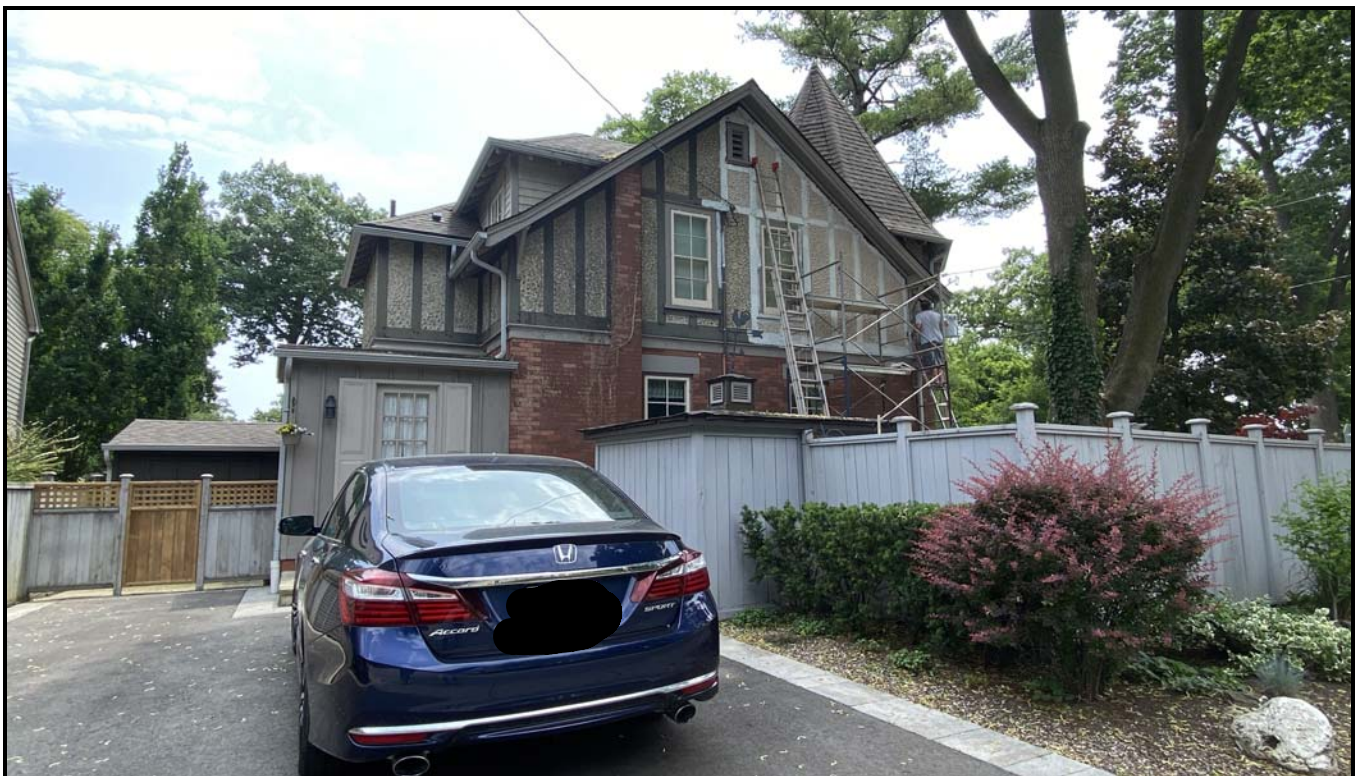
<sup>7</sup> Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 102

<sup>8</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. 125





West elevation of the house, front façade. Source: Town of Oakville Planning Services Staff



North elevation of the house, front façade. Source: Town of Oakville Planning Services Staff





East elevation of the house, front façade. *Source: Town of Oakville Planning Services Staff*



South elevation of the house, front façade. *Source: Town of Oakville Planning Services Staff*



The house has a brick first storey with a running bond pattern with brick headers, and a half-timbered second storey with roughcast cladding. In this case it is made with stucco and emulates pebbledash siding. Rather than having stones in the siding, it is thick plaster/stucco material that was shaped by hand to look rougher. This cladding is a common element of the Tudor Revival style.



Close up of the upper storey cladding. *Source: Town of Oakville Planning Services Staff*



The standout feature of the house is the Queen Anne-inspired polygonal tower with conical peak. The house's façade is asymmetrical, with a sloped and extended main roof that covers the porch. Its roof is end gabled with overhanging exposed eaves.

The Queen Anne-inspired conical tower on the home, west elevation. *Source: Town of Oakville Planning Services Staff*





West elevation showing the front porch and the building's exposed eaves. *Source: Town of Oakville Planning Services Staff*



A photo of the west and south elevations showing the exposed eaves and wooden brackets. Note that the eaves overhang on the tower and dormers as well, a classic Tudor Revival element. *Source: Town of Oakville Planning Services Staff*





The chimney on the roof has brick dentil detailing, as seen in the image to the left. As seen above, the gabled sides of the home have decorative wooden brackets under the eaves (the fourth corner is a sloped roof and does not have one). This is a decorative element sometimes used in Arts and Crafts inspired homes with Tudor Revival, as they were meant to give a more rustic appearance.

The roof has more Queen Anne style influences in its multi-sloped appearance and the presence of three hipped roof dormers with flared eaves. Along with the dormers and tower, the front porch also has flared eaves.





Close up of the front hipped dormer and its flared eaves. Note the rough cast patterning made with the plaster on the upper storeys.  
*Source: Town of Oakville Planning Services Staff*



Close up of a wooden bracket on the south elevation and the rear dormers with flared eaves. *Source: Town of Oakville Planning Services Staff*



Exposed rafter under the eaves of the porch.  
*Source: Town of Oakville Planning Services Staff*



The front dormer has three top hung casement windows, as well as one in the inside corner of the tower.



View of some of the historic windows on the building. *Source: Town of Oakville Planning Services Staff*



The tower has 1/1 wooden sash windows with fixed eight-paned wooden storm windows. The house also contains single-paned awning windows in the turret and in the front dormer. The windows have concrete lintels and sills, as seen on the image below.

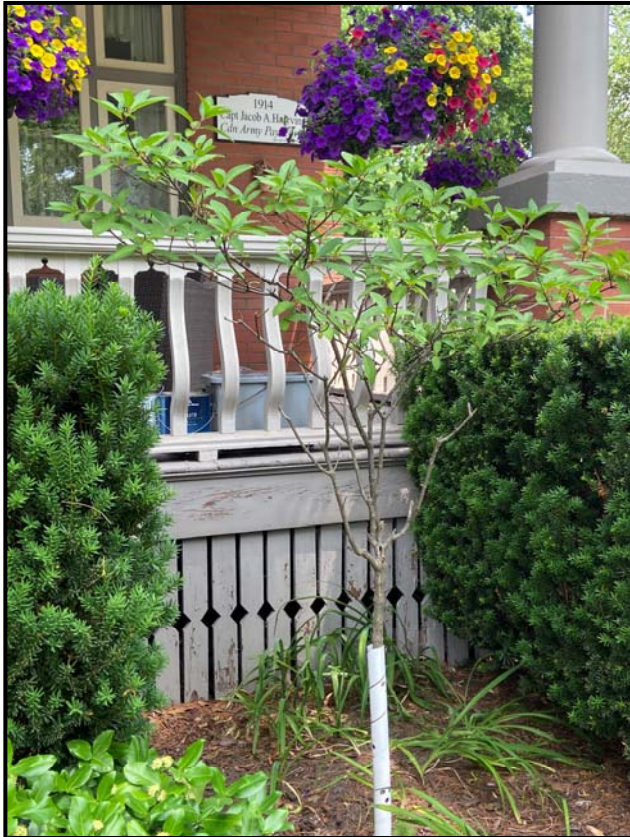


Views of some of the historic windows on the front elevation of the building. *Source: Town of Oakville Planning Services Staff*



As seen in the elevation photos at the beginning of the design section, the fenestration on the south elevation is a mix of 1/1 sash windows, multipaned windows, and small single pane windows, which are common to Arts and Crafts houses. The rear of the house (east elevation) has a mixture of multi- and single-paned windows. The north elevation has 1/1 wooden windows with multipaned wooden storm windows.

The home has other unique heritage elements. The wooden railings on the porch are historic and have grooved detailing on the front. The porch also has decorative vertical slatted skirting. The porch columns are round, tapered wooden columns that sit on red brick plinths. The house also has a historic wooden front door with leaded glass window and sidelights.



Left: Grooved detailing on the porch pickets and slatted skirting below. Top: Front door with leaded glass windows and sidelights. *Source: Town of Oakville Planning Services Staff*

The older photos of the house below show the many historic details of the house that have remained and been lovingly cared for during the past century. A photo of the home in its final building stages was published in the 1913 Brantwood promotional brochure; using this, we can compare against the present for obvious changes. Most noticeably, we can see that the windows are generally all the same. It's notable that the multipaned wooden storm windows are not installed in the photo as it was taken during the warmer months. All the top-hung casement windows look to be historic, as do the six windows on the porch. Based on this photo it also appears the chimney at the back has been removed, as well as what looks to be a porch that has since been filled in. Overall, however, most of the building's heritage elements remain intact.





Photo of the home close to its original build date. One can see that several historic elements appear to be intact, such as the tower, porch railings and columns, hinged windows on the dormer, south chimney, cladding, wooden eaves, and brackets, and windows. The construction is still in progress. *Source: 1913 Brantwood promotional booklet, Cumberland Land Company Ltd., and W.S. Davis*

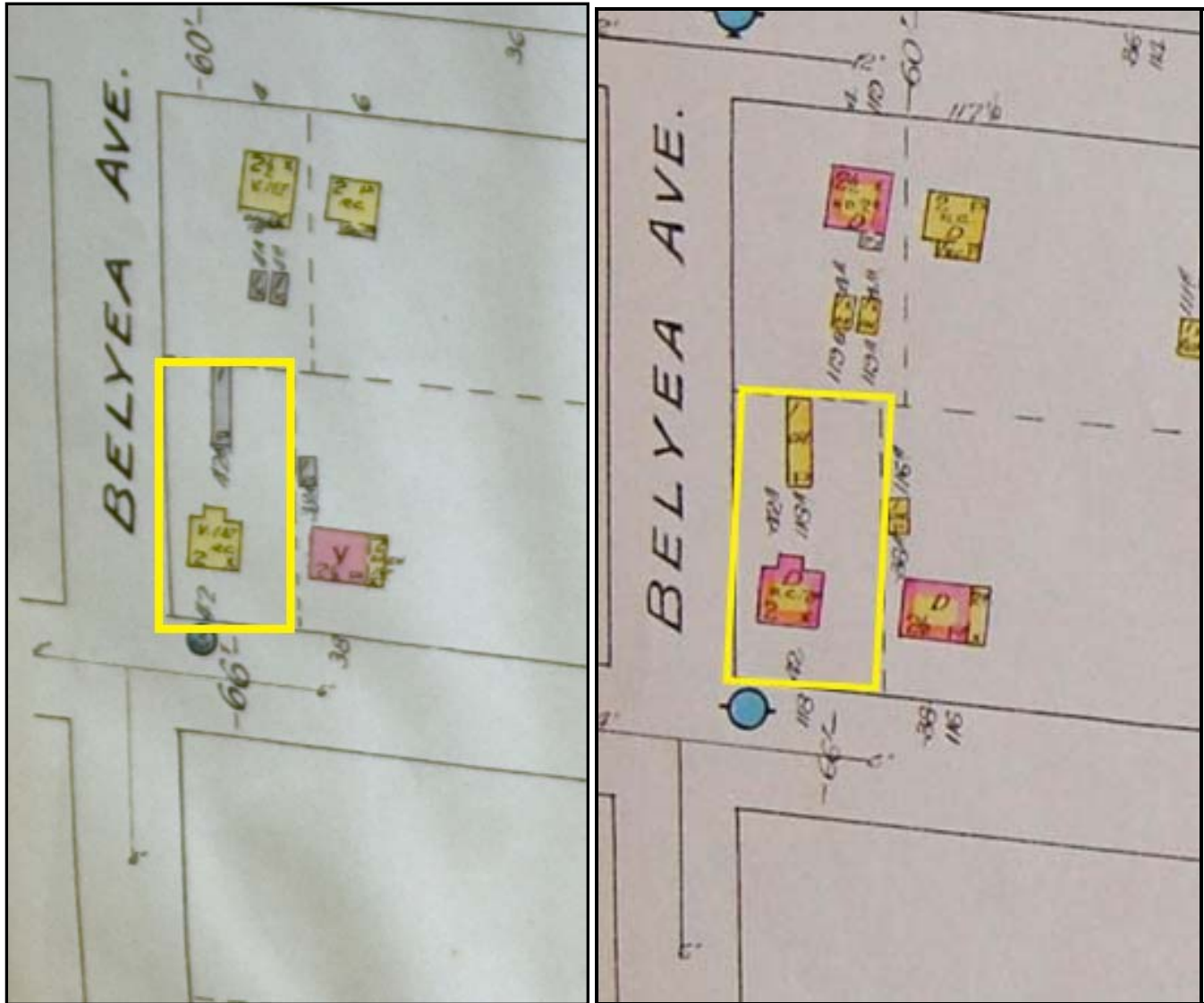


Circa 1995 photo of the house with many of its architectural elements on display. *Source: Oakville Historical Society*



### Lot and Property History

The home was built on Lot 178 of Plan 113 around 1912. The first owner of the home, Jacob Irving, also purchased the neighbouring southern Lot 177 the same year he bought the subject property.<sup>9</sup> Lot 177 was subsequently severed in 1918 by the owner Jacob Irving, who sold half along with Lot 178 with the subject building to Byron Conover, and kept the other half, which he subsequently sold to Lukin Irving.<sup>10</sup> Half of Lot 177 and all of Lot 178 had their back ends severed around the 1960s.<sup>11</sup> Before then, a shed can be seen in the back half of the lot in both the 1924 and 1932 Oakville fire insurance plans.



Comparison of 1924 fire insurance map (left) and 1932 fire insurance map (right) with property highlighted in yellow. The back portion of the lot with the shed was later severed, making the property more square, as evident in the first property map in this report. Source: Underwriters' Survey Bureau. Insurance Plan of the Town of Oakville. Toronto: Underwriters' survey Bureau, 1924, 1932.

<sup>9</sup> LRO Instrument 5781 M, being a Bargain and Sale, dated March 31, 1914, between W.S. Davis and wife and J. Aemilius Homfray Irving;

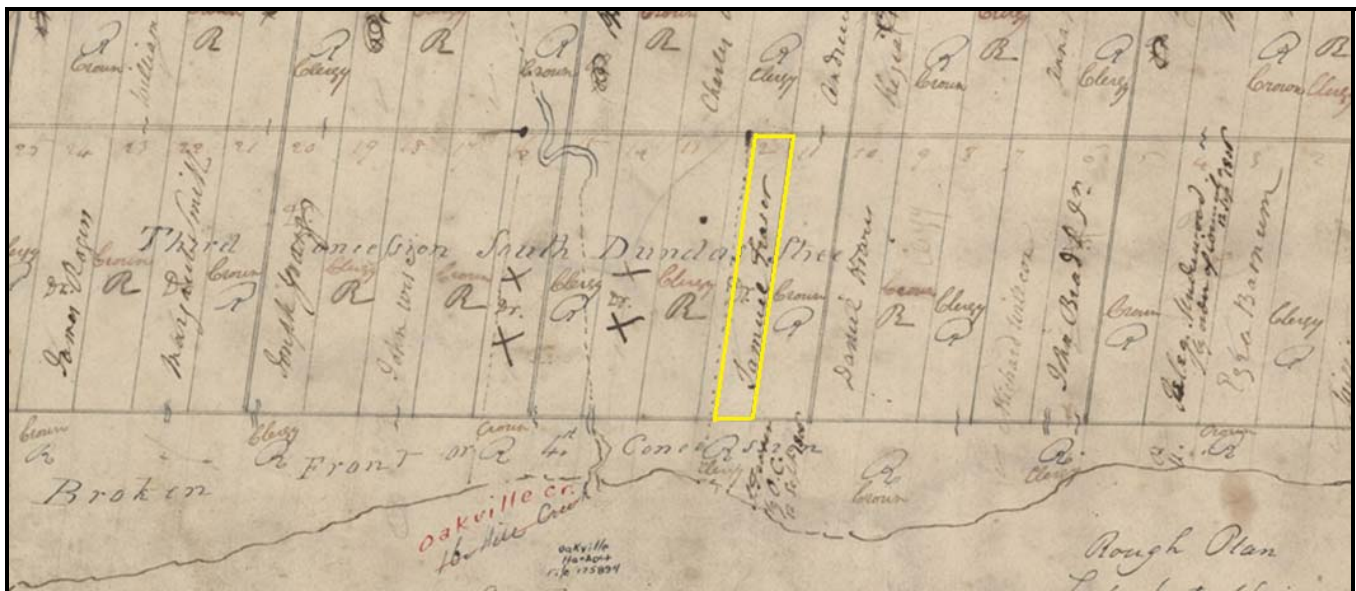
<sup>10</sup> LRO Instrument 6706, being a Grant, dated May 11, 1918, between J. Irving and Byron W. Conover, stating "1/2 the lot and another lot"; LRO Instrument 9405, being a Grant, dated April 24, 1923, between J. Irving and L. Irving.

<sup>11</sup> LRO Instrument 259590, being a Grant, dated October 30, 1968, between John Robert White and Sheila Jean White, to sell part of Lots 177 and 178 to Kenneth Poulin and Donald MacDonald as Kendon Homes

## Historical and Associative Value

The home at 359 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.<sup>12</sup> The subject property is located within the territory of Treaty No. 14.<sup>13</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>14</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>15</sup>

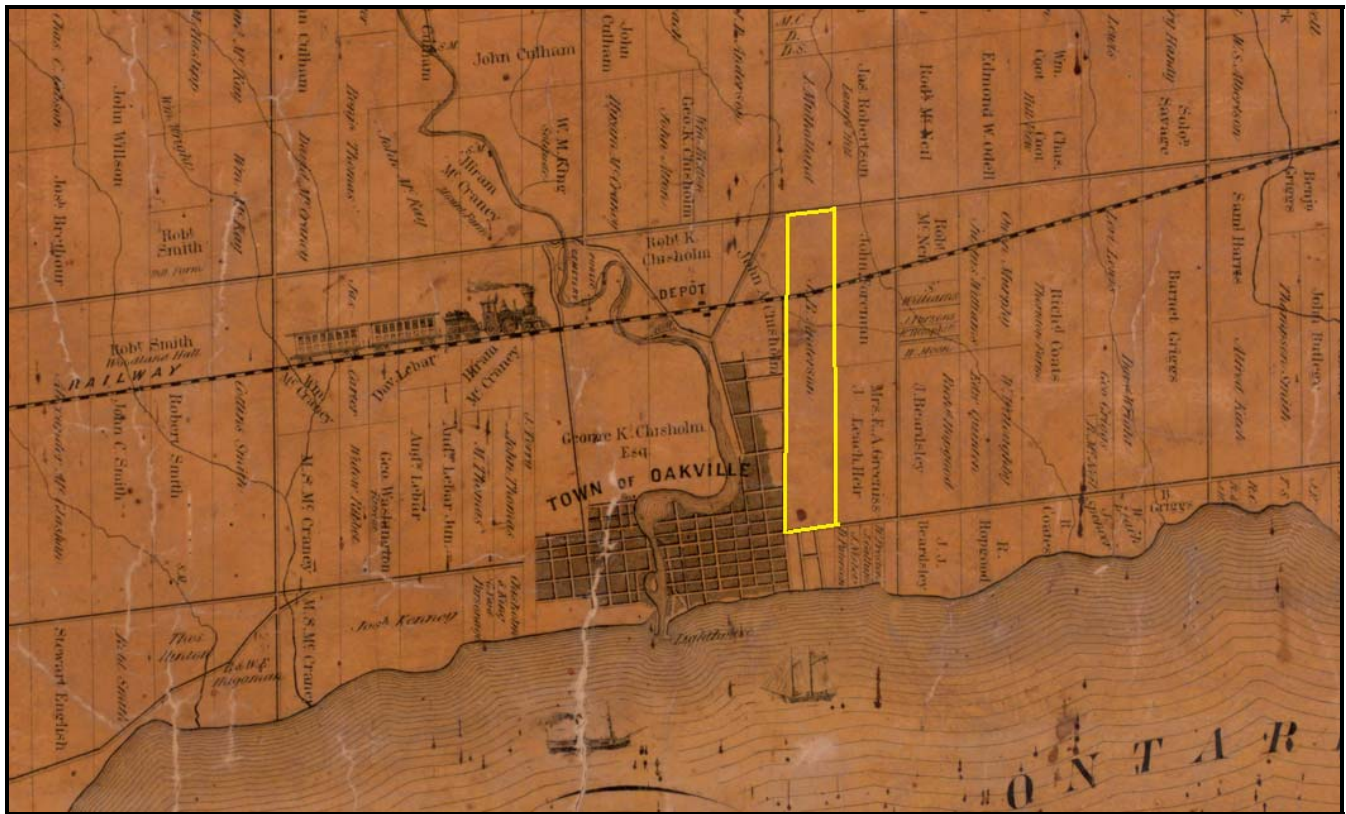
<sup>12</sup> Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

<sup>13</sup> 1806 Wilmot Survey

<sup>14</sup> Based on the 1806 Wilmot survey and the subsequent 1858 Tremaine survey

<sup>15</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>16</sup> In 1810, Fraser sold the southern portion to Charles Anderson, an Irish immigrant<sup>17</sup>. When the War of 1812 between the US and Britain began, Fraser joined the American forces.<sup>18</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>19</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>20</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>21</sup> It burned down in 1895 and at the time was one of the oldest frame homes in the town.<sup>22</sup>

<sup>16</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>17</sup> Oakville Historical Society, "Lot 12", from the Trafalgar Chartwell Residents' Association: <https://www.oakvillehistory.org/lot-12.html>

<sup>18</sup> Ibid.

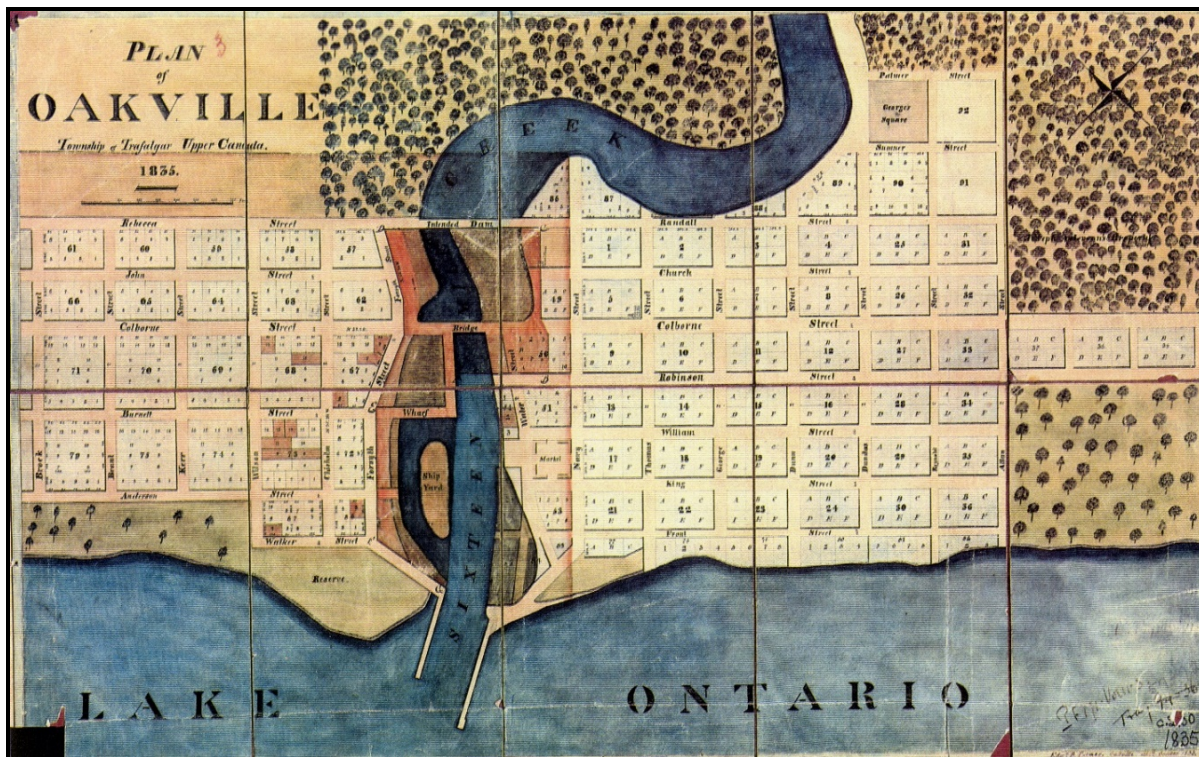
<sup>19</sup> LRO Instrument 166F, being a Bargain and Sale, dated March 31, 1821, between James Baby and Charles Anderson

<sup>20</sup> Oakville Historical Society, "Lot 12", from the Trafalgar Chartwell Residents' Association: <https://www.oakvillehistory.org/lot-12.html>

<sup>21</sup> Ibid.

<sup>22</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>23</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 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.<sup>24</sup>

The Anderson Estate house, known as "The Grit Anchorage" faced Lakeshore Road<sup>25</sup>. 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.<sup>26</sup> The Bank of Hamilton, its principal creditor, acquired title to the Anderson farm.<sup>27</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>28</sup> oversaw the project and its infrastructure—planning

<sup>23</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>24</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>25</sup> Ahern, Frances Robin, *Oakville: A Small Town, 1900-1930*, p. 110-113 Oakville: Oakville Historical Society

<sup>26</sup> *The Globe*, "Bank crash is complete", January 7, 1903, p. 7

<sup>27</sup> *The Globe*, "A document found", January 10, 1903 p. 28

<sup>28</sup> Ahern, Frances Robin, *Oakville: A Small Town, 1900-1930*, p. 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>29</sup> The new subdivision was known as Brantwood.<sup>30</sup>



1913 photo of 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.<sup>31</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>32</sup>

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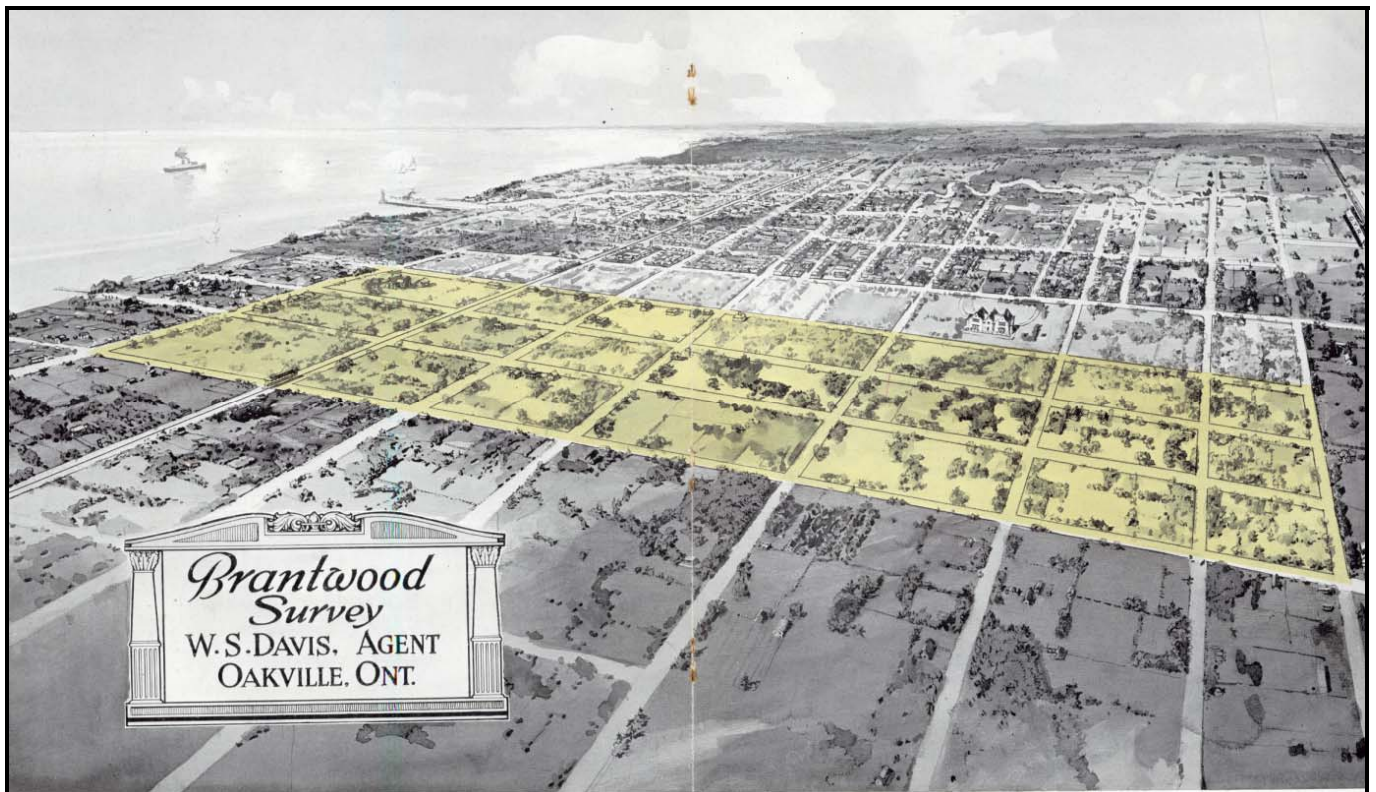
<sup>29</sup> Cumberland Construction Company Ltd. and W.S. Davis, “Brantwood” pamphlet, 1913; Town of Oakville, Planning Services, 78 Allan Street property file, Heritage Structure Report, undated, page 1

<sup>30</sup> Oakville Historical Society, Brantwood Survey, 1907

<sup>31</sup> Cumberland Construction Company Ltd. and W.S. Davis, “Brantwood” pamphlet, 1913

<sup>32</sup> Town of Oakville, Planning Services, 376 Douglas Avenue property file, Heritage Research Report, July 2011, p. 6

As part of this new subdivision, in 1909, Cameron Bartlett sold Lot 178 directly to William Sinclair Davis.<sup>33</sup>



Aerial drawing of the borders of the Brantwood Survey in context with the surrounding area and Lake Ontario. A close-up of the home at 359 Douglas from this image is below, with artistic license, 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 359 Douglas was one of the earliest built in the subdivision. On December 5, 1910, builder Albert Frederick Ford purchased Lot 178 from Davis.<sup>34</sup> Ford, a contractor by trade, is likely to have built the house on this lot. While it was under his ownership, the home was partially built in 1911<sup>35</sup> and mostly complete by 1912.<sup>36</sup>

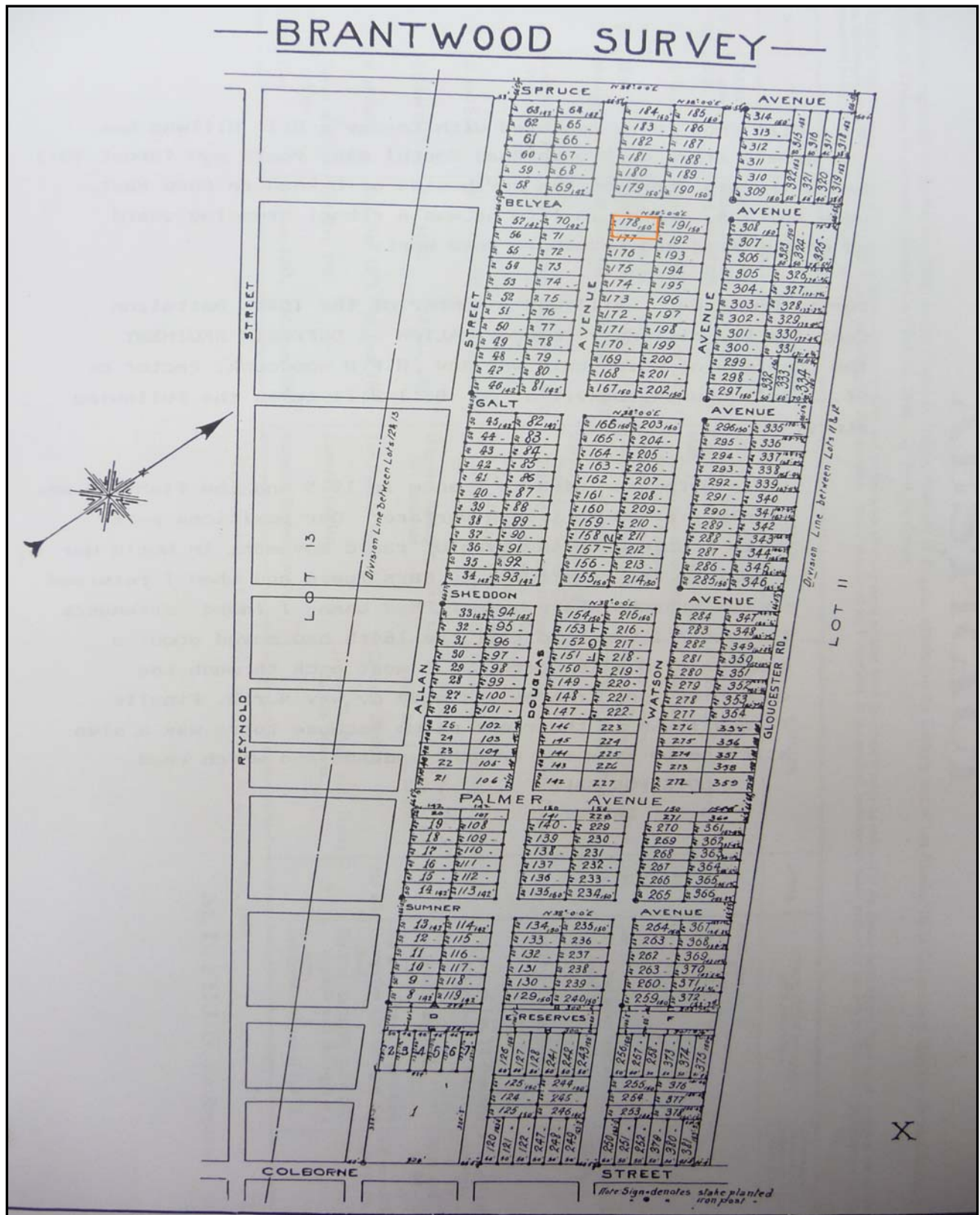
<sup>33</sup> LRO Instrument 4254, being a Bargain and Sale, dated 11 October 1909, between Cameron Bartlett and William Sinclair Davis

<sup>34</sup> LRO Instrument 4530K, being a Bargain and Sale, dated December 5, 1910, between W.S. Davis and Albert Frederick Ford

<sup>35</sup> Oakville Public Library, 1911 Assessment roll, Town of Oakville: Lot 178 is owned by AF Ford, contractor. It lists it as "B" for built upon, but the value of the buildings is only \$800 and a note reads "not finished" beside this number.

<sup>36</sup> Oakville Public Library, 1912 Assessment roll, Town of Oakville: Lot 178 is owned by AF Ford, contractor. It lists it as "B" for built, and the value of the buildings is now \$1500.





A map of the 1907 Brantwood Survey, showing the original Lots 178 and half of 177 that were a part of this property parcel. Sometime in the 1960s, the back half of Lot 178 was severed for a new residence. Source: Oakville Historical Society

The home is pictured in the 1913 brochure, which gives us a unique opportunity to see some of the original elements of the home, as discussed in the “Design and Physical Value” portion of this report. From this photo we can see the finishing touches are still in progress; a stack of bricks and a pile of wood can be seen at the back of the house; someone appears to be painting the railing; a sawhorse is at the front of the home; and one can read a small “for sale” sign on the porch column.<sup>37</sup>

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.

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 178	1907-1909
W.S. Davis	Plan 113, Lot 178	1909-1910
Albert Frederick Ford	Plan 113, Lot 178	1910-1914
Jacob Aemilius Homfray Irving	Plan 113, Lot 177, 178	1914-1918
Byron Conover	Plan 113, Part Lot 177, Lot 178	1918-1920
Elora McDuffee nee. Conover	Plan 113, Part Lot 177, Lot 178	1920-1961 <sup>38</sup>
Mary Evelyn Quigley	Plan 113, Part Lot 177, Lot 178	1961-1963
John Robert White and Sheila Jean White	Plan 113, Part Lot 177, Lot 178	1963-1972
Current owners	Plan 113, Part Lot 177, Lot 178	1972-present

The builder Albert Frederick Ford was born in England in 1878.<sup>39</sup> He immigrated 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.<sup>40</sup> He died in Oshawa in 1965.<sup>41</sup> Not many details about his contracting work are recorded, but he is the builder for many early homes in the Brantwood neighbourhood, meaning his mark on the character of the neighbourhood influenced decades of construction.

<sup>37</sup> “Brantwood” pamphlet, Cumberland Construction Company, Ltd. And W.S. Davis, 1913

<sup>38</sup> It is unclear when Elora would have moved into the house or when it came under her ownership, as it seemed to go through the estate of her husband who had since passed, John McDuffee

<sup>39</sup> Library and Archives Canada, “Fifth Census of Canada”, 1911

<sup>40</sup> Ancestry.ca, “New York Marriage Index”, 1937

<sup>41</sup> Canada Find-a-Grave Index, “Albert F Ford”, [www.ancestry.ca](http://www.ancestry.ca)



In 1914, Ford sold Lot 178 to Jacob Aemilius Homfray Irving.<sup>42</sup> That same year, Irving purchased Lots 177 and 176 to the south, also on Douglas Street<sup>43</sup>. Irving fought in the First World War, and in 1918 he sold Lot 178 and half of Lot 177 to Byron Conover.<sup>44</sup>

Byron Conover was the grandson of George Munn, one of the earliest settlers in Trafalgar Township.<sup>45</sup> Conover owned the property briefly until he died of influenza in 1920, when the home was inherited by his sister Elora.<sup>46</sup> Elora lived in the home until 1961 for over 40 years.<sup>47</sup> The current owners have owned the property since 1972 and kept many heritage elements intact and in good repair. It is evident that 359 Douglas Avenue has a long history with the Brantwood neighbourhood, and its history sheds light on the development of Oakville at the time of its construction.

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<sup>42</sup> LRO Instrument 5619L, being a Bargain and Sale, dated March 26, 1914, between Albert Frederick Ford and Jacob Aemilius Homfray Irving

<sup>43</sup> LRO Instrument 5731N, being a Bargain and Sale, dated March 31, 1914, between William Sinclair Davis and Jacob Aemilius Homfray Irving (Lot 177 and 176)

<sup>44</sup> LRO Instrument 6706N, being a Grant, dated May 11, 1918, between Jacob Aemilius Homfray Irving and Byron Conover

<sup>45</sup> Oakville Historical Society

<sup>46</sup> Death certificate for Byron Conover, October 15, 1920, listing influenza as cause of death in 1920, Ancestry.ca; LRO Instrument 9821, being a Mortgage, dated October 18, 1928 between Conover's lawyer and Elora Conover

<sup>47</sup> LRO 133216, being a Grant, dated December 11, 1961, between Elora McDuffee and Robert/Mary Quigley

## **Contextual Value**

The subject property has cultural heritage value because it is physically, functionally, visually, and historically linked to its surroundings. The subject house has strong elements of the prevailing architecture designs of the time, such as Queen Anne, Arts and Crafts, and Tudor Revival. 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 neighbourhood and demonstrates some of the goals of this subdivision planned by a well-known local real estate agent. The home is on a corner lot, making it a touchstone of the neighbourhood.

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 Douglas Avenue were inspired by the Arts and Crafts movement and reflect Tudor Revival architectural elements. The area includes several properties which are listed on the Oakville Heritage Register, including other properties on Douglas Avenue and other streets without 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.



View looking north up Douglas Avenue with subject property on the right. 2021. Source: Google Street View



View looking south down Douglas Avenue with subject property on the left. 2021. Source: Google Street View





View looking west down Macdonald Road with subject property on the left. 2021. Source: Google Street View



View looking east down Macdonald Road with subject property on the left. 2021. Source: Google Street View

## 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 representative of an Arts and Crafts influenced home with Queen Anne and Tudor Revival influences.	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 theme of the 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 the local community, specifically 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 359 Douglas Avenue is located on the southeast corner of Douglas Avenue and Macdonald Road in the Brantwood neighbourhood. The property contains a circa 1912 two-storey brick and rough clad house.

### Design Value or Physical Value:

The subject house has design and physical value as a representative example of an Arts and Crafts influenced house with Queen Anne and Tudor Revival architectural influences. The home was built around 1912 with characteristics of a Queen Anne design such as a polygonal tower with conical peak, asymmetrical façade, top heavy chimney with dentil brick details, and flared eaves, most noticeable on the front and back dormers, porch, and tower. Its Tudor Revival influences include: a covered orch from the extended end-gabled roof, a brick first storey with a roughclad and timbered second storey, wooden brackets on the four corners under the roof, wooden verandah railings, porch columns, stone window lintels, and top-hung casement windows. Many of these elements are still intact. This home is a unique example of popular buildings styles in the 1910s in Ontario at the time.

### 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. It was one of the earliest buildings on in the neighbourhood and still retains exterior heritage aspects that have lent to the neighbourhood's character over the last 100 years. 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. The property is also associated with Albert Frederick Ford, the home's builder who constructed heritage 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 local builder who helped to build 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 heritage attributes of the property at 359 Douglas Avenue that exemplify its cultural heritage value, as they relate to the original two-storey home, include:

- The massing and form of the two-storey building with its asymmetrical façade, sloped gable roof, polygonal tower with conical peak, and hipped dormers;
- Flared exposed wooden eaves with wooden fascia and wooden brackets;

- Red brick cladding with running bond pattern;
- Half-timbering cladding, including pebbledash and wood elements, on the second storey;
- Front porch with tapered round wooden columns on brick plinths, wooden beams, curved wooden railings, and decorative slatted skirting;
- Multi-paned wooden sash and casement windows with wooden storms and wooden trim;
- Concrete window and door lintels and sills; and
- Red brick chimney with dentil brick detail.



## **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*.

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